



NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 9, 2024
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**
29844 HAUN ROAD, MENIFEE, CA 92586

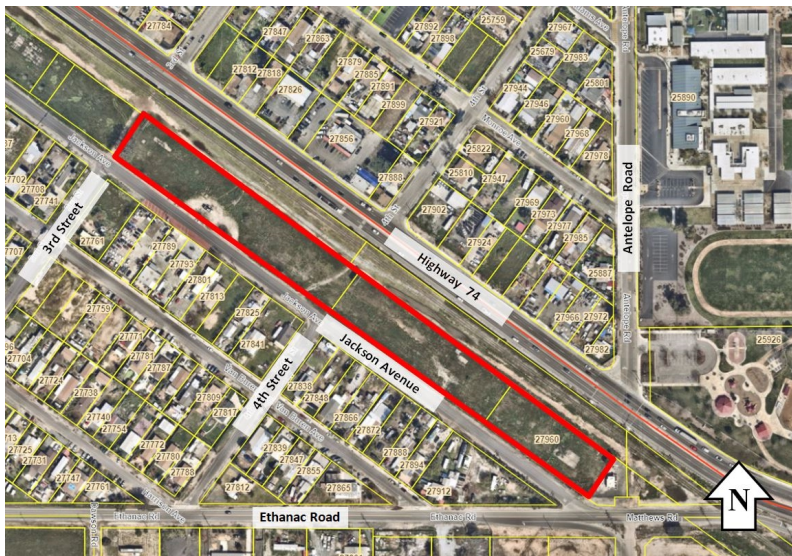
A **PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

Project Title:

"Menifee West Coast Self- Storage" – Major Plot Plan (PP) No. (PLN23-0215), Conditional Use Permit (CUP) No. (PLN23-0216), and Minor Exception (PLN23-0218)

Project Location:

The Project consists of three parcels generally located west of Antelope Road, east of 3rd Street, north of Jackson Avenue, and south of Highway 74, within the City of Menifee, County of Riverside, State of California. More specifically the project site would occur on three separate assessor parcel numbers (APNs: 329-141-003, -008, and 329-172-011).



General Plan Land Use and Zoning:

The Zoning and General Plan designation for the property is Business Park (BP)

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

Project Description: PP PLN No. 23-0215, CUP PLN No. 23-0216 proposes seven single-story buildings totaling 71,741 square feet of building area on 4.06 acres, and will include five parking spaces, including two that are ADA accessible, two bicycle spaces and six loading spaces.

- **PP No. (PLN23-0215)** is for the site and design review of the project as described above.
- **CUP No. (PLN23-0216)** is for the operation of the proposed storage facility.
- **Minor Exception (PLN23-0218)** the applicant has submitted a Minor Exception to increase lot coverage to a maximum of 10 percent or up to 1,000 square feet, whichever is less. The proposed Lot Coverage is 40.5% which surpasses the 40% requirement.

Environmental Information: The City of Menifee has determined the above project is Categorically Exempt under CEQA Guidelines Section 15332 Class 32 (In-fill Development Projects). Class 32 consists of projects characterized as in-fill development meeting the following conditions: The project is consistent with the general plan and zoning code, the proposed project occurs within City limits on a site no larger than five acres, the project has no value for endangered species, the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and

public services. The project meets the outlined requirements specified. The project is 4.06 acres is consistent with all development and general plan requirements, is not of value to endangered species, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

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, Associate Planner
29844 Haun Road
Menifee, CA 92586