



CITY OF MENIFEE
Community Development Department
Cheryl Kitzerow - Community Development Director

Notice of Determination

TO:	FROM:
<input checked="" type="checkbox"/> Office of Planning and Research (OPR)	Lead Agency: City of Menifee
<input type="checkbox"/> P.O. Box 3044	Community Development Department
<input type="checkbox"/> Sacramento, CA 95812-3044	Address: 29844 Haun Road
<input checked="" type="checkbox"/> County Clerk	Menifee, CA 92586
<input type="checkbox"/> County of Riverside	Contact Person: Russell Brown, Senior Planner
<input type="checkbox"/> 2724 Gateway Drive, Riverside, CA 92507	Phone Number: 951-723-3745

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the California Public Resources Code.

State Clearinghouse Number: 2023030450

Project Title: STAXUP SELF STORAGE EXPANSION

Project Applicant: Brandon Loftus, Stratprop

Project Location: The project site is located on the southeast corner of Haun Road and Holland Road (APN 360-230-019).

Project Description: Major Modification No. PLN22-0026, Major Conditional Use Permit No. PLN22-0027 and Minor Exception No. PLN23-0043 proposes the addition of three (3) new self-storage buildings to an existing self-storage facility located at the southeast corner of Holland Road and Haun Road. The project proposes one (1) three-story (approx. 45.5 feet tall) 31,040 sf building and two (2) one-story (approx. 14 feet tall), 2,800 sf building(s) within the existing development area. The project proposes 3 parking spaces (1 of which will be ADA compliant) and one loading area along the east side of the proposed three-story building. The proposal consists of approximately 15,170 square feet of landscaped area inclusive of a water quality basin positioned between the three-story building and the recently approved (yet to be constructed) frontage road as a result of a future city project: the Holland Overpass project. The project also consists of a Minor Exception to allow for a 10 percent reduction in the minimum amount of required on-site landscaping.

THIS IS TO ADVISE that the City of Menifee Planning Commission, as the lead agency, adopted a Negative Declaration on April 12, 2023, and filed and posted a Notice of Determination with the County of Riverside, Clerk of the Board of Supervisors on April 13, 2023, making the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Mitigated Negative Declaration is adequate for this approval. See, e.g., CEQA Guidelines § 15162.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final ND and record of project approval is available for review at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Russell Brown

Signature

Senior Planner

Title

April 13, 2023

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY