



# CITY OF MENIFEE

## Community Development Department

Cheryl Kitzerow – Community Development Director

### Notice of Determination

**TO:**  
 Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County Clerk  
County of Riverside  
2720 Gateway Drive, Riverside, CA 92507

**FROM:**  
Lead Agency: City of Menifee  
Community Development Department  
Address: 29844 Haun Road  
Menifee, CA 92586  
Contact Person: Ryan Fowler, Senior Planner  
Phone Number: 951-723-3740

**SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code**

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2021050310

**Project Title:** “Motte Country Plaza Gas Station, Car Wash and Chinese Bistro Relocation” - Plot Plan No. 2018-300, Conditional Use Permit Nos. 2018-301 and 2018-302 & Tentative Parcel Map No. 2018-320

**Project Applicant:** Palomarmar, L.P. (Attn: Marwan Alabassi), 764 Ramona Expressway, Suite C, Perris, CA 92571, Tel: (909) 262-8668

**Project Location:** The site is located at the northwest corner of the intersection of State Highway 74 and Palomar Road within the City of Menifee, County of Riverside, State of California (APNs 329-110-019). Access to the project site will be provided off Highway 74 and Palomar Road.

**Project Description:** **Plot Plan No. 2018-300** proposes the redevelopment of the Motte Country Plaza on 3.8 gross acres. The project will consist of the following:

- Relocation of the “Chinese Bistro” train car restaurant to the vacant space on the west side of the existing building containing U-Turn for Christ, U.S. Post Office, Curves, Nails Time and Nutri-Fruit.
- New 8-dual pump (16-bay) gas station with 4,709 sq. ft. canopy.
- New 3,838 sq. ft. convenience store, with attached 1,755 sq. ft. drive-thru restaurant and 958 sq. ft. office on the 2<sup>nd</sup> floor of the convenience store.
- New 1,030 sq. ft. automated car wash.

**Conditional Use Permit No. 2018-301** proposes to allow for the gasoline service stations, convenience store, and car wash.

**Conditional Use Permit No. 2018-302** proposes to allow the sale of beer and wine for off-premise consumption at the proposed convenience store.

**Tentative Parcel Map No. 2018-320** (Tentative Parcel Map No. 37992) proposes a Schedule ‘E’ Commercial Parcel Map of 3.8 gross acres into two (2) parcels (Parcel 1 = 2.5 gross acres; Parcel 2 = 1.3 gross acres).

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved the above-referenced project on June 23, 2021, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

NOTICE OF DETERMINATION

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This is to certify that the Mitigated Negative Declaration and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586 or by contacting the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M.

Ryan Fowler

*City Contact Person*

(951) 723-3740

*Phone Number*



**Signature**

Senior Planner

**Title**

6/24/2021

**Date**

Date Received for Filing and Posting at OPR: \_\_\_\_\_

CDFW fees of \$2,480.25 and County filing fee of \$50.00 are applicable for this project.

**FOR COUNTY CLERK'S USE ONLY**