

RESOLUTION NO. 24-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA APPROVING PLOT PLAN NO. PLN23-0171 FOR THE CONSTRUCTION OF AN APPROXIMATELY 264,710 SQUARE-FOOT WAREHOUSE / INDUSTRIAL BUILDING WITH 10,000 SQUARE FEET OF OFFICE SPACE AND 254,710 SQUARE FEET OF WAREHOUSE SPACE ON AN 11.47-ACRE SITE.

WHEREAS, on October 2, 2023, the applicant, Core5 Industrial Partners, LLC (“Applicant”), filed a formal application with the City of Menifee for the approval of General Plan Amendment (GPA) No. PLN 23-0173 to change the land use designation of one parcel APN 331-110-023 from Heavy Industrial (HI) to Specific Plan (SP), more specifically the Menifee North SP, Specific Plan Amendment (SPA) No. PLN23-0175 to change the boundary of the Menifee North SP to include APN 331-110-023 and designate it as Planning Area 2-Industrial, Zone Change (ZC) No. PLN23-0174 to change to zoning designation of APN 331-110-023 from HI to Menifee North SP and Plot Plan (PP) No. PLN23-0171 for the construction of an approximately 264,710 square-foot warehouse/industrial building with 10,000 square feet of office space and 254,710 square feet of warehouse space on an 11.47-acre site. The Project site is generally located north of McLaughlin Road, south of Ethanac Road, east of Trumble Road, and west of Sherman Road within the City of Menifee (City), County of Riverside, State of California (APNs: 331-110-038, 039, and 023); and

WHEREAS, collectively, all the applications are referred to as the “Project” or “Ethanac Business Park”; and

WHEREAS, on October 23, 2024, the Planning Commission of the City of Menifee held a public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for the adoption of the IS/MND for GPA No. PLN23-0173, SPA No. PLN23-0175, ZC No. PLN23-0174, and PP No. PLN23-0171 which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notices placed on the Project site, notice to property owners and non-owner residents within 800 feet of the Project boundaries, notice to all relevant agencies and to persons requesting notification; and

WHEREAS, at the October 23, 2024 Planning Commission public hearing, based upon the materials in the staff report and accompanying documents, public comments, and Planning Commission discussion, the City of Menifee Planning Commission recommended the City Council approve GPA No. PLN23-0173, SPA No. PLN23-0175, ZC No. PLN23-0174, and PP No. PLN23-0171; and

WHEREAS, Conditions of Approval for GPA No. PLN23-0173, SPA No. PLN23-0175, ZC No. PLN23-0174, and PP No. PLN23-0171 have been prepared and attached hereto as Exhibit “A” of the Resolution; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared to analyze and mitigate the Project’s potentially significant environmental impacts; and

WHEREAS, on November 20, 2024, the City Council held a duly noticed public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for the Project, which hearing was publicly noticed in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, on-site posting, notice to property owners within 800 feet of the Project boundaries, and to persons requesting public notice; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, the City Council of the City of Menifee resolves as follows:

Section 1: The City of Menifee’s City Council hereby makes the following findings for PP No. PLN 23-0171 in accordance with Title 9, Article 2, Chapter 9.80.70, “Findings for Approval Major Plot Plan” of the City of Menifee Comprehensive Development Code:

Finding 1 - The proposed project is consistent with the adopted General Plan and any applicable specific plan.

The Project site currently has a General Plan land use designation of HI which is intended for more intense industrial activities, such as manufacturing uses, that can generate significant impacts such as excessive noise, dust, and other nuisances, but is also proposing an amendment which seeks to change the General Plan land use designation to the Menifee North SP Planning Area 2 – Industrial. This will be consistent with the proposed development and surrounding General Plan land uses. The proposed amendment is to create consistent development standards for the Project as it is bisected by both designations. The change in designation will be consistent with the vision, goals, and policies of the General Plan as both designations are similar and are intended for industrial uses.

