



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 Dr., Riverside, CA 92507

FROM:

Lead Agency: City of Menifee Com. Dev. Department
 Address: 29844 Haun Road, Menifee, CA 92586
 Contact Person: Ryan Fowler, Principal 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): N/A

Project Title: Hampton Inn – Minor Modification No. PLN 22-0212

Project Applicant: Arris Studio Architects (Attn: Thom Jess), 1327 Archer Street, Suite 220, San Luis Obispo, CA 93422, Tel: (805) 547-2240, Email: tjess@arris-studio.com

Project Location: The project site is proposed to be accessed via two driveways off Antelope Road. The project site is located east of Interstate 215, southwest of Antelope Road, and north of Newport Road in the City of Menifee, County of Riverside, State of California (APNs: 340-620-001).

Project Description: **Minor Modification No. PLN 22-0212** proposes a Minor Modification to the previously approved Plot Plan No. 2009-052. The project includes the development of a 4-story, 71-guest room hotel on approximately 1.61 acres. The total floor area of the hotel would be 42,500. The project would include 82 parking spaces. The site is part of the previously approved “Menifee Lakes Plaza” shopping center. The hotel is the last phase of the development. Hotel amenities include a fitness room, dining area, bar, meeting facilities, and pool/spa.

This is to advise that the City of Menifee Community Development Department, as the lead agency, has approved the above-referenced project on November 8, 2022, and has made the following determinations regarding the above-described project:

1. The proposed project will not have a significant effect on the environment. Impacts for the project were previously addressed and mitigation measures adopted as part of an Initial Study/Mitigated Negative Declaration (IS/MND) which was prepared for the Menifee Lakes Plaza project (i.e., Tentative Parcel Map No. 34318, Plot Plan No. 2009-052, Conditional Use Permit No. 3487, Conditional Use Permit No. 2009-084, Conditional Use Permit No. 2009-085, and Variance No. 1782).
2. Mitigation measures were made a condition of the approval of the project and are applicable to this project.
3. A Mitigation Monitoring and Reporting Plan/Program was previously adopted for the Menifee Plaza Plaza project and the current project (Minor Modification No. PLN 22-0212) is subject to the Program.
4. A statement of Overriding Considerations was not adopted for the project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the IS/MND 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.

Ryan Fowler

City Contact Person

(951) 723-3740

Phone Number

Signature

Principal Planner

Title

11/21/2022

Date

Date Received for Filing and Posting at OPR: _____

OR COUNTY CLERK'S USE ONLY