

RESOLUTION NO. 24-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA DENYING THE APPEAL (PLN23-0249) OF TENTATIVE PARCEL MAP NO. 38432 (PLN22-0114) AND MAJOR PLOT PLAN NO. (PLN22-0115) FOR MOTTE BUSINESS CENTER.

WHEREAS, on May 6, 2022, the applicant, Core5 Industrial Partners, LLC (Applicant), filed a formal application with the City of Menifee (City) for the approval of Tentative Parcel Map (TPM) No. 38432 (PLN22-0114) to combine eight parcels (APNs 331-150-036, 331-150-037, 331-150-039, 331-150-040, 331-150-041, 331-150-042, 331-150-044, 331-150-045) into one parcel for a total of 46.33 gross acres and 43.94 net-acres, and Plot Plan (PP) No. PLN22-0115 for the construction of one concrete tilt-up building totaling 1,138,638 square feet including 10,000 square feet of office, 928,638 square feet of ground floor warehouse and 200,000 square feet of mezzanine space, a structural height of approximately 50 feet, 616 automobile parking spaces, 284 truck trailer parking spaces, 128 dock doors, site lighting, and landscaping (Project). The Project site is generally located east of Dawson Road, west of Antelope Road, south of Ethanac Road, and north of McLaughlin Road; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared to analyze and mitigate the Project's potentially significant environmental impacts; and

WHEREAS, on December 13, 2023, at a legally noticed public hearing, the Planning Commission voted 4-1 to approve TPM No. 38432 and PP No. PLN22-0115 for Motte Business Center; and

WHEREAS, on December 22, 2023, an application to appeal Planning Commission approval of TPM No. 38432 and PP No. PLN22-0115 0290 was submitted by the City of Perris; and

WHEREAS, on February 21, 2024, the City Council of the City of Menifee held a public hearing on the appeal of the Planning Commission's approval of TPM No. 38432 and PP No. PLN22-0115 and Resolution No. PC 23-611 and Resolution No. PC 23-612, considered all public testimony as well as all materials in the staff report and accompanying documents for the appeal, which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notice to property owners and non-owner residents within 400 feet of the project boundaries, on-site posting at the project site, and to relevant agencies and persons requesting public notice.

NOW THEREFORE, the City Council of the City of Menifee hereby approves the following:

1. That the City Council finds that the facts presented within the public record and within the Resolution provide the basis to deny the appeal (PLN23-0249) and uphold the Planning Commission approval of TPM No. 38432 and PP No. PLN22-0115 and Planning Commission Resolution No. PC 23-611 and PC 23-612.

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2. 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 21st day of February 2024.

Bill Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah A. Manwaring, City Clerk

Jeffrey T. Melching, City Attorney