

## RESOLUTION NO. 24-\_\_\_\_

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT NO. PLN 23-0173 TO CHANGE THE LAND USE DESIGNATION OF ONE PARCEL APN 331-110-023 FROM HEAVY INDUSTRIAL TO SPECIFIC PLAN, MORE SPECIFICALLY THE MENIFEE NORTH SPECIFIC PLAN, 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**, an exhibit for GPA No. PLN23-0173 demonstrating the changes, has been prepared and attached hereto as Exhibit “A” of the Resolution; 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 as Exhibit “A” of the PP 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 GPA No. PLN 23-0173 in accordance with Title 9, Article 2, Chapter 9.50.70, "Findings for Approval" of the City of Menifee Comprehensive Development Code:

**Finding 1 - The amendment is consistent with the intent of the vision, goals and policies of the General Plan as a whole.**

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. The proposed amendment would seek to change the General Plan land use designation to SP, more specifically the Menifee North SP, and designating it as Planning Area 2 – Industrial. 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.

**Finding 2 - The amendment prescribes reasonable controls and standards for affected land uses to ensure compatibility and integrity of those uses with other established uses.**

As previously mentioned, the Project site currently has a General Plan land use designation of HI which is intended for more intense industrial activities. Changing the project site to the Menifee North SP Planning Area 2 – Industrial, would be compatible with the surrounding land use and zoning designations which are also in Planning Area 2 to the north, south, east, and west. The established uses which surround the Project site are vacant lots, industrial uses, and three rural homes to the west. The proposed change will not be substantially different from the exiting land use and will have to comply with all applicable City, State, and Federal requirements.

**Finding 3 - The amendment provides for the protection of the general health, safety and/or welfare of the community.**

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, and 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 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 GPA No. PLN 23-0173 to change the land use designation of one parcel APN 331-110-023, and that the City Council approve said entitlements.
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