



# CITY OF MENIFEE

## Planning 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 Planning Department  
 Address: 29844 Haun Road  
 Menifee, CA 92586  
 Contact Person: Desiree McGriff, Associate Planner  
 Phone Number: (951) 723-3770

**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: Planning Application for Extension of Time No. 22-0274, Tentative Parcel Map No. 37264 (TPM2017-091), Plot Plan No. 2017-090 (PP2017-090), Conditional Use Permit No. 2017-089 (CUP2017-089), and Conditional Use Permit No. 2018-250 (CUP2018-250) "McCall Square"

Project Applicant: Rancon Group – c/o Dan Long, 41391 Kalmia Street, Suite 200 (951) 200-2367

Project Location (include county): The project site is located north of McCall Boulevard, east of Junipero Road, and west of Menifee Road. (APN: 333-070-052, -086, and -088).

Project Description: Planning Application No. PLN22-0274 is the first, one-year extension of time for McCall Square for Tentative Parcel Map No. 37624, Plot Plan No. 2017-090, Conditional Use Permit No. 2017-089, and Conditional Use Permit No. 2018-250. Approval of the extension will extend the expiration date to January 16, 2024.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on October 18, 2023 and has made the following determinations regarding the above-described project:

1. The Project did not have a significant effect on the environment.
2. A Mitigation Negative Declaration was prepared for the project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project and are applicable to this project.
4. A Mitigation Monitoring Report 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.

This is to certify that the Mitigated Negative Declaration and record of the project approval is available to the general public at the City of Menifee Planning Department, 29844 Haun Road, Menifee, CA 92586.

\_\_\_\_\_ *Desiree A. McGriff* \_\_\_\_\_ Desiree McGriff, Associate Planner \_\_\_\_\_ October 18, 2023  
**Signature Title Date**

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



County filing fee of \$50.00 is applicable for this project.

**FOR COUNTY CLERK'S USE ONLY**





**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 23-271245**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202301044
	Filing Type	5
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	CEQACOM	
Account Name	CEQACOM - CITY OF MENIFEE	
Balance	\$5,928.00	



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-271245
STATE CLEARINGHOUSE NUMBER (If applicable) 2023070289

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MENIFEE	LEAD AGENCY EMAIL DMCGRIFF@GMAIL.COM	DATE 09/28/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202301044	

PROJECT TITLE  
 PLANNING APPLICATION FOR A MAJOR MODIFICATION NO. PLN23-0015 – "MCCALL SQUARE SHOPPING CENTER"

PROJECT APPLICANT NAME RANCON GROUP	PROJECT APPLICANT EMAIL DMCGRIFF@CITYOFMENIFEE.US	PHONE NUMBER (951) 723-3770
PROJECT APPLICANT ADDRESS 29844 HAUN ROAD,	CITY MENIFEE	STATE CA
		ZIP CODE 92586

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$ \_\_\_\_\_ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Irma Rodriguez</b>
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LARGE FEE PREVIOUSLY PAID E-201900056



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

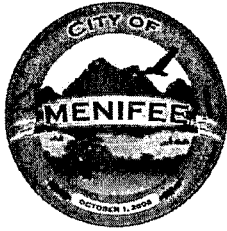
**Receipt: 19-17904**

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$2,404.75
	# Pages	2
	Document #	E-201900056
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$2,354.75
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$2,404.75</b>
Tender (Check)		\$2,404.75
Check #	817392	

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

**1/22/19 8:18 AM**  
**Gateway Clerk**



# CITY OF MENIFEE

## Planning 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 Meniffee Community Development Department  
Address: 29844 Haun Road, Meniffee, CA 92586  
Contact Person: Desiree McGriff, Associate Planner  
Phone Number: (951) 723-3770

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

**Project Title: Planning Application for a Major Modification No. PLN23-0015 – “McCall Square Shopping Center”**

**Project Applicant: Rancon Group, Dan Long 41391 Kalmia Street, Suite #200, Murrieta CA 92562 (951) 200-2367**

**Project Location: (include county): The site is located north of McCall Boulevard, south of Heritage Lake Drive, east of Junipero Road, and west of Meniffee Road in the City of Meniffee, County of Riverside, California.**

**Project Description: Major Modification No. PLN23-0015, “McCall Square Shopping Center”** is a request to modify previously approved Plot Plan (“PP”) No. 2017-090 and Tentative Parcel Map (“TPM”) No. 37624 (2017-091) located in Phase II of the McCall Square Shopping Center (“Project”), previously approved as Heritage Square Shopping Center. The Major Modification proposes to replace the pharmacy with a quick serve restaurant and drive-thru, modify the circulation and parking around the grocer, and add Pad E, which is approximately 4,000 sq. ft. of building area. The updated parking count for Phase II is approximately 360 parking stalls. Phase II will decrease the total building area by 6,730 sq. ft. Below is the proposed building area square footage for the east side of McCall Square (Phase II):

- Major Market A: 46,800 sq. ft. (increased by 1,800 sq. ft.)
- Shops adjacent to Major Market 9,300 sq. ft. (decreased by 1,700 sq. ft.)
- Pad D Drive-Thru Quick Serve Restaurant: 4,270 sq. ft. (formerly Pharmacy, decreased by 10,330 sq. ft.)
- New PAD E Restaurants and shops: 4,000 sq. ft.

Additionally, the Project proposes a revision to TPM No. 37624 (2017-091) which was approved as part of the original project. At the time of the approval, the TPM was proposed to be developed in two phases consisting of seven commercial parcels. As part of the request for the Major Modification, parcel 8 will be added to Phase II and establish Pad E as part of the development of 4,000 sq. ft. of building area for restaurants and shops. The Phase II portion of the TPM has not been recorded, and therefore, the revision to the TPM is the adequate approval process.

This is to advise that the City of Meniffee, as the lead agency, has approved the above-referenced Major Modification on September 27, 2023, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment. All impacts related to the project were previously analyzed in the Initial Study/Mitigated Negative Declaration prepared for Plot Plan No. 2017-090 and Conditional Use Permit No. 2017-089 and adopted by the Meniffee City Council on January 16, 2019. Therefore, nothing further is required.
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 (MMRP) was adopted for the project.
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 Mitigated Negative Declaration and record of project approval is available to the general public at the City of Meniffee Community Development Department, 29844 Haun Road, Meniffee, CA 92586.

Desiree McGriff, \_\_\_\_\_  
Signature

Associate Planner \_\_\_\_\_  
Title

September 27, 2023  
Date

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

County filing fee of \$50.00 is applicable for this project.

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202301044  
09/28/2023 03:14 PM Fee: \$ 50.00  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy



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**FOR COUNTY CLERKS USE ONLY**

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