



NOTICE OF PUBLIC HEARING

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

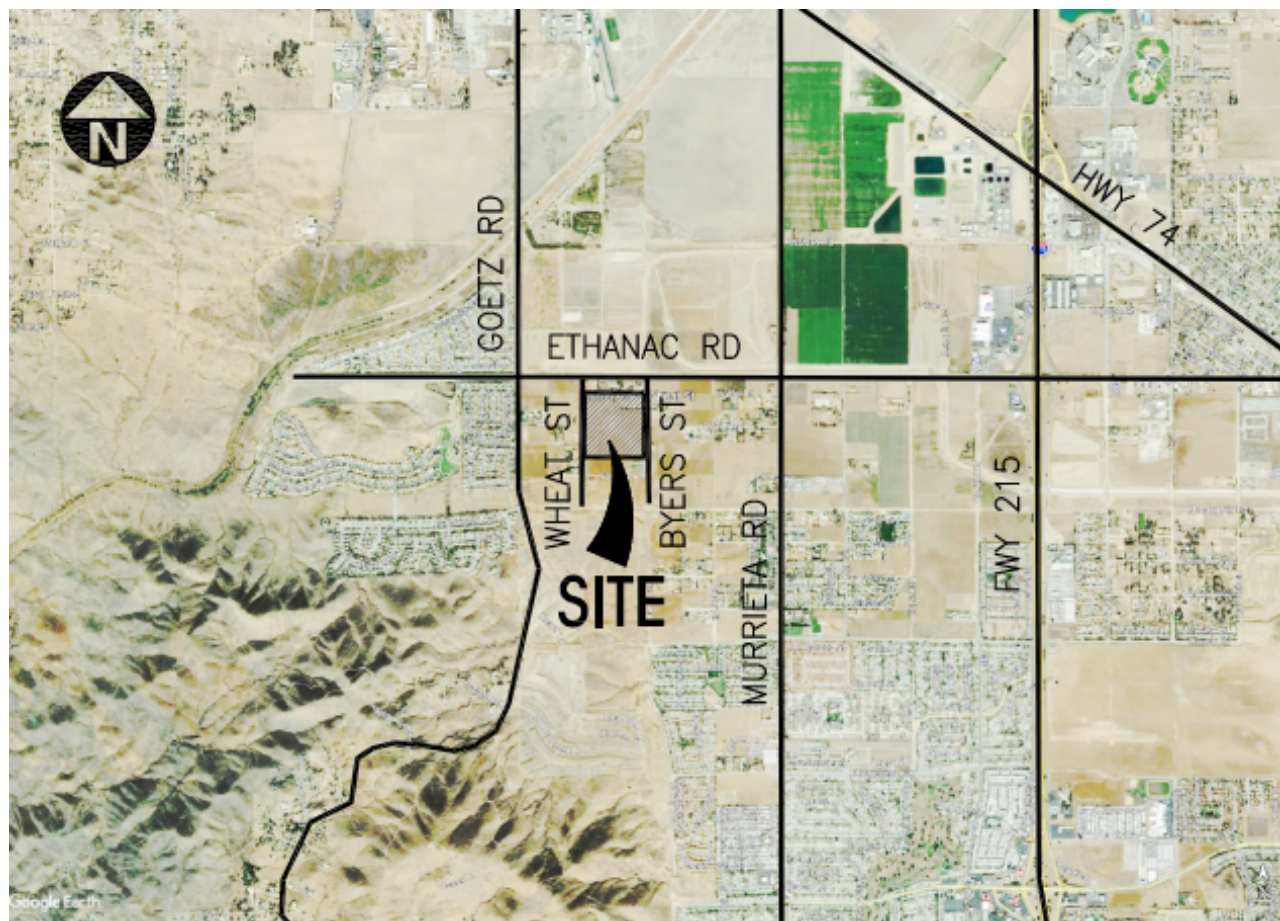
A **PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

Project Title:

Appeal Nos. PLN 24-0169 and Appeal No. PLN 24-0182 of the Planning Commission Decision for the “CADO Menifee Industrial Warehouse Project” (Tentative Parcel Map [TPM] No. 38139 [PLN 22-0041] and Plot Plan No. PLN 21-0370)

Project Location:

The Project is generally located west of Interstate 215 (I-215) and south of State Highway (SH) 74, within the City of Menifee (City), County of Riverside, State of California. The Project is north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road. The Project site is located in the Economic Development Corridor- Northern Gateway (EDC-NG) zone of the City and is currently bordered by a scattering of existing rural residential properties (1-5 acres) and vacant land. The Project site consists of eight parcels (Assessor Parcel Numbers: 330-190-002 through -005 and 330-190-010 through -013).



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 August 14, 2024, the Planning Commission held a duly noticed public hearing and voted 3-1-1 to approve Tentative Parcel Map (TPM) No. 38139 (PLN 22-0041) and Plot Plan No. PLN 21-0370 – CADO Meniffee Industrial Warehouse Project along with the related environmental analysis. On August 20, 2024, the City received an application from the Golden State Environmental Justice Alliance to appeal the Planning Commission decision. On August 23, 2024, the City received a second application from the City of Perris to appeal the Planning Commission decision.

Tentative Parcel Map No. PLN 22-0041 proposes to consolidate eight (8) parcels into one (1) industrial parcel. The Project site is approximately 40.03 gross acres and 36.81 net acres.

Plot Plan No. No. PLN 21-0370 proposes a 700,037-square-foot warehouse/industrial building with 10,000 square feet of office space and 690,037 square feet of warehouse space on a 36.8-net acre (40.03 gross acre) site. There will be three (3) points of access on Byers Road and two (2) points of access on Wheat Street. Associated facilities and improvements of the Project include on-site landscaping, parking, regional Project access, and off-site improvements (roadway improvements, storm drain, utilities).

Environmental Information: Additional environmental review of the appealed Project is not required. The Planning Commission adopted Resolution No. PC24-639 which was prepared for the Project (State Clearinghouse No. 2022040622), and mitigations measures were provided. The Environmental Impact Report (EIR) determined the Project could result in significant and unavoidable impacts under the category of Greenhouse Gas Emissions based on the analysis and findings in the Draft EIR and required adoption of a Statement of Overriding Considerations. Following the Project's approval, a Notice of Determination was filed with the Riverside County Clerk's Office and State Clearinghouse on August 16, 2024. The Environmental Impact Report can be found at the following web address: <http://www.cityofmeniffee.us/325/Environmental-Notices-Documents>.

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 City Council, 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 comment, 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, please contact Ryan Fowler at (951) 723-3740 or e-mail rfowler@cityofmeniffee.us, or go to the City of Meniffee's agenda web page at <http://www.cityofmeniffee.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: Ryan Fowler, Principal Planner
29844 Haun Road
Meniffee, CA 92584