



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 **August 7, 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.

Russell Brown
Signature

Russell Brown, Senior Planner
Title

August 8, 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

