



# 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

**FROM:**

Lead Agency: City of Menifee Community Development Department  
 Address: 29844 Haun Road, Menifee, CA 92586  
 Contact Person: Russell Brown, Senior Planner  
 Phone Number: (951) 723-3745

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

**State Clearing House No. SCH#2024050664**

**Project Title:** Notice of Determination for HOME2SUITES, Plot Plan PLN23-0069 AND Conditional Use Permit PLN23-0070

**Project Applicant:** Pratik Shah, 2660 Pummelo Court, Escondido, California 92027- 760-622-8723

**Project Location:** The Project site is located east of Interstate 215, west of Antelope Road, south of Newport Road and north of La Piedra Road in the City of Menifee, County of Riverside, State of California (APN364-010-015).

**Project Description:** Plot Plan (PP) No. PLN23-0069 proposes a 4-story, 65,463 square-foot hotel, consisting of 106 rooms behind (or to the south) of Living Spaces within the Menifee Town Center Shopping Center. The existing approximate 2-acre site has partial improvements consisting of an overflow parking lot and associated landscaping that serve the existing retail shopping center to the north. The Project proposes 106 parking spaces, 46 of which are located within the existing shopping center Project site via existing reciprocal parking. The Project site is part of the Menifee Village Specific Plan (SP No. 158).

**Conditional Use Permit (CUP) No. PLN23-0070** is a request to increase the maximum building height allowed by the specific plan from 35 feet (3-stories) to approximately 54'3" feet (4-stories). The maximum height limit may be increased per Section 18.34 of Ordinance No. 348 subject to the approval of a conditional use permit.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **June 12, 2024**, and has made the following determinations:

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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this 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 Negative Declaration for HOME2SUITES 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.

\_\_\_\_\_  
**Signature**

Russell Brown, Senior Planner  
**Title**

June 13, 2024  
**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**

