



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 Community Development 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.

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 Menifee Road in the City of Menifee, 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 Menifee, 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 Menifee 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 Menifee Community Development Department, 29844 Haun Road, Menifee, 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.

FOR COUNTY CLERKS USE ONLY

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