



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 pm or as soon as possible thereafter.
DATE OF HEARING: August 10, 2022
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**
29844 HAUN ROAD
MENIFEE, CA 92586

A PUBLIC HEARING has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

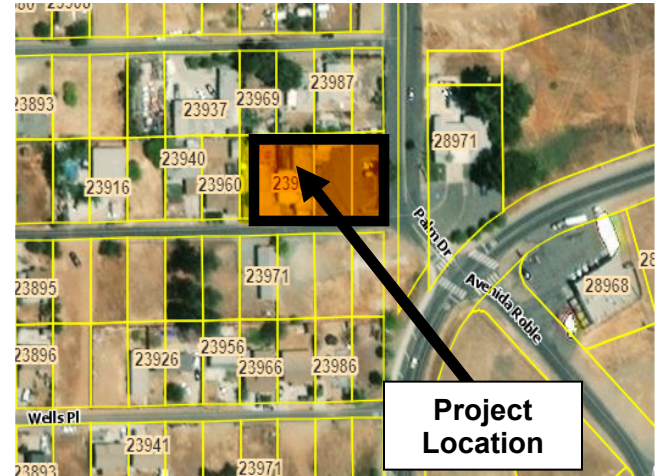
Project Title: "Quail Valley Market" Conditional Use Permit No. PLN22-0123 for offsite sales of distilled spirits

Project Location: 23980 Newport Drive, City of Menifee, County of Riverside, State of California- APNs 350-254-033, -031 and -014.

The Planning Commission will consider the following project at a public hearing: **Minor Conditional Use Permit No. PLN22-0123:** The applicant is proposing for distilled spirit sales for off-site consumption (Type 21) at the approved Quail Valley Market located at the northwest corner of Palm Drive and Newport Drive. Previously the facility held a type 20 liquor license and is proposing to upgrade to a type 21 license. The hours of operation for the market are from 6:00 am to midnight, seven (7) days a week.

Project Data: General Plan Land Use: Commercial Retail (CR)
Zoning: General Commercial

Environmental Information: The project is exempt from CEQA per Section 15301 "Existing Facilities"



The project is exempt from CEQA per Section 15301 Existing Facilities, which consists of the operation, repair, maintenance, permitting leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption includes (a) interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances; (e) Additions to existing structures provided that the additional will not result in an increase of more than: (1) 50% of the floor area of the structures before the addition or 2,500 square feet, whichever is less.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or may appear and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For further information regarding this project, please contact Jessica McMillen, at (951) 723-3725 or e-mail jmcmillen@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29714 Haun Road, Menifee, CA 92586.

Please send all written correspondence to:
CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Jessica McMillen
29714 Haun Road
Menifee, CA 92586