



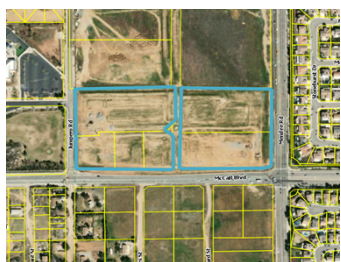
NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: September 27, 2023
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**
29844 HAUN ROAD MENIFEE, CA 92586

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

Project Title: “McCall Square Shopping Center”, Major Modification No. **PLN23-0015**, Previously Approved as “Heritage Square Shopping Center”

Project Location: The Project is located north of McCall Boulevard, south of Heritage Lake Drive, east of Junipero Road, and west of Meniffee Road.



Major Modification No. PLN 23-0015 is a request to modify previously approved PP2017-090 and TPM 2017-091 (TPM37624) located in phase II of the “McCall Square Shopping Center”, 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 square feet. 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 square feet (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.), and new PAD E Restaurants and shops: 4,000 sq. ft. Additionally, the Project proposes a revision to Tentative Parcel Map No. 37624 (TPM2017-091) which was approved as part of the original project. At the time of the approval, the Tentative Parcel Map was proposed to be developed into 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 square feet of building area for restaurants and shops. The phase II portion of the Tentative Parcel Map has not been recorded, and therefore, the revision to the Tentative Parcel Map is the adequate approval process.

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

Environmental Information: Nothing further is required. A Final IS/MND was prepared for (McCall Square Shopping Center, PP2017-090, and TPM2017-091) and was adopted by the Planning Commission on January 16, 2019. Based on CEQA Guidelines, Sections 15162 through 15164, staff has determined that the previously adopted IS/MND has adequately identified the impacts associated with McCall Square Shopping Center, and that no previously reviewed impact areas have changed and therefore, no additional analysis is required.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing 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 Desiree McGriff, at (951) 723-3770 or e-mail dmcgriff@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Desiree McGriff, Associate Planner
29844 Haun Road
Menifee, CA 92586