



**NOTICE OF PUBLIC HEARING
AND
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 8, 2025
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:

"Fitwell Health" Major Plot Plan PLN23-0150,
Conditional Use Permit PLN23-0151

Project Location:

The project site is located west of Interstate 215 (I-215), south of Garbani Road, and east of Haun Road, in the City of Menifee, County of Riverside, State of California. The project consists of an 8.27-acre parcel with an APN: 360-350-014.

General Plan Land Use and Zoning:

Economic Development Corridor (EDC) and Economic Development Corridor Community Core (EDC-CC).



The Planning Commission will consider the following project at a public hearing:

The proposed PLN23-0150 Fitwell Health Project (project) consists of the development of two buildings on an 8.27-acre site in two phases. Phase 1 would include development of an approximately 69,618-square-foot building which would house a fitness center, multipurpose center and museum in the southern portion of the project site. Phase 2, proposed for future development, would include an approximately 16,616-square foot two-story office building in the northern portion of the project site. The proposed building height of the Phase 1 building would be approximately 54 feet. Phase 1 would provide approximately 418 parking spaces, inclusive of 7 ADA spaces, 2 ADA van spaces, 63 electric vehicle (EV) capable spaces, 21 electric vehicle charging station (EVCS) spaces, and 325 standard parking spaces. Phase 2 would provide 50 parking spaces, inclusive of 1 ADA parking space, 1 ADA van parking space, 6 EV capable spaces, 2 EVCS space, and 40 standard parking spaces. In total, the project would provide approximately 468 parking spaces. The project would also include the development of drainage improvements, landscaping, and site access. Additional improvements include installation of water and sewer lines to connect to existing water and sewer facilities on Haun Road.

Environmental Information: The City of Menifee Community Development Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration. The Menifee Planning Commission will consider the proposed project and the proposed Initial Study and Mitigated Negative Declaration (IS/MND) along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing. In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Public Review Period: The IS/MND is being circulated for a review period pursuant to State law from September 2, 2025 to September 22, 2025. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received no later than **5:00 PM on September 22, 2025**. The IS/MND can be found online at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>. A hard copy may also be viewed at Menifee City Hall – 29844 Haun Road, Menifee, CA 92586.

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 or to provide written comments, please contact Fernando Herrera, at (951) 723-3718 or e-mail fherrera@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: Fernando Herrera, Senior Planner
29844 Haun Road
Menifee, CA 92586