



CITY OF MENIFEE
Community Development 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: Ryan Fowler, Senior Planner
Phone Number: 951-723-3740

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): 2007041062

Project Title: "The Junction" (Plot Plan No. 2017-287, Conditional Use Permit No. 2017-288, and Development Agreement No. 2017-291)

Project Applicant: PacTen Partners (Attn: Denny Fitzpatrick), 1209 Santiago Dr., Newport Beach, CA 92660 (Phone: 310-993-9117)

Project Location: The project site is located on the northwest corner of Scott Road and Haun Road in the City of Menifee, County of Riverside, California (APNs: 360-380-002, -007, -009, and -010).

Project Description: Plot Plan No. 2017-287 (PP 2017-287) proposes the construction and operation of 268,824 sq. ft. of retail commercial buildings (including a 157,844 sq. ft. anchor building with gas station), an 85,282 sq. ft., 5-story hotel, and a two-phase 304-unit (390-bed) senior assisted living, independent living and memory care facility on 54.01 gross acres.

The retail commercial buildings would cover approximately 33.11 gross acres of the total project site. The retail commercial buildings consist of the following:

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|-----------------------------|---------------------------------------|
| 1. Shops 1 – 8,600 sq. ft. | 7. Fitness Center – 37,000 sq. ft. |
| 2. Shops 2 – 9,000 sq. ft. | 8. Pad 1 Restaurant – 7,721 sq. ft. |
| 3. Shops 3 – 9,900 sq. ft. | 9. Pad 2 Restaurant – 5,991 sq. ft. |
| 4. Shops 4 – 6,600 sq. ft. | 10. Pad 3 Restaurant – 2,368 sq. ft. |
| 5. Shops 5 – 10,800 sq. ft. | 11. Pad 4 Restaurant – 3,400 sq. ft. |
| 6. Shops 6 – 9,600 sq. ft. | 12. Anchor building – 157,844 sq. ft. |

The project applicant is proposing an *alternative* 9,000 sq. ft. Shops 5 with drive-thru (in lieu of the 10,800 sq. ft. Shops 5 without drive-thru). The hotel would cover approximately 4.29 acres of the total project site and the senior facility would cover 12.88 gross acres.

Conditional Use Permit No. 2017-288 (CUP 2017-288) would allow for the assisted living facility and gas station.

Development Agreement No. 2017-291 (CUP 2017-291) proposes a Development Agreement between the Property Owners (Kelco Properties, LLC and Platinum Partners, LLC) and the City of Menifee.

This is to advise that the City of Menifee City Council, as the lead agency, has approved PP 2017-287 and CUP 2017-288 and introduced an ordinance approving DA 2017-291 on July 1, 2020 and has made the following determinations regarding the above-described project:

NOTICE OF DETERMINATION

1. The project would not result in any new significant impacts and would not increase the severity of the previously identified significant impacts. Thus, the project does not constitute "substantial changes" that would require "major revisions" to the Junction at Menifee Valley Final Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2007041062) due to new or increased impacts (refer to Section 15162[a][1]). Additionally, the "circumstances under which the project" would be undertaken are not substantially different than described in the FEIR (refer to Section 15162[a][2]). Further, the project does not represent new information of substantial importance" that would result in new or greater impacts not discussed in the FEIR. For these reasons, a Subsequent EIR to address this new information is not required.
2. Because the proposed project does not meet the conditions described in Section 15162 of the CEQA Statute and Guidelines, the City determined that an addendum to the previously certified Junction at Menifee Valley FEIR is the appropriate documentation to address the proposed project. The environmental analysis presented in the Addendum to the FEIR demonstrates that the proposed project will not create new or greater significant environmental impacts than those identified in the previously certified FEIR.
3. An Addendum to the Junction at Menifee Valley FEIR was prepared for the project pursuant to the provisions of the CEQA.
4. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the Junction at Menifee Valley FEIR and the record of project approval are available to the general public at the City of Menifee Planning Department, 29844 Haun Road, Menifee, CA 92586.

 _____ Signature	<u>Kevin Ryan, Planning Manager</u> _____ Title	<u>7/6/2020</u> _____ Date
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Date Received for Filing and Posting at OPR: _____

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

FOR COUNTY CLERK'S USE ONLY