



NOTICE OF PUBLIC HEARING

TIME OF HEARING: December 4, 2024
DATE OF HEARING: 6:00PM, or as soon thereafter as possible
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 CITY COUNCIL** to consider the project shown below:

Project Title: Appeal No. PLN 24-0214 of the Planning Commission decision for the “Murrieta Road Warehouse Project” – Plot Plan No. PLN 22-0179 – Environmental Impact Report (EIR) (State Clearinghouse Number #2023110162)

Project Location: The Project is generally located south of Floyd Avenue, east of Geary Street, west of Murrieta Road, and north of McLaughlin Road within the City of Menifee (City), County of Riverside, State of California (Assessor Parcel Numbers [APNs]: 330-210-010, -011, -013, and -062, 330-560-001 through 330-560-040, 330-570-001 through 330-570-033, and 330-571-001 through 330-571-005).



General Plan Land Use and Zoning:

Economic Development Corridor – Northern Gateway (EDC-NG)

The City Council will consider the following project at a public hearing:

On October 23, 2024, the Planning Commission held a duly noticed public hearing and made a motion to approve Plot Plan No. PLN 22-0179 along with the related environmental analysis. However, that motion failed by a 2-to--3 vote and, therefore, the Project was not approved. On October 31, 2024, the City received an application from the property owner, IPT Menifee CC, LLC, appealing the Planning Commission decision.

Plot Plan No. No. PLN 22-0179 includes development of an approximately 517,720-square-foot (SF) speculative warehouse building. The environmental analysis includes a development buffer to account for final design changes, equivalent to three percent of the building square footage, or 15,532 SF, which would result in a building area of 533,252 SF and a floor area ratio of 0.50. The 533,252 SF warehouse building would include approximately 20,320 SF of ground floor office space, 7,000 SF of mezzanine office space, and 505,932 SF of warehouse space, and would be approximately 55 feet tall. Additional improvements include a parking lot and loading docks, ornamental landscaping, associated onsite infrastructure, and construction of offsite street improvements.

The Project would include 90 dock-high doors and 4 grade-level truck doors. Approximately 128 trailer parking

spaces would be provided in the northern truck court and 64 trailer parking spaces would be provided in the southern truck court, within areas secured by sliding gates. The proposed Project would also provide 409 passenger car parking spaces. Access to the proposed Project would be provided via two driveways from Geary Street and three driveways from Murrieta Road.

The Project would also include approximately 137,363 SF of ornamental landscaping that would cover 11.0 percent of the site. The proposed Project includes an approximately 14-foot-high retaining and screen wall along the interior of the northern and southern truck courts (outside facing wall would be 8 feet high with a landscaping berm), which would taper to a 6-foot-high screen wall along the northern property line outside of the truck court. The Project would include approximately 4.5 acres (approximately 1.5 linear miles) of construction improvements in the form of roadway and utility improvements.

Environmental Information: Additional environmental review of the appealed Project is not required. On May 24, 2024, a Notice of Availability of the Draft EIR was sent to Responsible and Trustee Agencies and mailed to surrounding property owners and non-owner residents within 500 feet of the project site, stating that copies of the Draft EIR were available for public review on the City's website, at the City of Menifee City Hall, the Sun City Library and Menifee Library. The public review period was for the State-mandated 45 days, from May 24, 2024, through July 8, 2024. Analysis presented in the Draft EIR indicated the proposed project would have certain significant and unavoidable greenhouse gas and noise impacts. The Draft EIR also presented mitigation measures, which would reduce project-specific and cumulative impacts. All other environmental effects evaluated in the Draft EIR are considered less than significant or can be successfully mitigated below the applicable significance thresholds.

On October 13, 2024, a Notice of Availability of the Final EIR was sent to Responsible and Trustee Agencies and mailed to surrounding property owners and non-owner residents within 500 feet of the project site. The Final EIR responded to comments and included text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, the City is not required to respond to comments on the Final EIR. If written comments are received, they will be provided to the City Council as part of the staff report for the Project. The Draft and Final EIR will be submitted to the City Council for requested certification and action on the Project.

The Draft and Final EIR are available on the City of Menifee Community Development Department website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>. A hard copy of the Draft and Final EIR can be viewed at: **Menifee City Hall** – 29844 Haun Road, Menifee, CA 92586.

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).

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 the public hearing. All such comments will be submitted to the City Council Commission, and the City Council 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 City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comments, the City Council 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 correspondence, please contact Ryan Fowler at (951) 723-3740 or e-mail rfowler@cityofmenifee.us.

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
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