In addition, the Project is consistent with the following City of Menifee General Plan policies:

- *LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The proposed industrial Project is in close proximity to Ethanac Road, a designated truck route per the City’s General Plan. Ethanac Road directly connects to the I-215 freeway interchange. The location is well suited for industrial development to promote easily accessible routes for employees and delivery personnel and the location helps concentrate activity and development near the major transit corridors of the City as opposed to the rural areas or traveling through residential areas.

- *ED-1.2: Diversify the local economy and create a balance of employment opportunities across skill and education levels, wages and salaries, and industries and occupations.*

The proposed Project will expand the local economy and provide

increased employment opportunities for local residents by expanding Menifee's industrial base and helping diversify employment sectors.

- *CD-3.5 Design parking lots and structures to be functionally and visually integrated and connected; off-street parking lots should not dominate the street scene.*

Perimeter landscaping have been provided to visually screen the parking lots, drive aisles, and compliment the building design from surrounding roadways. One of the proposed office locations will also face Wheat Street to create a greater architectural impact.

- *CD-3.9 Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.*

The Project is required to include security cameras at the entrances as well as within the property and the site has been designed to limit concealed areas to allow for greater visibility and security.

- *CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.*

The architecture of the Project incorporates varied colors, recesses, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid any long expanses of blank, monotonous walls. The building is designed to prioritize employee safety and functionality. Nonetheless, the building is still designed to meet the City's Design Guidelines such as building form, roof form, massing and articulation, materials and colors, windows, doors, and entries. Landscaping along the building edges will also help to compliment the design.

- *CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.*

The architecture of the Project incorporates varied colors, recesses, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid long expanses of blank, monotonous walls. Screen walls have also been designed to incorporate architectural elements from the building for compatibility.

Finding 2 - The proposed project meets all applicable standards for development and provisions of this Title.

Per section 9.80.020 "Applicability" of the Development code, new construction of non-residential projects of more than 2,500 square feet of floor area requires the processing of a Plot Plan. The Plot Plan is for the site and architectural review, to allow for the construction of a warehouse building that surpasses this threshold. The proposed Project meets all

applicable standards of development and operation of the City's Zoning Code (Title 9), including but not limited to, parking requirements, setbacks, landscape coverage, floor area ratio (FAR) and height requirements of the applicable development standards not specified in the Menifee North SP Planning Area 2. Moreover, the Project was reviewed against and meets all the regulations in the Citywide Design Guidelines, the Industrial Good Neighbor Policies Specific Plan requirements, and General Plan.

Finding 3 - The establishment, maintenance, or operation of the proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.

To ensure the Project would not affect the general health, safety and/or welfare of the community, an IS/MND was prepared to analyze potential impacts to the surrounding persons residing or working in the community. Impacts that were found to be significant were able to be mitigated to a level less than significant with mitigation measures incorporated.

In addition, the Project incorporates quality architecture, landscaping, and public improvements which will enhance the surrounding area. The Project has been reviewed by a variety of Departments to ensure compliance with applicable regulations, including, but not limited to City of Menifee Community Development, Engineering and Public Works, Office of the Fire Marshall, Police Departments. Some of these Departments have provided conditions of approval as appropriate to ensure compliance with applicable regulations.

NOW THEREFORE, the City Council of the City of Menifee hereby recommends the approval of the following:

1. That the City Council determine that the "Findings" set out above are true and correct.
2. That the City Council determine the environmental review has been completed for the Project in accordance with State and local laws, and CEQA guidelines.
3. That the City Council, pursuant to a separate Resolution, finds the facts presented within the public record provide the basis to certify the IS/MND and Mitigation Monitoring and Reporting Program (MMRP), which have been completed for the Project.
4. That the City Council finds the facts presented within the public record and within the Resolution provide the basis to recommend approval of PP No. PLN23-0171, and that the City Council approve said entitlement.
5. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Community Development Department – Planning Division, 29844 Haun Road, Menifee, CA 92586. This information is provided in compliance with Public Resources Code section 21081.6.

PASSED, APPROVED AND ADOPTED this the 20th day of November 2024.

Bill Zimmerman, Mayor

Attest:

Stephanie Roseen, Acting City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney