



CITY OF MENIFEE

SUBJECT: CADO Menifee Industrial Warehouse

MEETING DATE: August 14, 2024

TO: Planning Commission

PREPARED BY: Ryan Fowler, Principal Planner

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: CADO Menifee, LLC

RECOMMENDED ACTION

1. Adopt a Resolution certifying the Environmental Impact Report (State Clearinghouse No. 2022040622), adopt the Findings of Fact and Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program; and
2. Adopt a Resolution approving Tentative Parcel Map No. 38139 (PLN22-0041) and Plot Plan No. PLN21-0370 generally located north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road.

PROJECT DESCRIPTION

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

Plot Plan (PP) 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 points of access on Byers Road and two 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).

LOCATION

The Project is generally located west of Interstate 215 (I-215) and south of Ethanac Road, within the City of Menifee (City), County of Riverside, State of California. The Project is north of Corsica

City of Menifee Planning Commission
CADO Menifee Industrial Warehouse
August 14, 2024
Page 2 of 11

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).

Project Location



GENERAL PLAN/ZONE

General Plan

The General Plan land use designation for the Project site is EDC-NG which is intended to provide economic vitality and flexibility in land use options to promote economic development along the City's major corridors. Surrounding Land Use designations and existing uses can be found below in Table 1. The Project's proposed industrial use is consistent with the existing land use designation.

Zoning

The underlying zoning classification is EDC-NG. The existing zoning of the Project site allows for the development of industrial and warehousing-related uses with which the proposed Project is consistent.

City of Menifee Planning Commission
 CADO Menifee Industrial Warehouse
 August 14, 2024
 Page 3 of 11

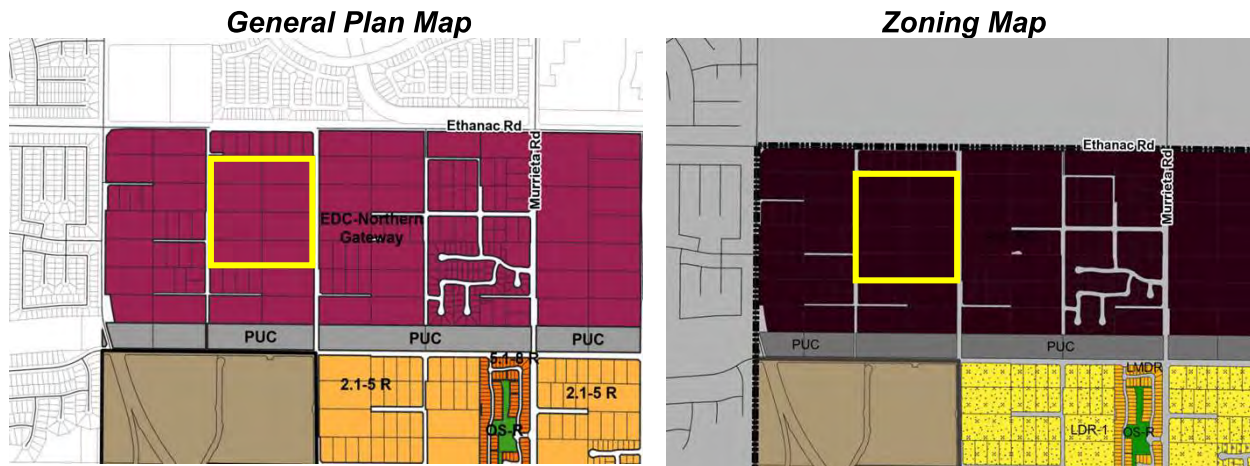


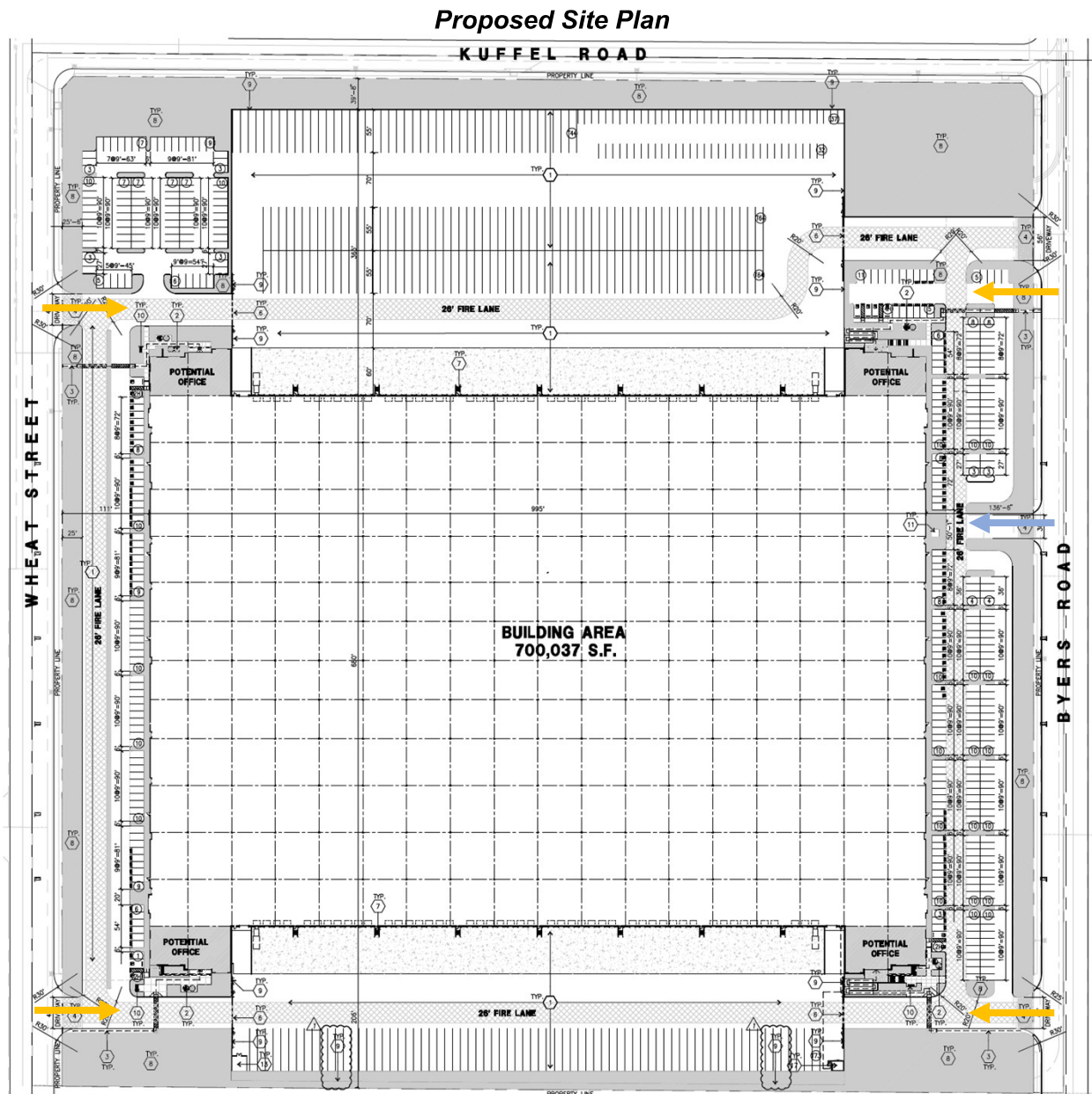
Table 1 – Surrounding Land Uses

Location	Existing Land Use	General Plan Land Use	Zoning Classification
North	Vacant undeveloped land and single-family residential	EDC-NG	EDC-NG
East	Vacant undeveloped land and single-family residential	EDC-NG	EDC-NG
South	Vacant undeveloped land and single-family residential	EDC-NG	EDC-NG
West	Vacant undeveloped land, single-family residential, and commercial development	EDC-NG	EDC-NG

DISCUSSION

The Project Applicant (CADO Menifee, LLC) is proposing the development of approximately 700,037 square feet of industrial warehouse space (including 10,000 square feet of office space and 690,037 square feet of warehouse space) within one building.

City of Menifee Planning Commission
 CADO Menifee Industrial Warehouse
 August 14, 2024
 Page 4 of 11



Circulation and Parking

Regional Project access would be from I-215 via Ethanac Road. Local access would be provided via Wheat Street and Byers Street. Project site ingress and egress would be via two driveways on Wheat Street and three driveways on Byers Street. The two southernmost and two northernmost driveways would provide full access for both trucks and automobiles (shown with orange arrows above), while the middle access point on Byers Road would provide access to passenger vehicles only (shown with the blue arrow). While there are shared access points, trucks would not be allowed to circulate through the majority of the passenger vehicle parking areas. The City of Menifee Development Code outlines the parking requirements for the Project. As demonstrated in Table 2, the Project meets all the parking requirements.

City of Menifee Planning Commission
 CADO Menifee Industrial Warehouse
 August 14, 2024
 Page 5 of 11

Table 2 – Parking Summary	
Office: 1/250 SF (10,000 SF)	40
Warehouse; ground floor: 1/2,000 SF (690,037 SF)	346
Required	386
Total Spaces Provided	389

Infrastructure Improvements

The Project Applicant would be responsible for the construction of public infrastructure improvements. Wheat Street would be improved along the Project frontage to an Industrial Collector (two-lane) designation. The improvement will include the necessary offsite transitions. Turning movements at Ethanac Road would be restricted to right-in and right-out only (at Wheat Street). Additionally, a paved section of the street would be required from the northern property line of the Project to Ethanac Road.

Byers Road would be improved along the Project frontage to an Industrial Collector (two-lane) designation. The improvement will include the necessary offsite transitions. The Project Applicant would also be responsible for the installation of a traffic signal at the intersection of Ethanac Road and Byers Road, with protected westbound left-turn phasing. The existing northbound lane would be modified to be a right-turn-only lane and a dedicated northbound left-turn lane would be added. In addition, the westbound left-turn pocket length would be increased to 350 feet.

Kuffel Road would be improved along the Project frontage to a General Local (two lane) designation.

The Project has also been conditioned to participate in a Road and Bridge Benefit District (RBBD) that will be established for the area. The Applicant is required to pay the RBBD fees based on the designated land use and areas prior to the issuance of a building permit.

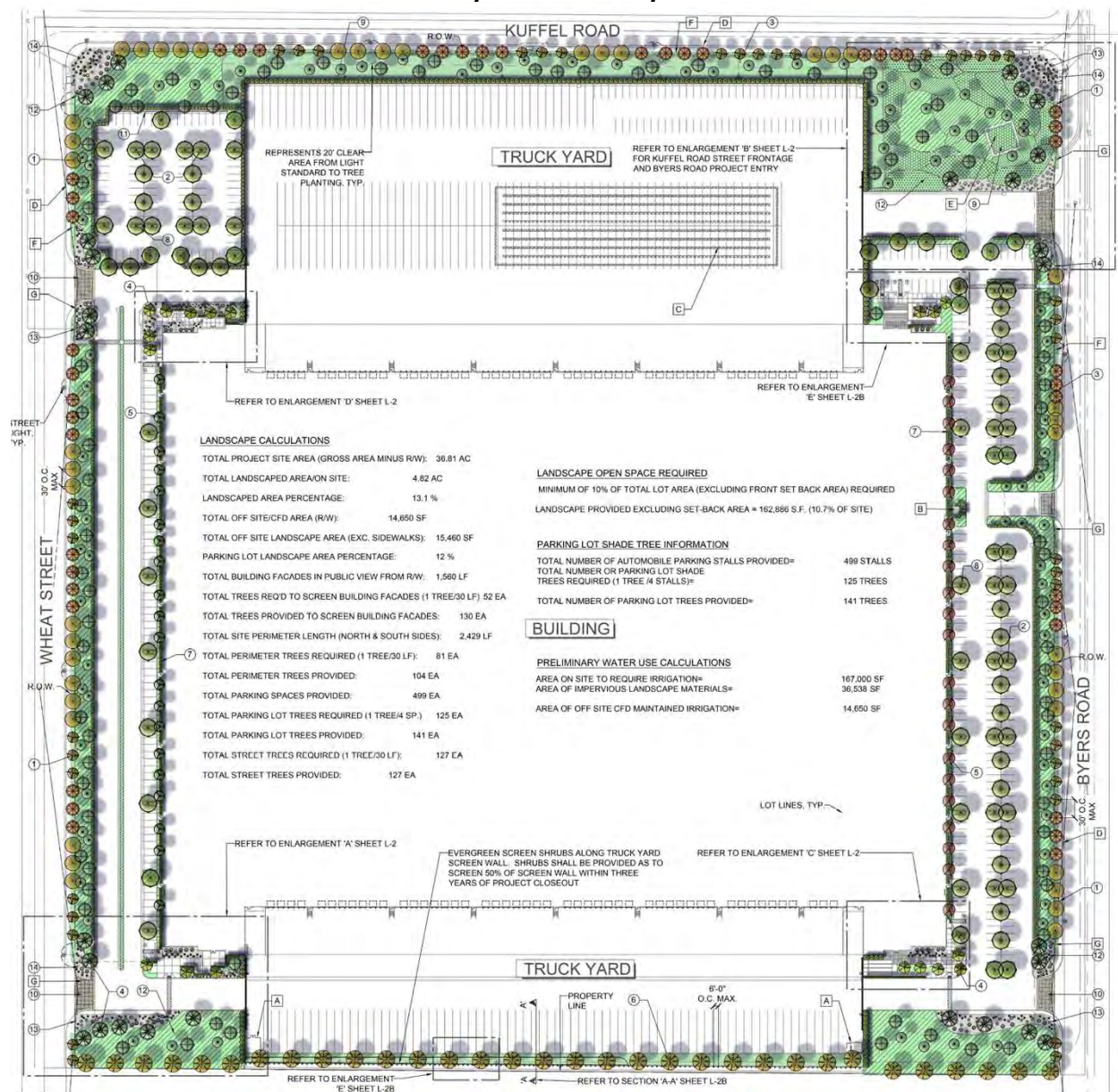
Fair share cost participation would be required at multiple off-site intersections including I-215/Ethanac Road southbound and northbound ramps. Utility improvements would be constructed which include new water lines, recycled water lines, sewer, and storm drain lines.

Landscaping

Landscape standards for the Project are outlined in the City's Development Code. Irrigated landscaped areas for the Project site (minus the front setback areas) would total approximately 162,886 square feet (10.7 percent of the site) and would be comprised of drought-tolerant shrubs and groundcover and evergreen and deciduous trees. The conceptual landscape plan includes trees at the perimeter, street frontages, parking areas, and adjacent to the building to soften the edges of the development and the proposed building. Larger sized (36" box) trees are proposed at all the Project entry driveways and at the building office entrances. In addition, the landscape and architectural plans feature site amenities that coordinate and compliment the proposed Project, including outdoor break areas, benches, tables, bike racks, lighting, and trash receptacles. The trailing parking areas are screened from Wheat Street and Byers Road by large landscaped setbacks and intervening passenger car parking areas as can be seen in the image below.

City of Menifee Planning Commission
CADO Menifee Industrial Warehouse
August 14, 2024
Page 6 of 11

Conceptual Landscape Plan



In addition, the conceptual landscape plans propose screen trees on the interior side of the wall, which are anticipated to grow above the height of the wall and further screen views into the facility. In addition, evergreen shrubs and vines are proposed along the exterior of the southerly screen wall.

The proposed building has unique design features as well as shared architectural elements with approved industrial developments within the northern section of the City to provide for cohesive development. There are complementing roof forms, colors, and materials. The various colors include white and multiple variations of gray. The reflective glazing has a blue tint. Additional materials proposed include aluminum black anodized mullions, metal canopies, and stained wood siding (with the appearance of walnut). Visual interest is maintained throughout the Project by enhancing architectural detailing and façade articulation along all building elevations.

City of Meniffee Planning Commission
 CADO Meniffee Industrial Warehouse
 August 14, 2024
 Page 8 of 11

North Elevation



West Elevation (Wheat Street)



South Elevation



East Elevation (Byers Road)



Industrial Good Neighbor Policies

On March 2, 2022, the City Council adopted the *Industrial Good Neighbor Policies*. The focus of the policies can be summarized in three sections:

1. Minimize impacts to sensitive uses (residential, schools, parks, nursing homes, hospitals)
2. Protect public health, safety and welfare by regulating design, location and operations
3. Protect neighborhood character of adjacent residential communities

When reviewing the proposed Project, the *Industrial Good Neighbor Policies* were referenced to ensure a compliant project. Implemented policies include added landscape buffers, screen walls, improved building design, community outreach, increased building and loading dock setbacks, on-site truck queuing, on-site signage, and environmental mitigation measures.

ENVIRONMENTAL DETERMINATION

Notice of Preparation (NOP)

On May 2, 2022, the City of Meniffee publicly noticed its decision to prepare an Environmental Impact Report (EIR) and hold a public scoping meeting for the Project by noticing the California Governor's Office of Planning and Research (State Clearinghouse (SCH) and distributed the NOP to various agencies and surrounding property owners and residents in accordance with California Environmental Quality Act (CEQA) requirements. The NOP review period was from May 2, 2022 to May 31, 2022. On May 17, 2022, the City of Meniffee held a duly noticed public scoping meeting

City of Meniffee Planning Commission
CADO Meniffee Industrial Warehouse
August 14, 2024
Page 9 of 11

at City Hall regarding the preparation of the Draft EIR and provided an opportunity for members of the public to comment on the scope of environmental issues to be addressed in the EIR.

EIR Impacts

Within the EIR that has been prepared for the Project (SCH No. 2022040622), mitigation measures are provided under the categories of Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas (GHG) Emissions, and Hydrology and Water Quality. The EIR determined that the Project could result in significant and unavoidable impacts under the category of GHG Emissions based on the analysis and findings in the Draft EIR and requires adoption of a Statement of Overriding Considerations (SOOC). A brief description of these impacts is as follows:

GHG Emissions: The Project's unmitigated emissions would be approximately 7,023 MTCO₂e/year. Even with the Project's compliance with applicable rules, adherence to standard conditions and requirements, and the imposition of all feasible mitigation measures, the Project's operational-source GHG emissions would exceed the applicable regional thresholds of significance (3,000 MTCO₂e/year). Approximately 71 percent of the Project's unmitigated GHG emissions and 79 percent of the mitigated emissions are associated with non-construction related mobile sources. Emissions of motor vehicles are controlled by State and Federal standards, and neither the Project applicant nor the City has control over these standards. Therefore, the Project's operational GHG emissions are considered significant and unavoidable.

Draft EIR Public Review

The City distributed the Draft EIR for public review beginning March 13, 2024 and ending April 27, 2024. During the public review period, comments on the Draft EIR were received from the following agencies, groups, or individuals:

1. Southern California Gas Company
2. Rincon Band of Luiseño Indians
3. Riverside County Flood Control and Water Conservation District
4. Advocates for the Environment
5. South Coast Air Quality Management District
6. Riverside County Department of Waste Resources
7. City of Perris – Development Services Department Planning Division
8. Blum, Collins & Ho LLP

The City prepared a Final Environmental Impact Report (FEIR), consisting of all the comment letters received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions and errata to the Draft EIR. The FEIR was distributed to the Draft EIR commenters 10 days prior to the Planning Commission hearing. The FEIR, and Draft EIR, including technical appendices can be accessed for review on the City website at <https://www.cityofmeniffee.us/325/Environmental-Notices-Documents>.

Findings of Fact and SOOC

Because the Draft EIR identified unavoidable significant adverse impacts that could not be mitigated below the level of significance, Findings of Fact (Findings) and a SOOC are required

City of Menifee Planning Commission
CADO Menifee Industrial Warehouse
August 14, 2024
Page 10 of 11

to approve the Project. The Findings and SOOC are included within the Resolution for the EIR for consideration by the Planning Commission.

According to the SOOC the following economic, legal, social, or technological benefits, independent of the other benefits, override the potential significant unavoidable adverse impacts and render acceptable each of these unavoidable adverse environmental impacts:

1. All feasible mitigation measures have been imposed to lessen Project impacts to less than significant levels; and furthermore, alternatives to the Project are infeasible, because while they have similar or less environmental impacts, they do not provide the economic benefits of the Project, or are otherwise socially or economically infeasible when compared to the Project, as described in the Statement of Facts and Findings.
2. The Project is consistent with and will contribute to achieving the goals and objectives established by the General Plan. Implementing the City's General Plan as a policy is a legal and social prerogative of the City. The Project would be consistent with the General Plan Goals and Policies contained within the attached "Findings of Fact and Statement of Overriding Consideration" through the implementation of Project Design Features and Mitigation Measures.

Although significant impacts will remain, the City will mitigate any significant adverse impacts to GHG emissions to the maximum extent practicable. In its decision to approve the Project, the Planning Commission has considered the Project benefits to override the environmental impacts.

Community Outreach

The Applicant's team stated that community meetings were conducted early in the entitlement process. Informal conversations with several area residents were also conducted and the Applicant's team has reached out to several property owners in the Project vicinity regarding purchasing property. Lastly, the Applicant's team has been active with multiple project proponents (of industrial projects within the City) over the years regarding the area and this Project's respective processes and status.

City staff held an environmental scoping meeting on Monday, May 17, 2022 at City Hall to discuss the Project and to receive comments from the public. A total of eight comment letters were received in response to the environmental scoping. For the Draft EIR 45-day comment period and public hearings, property owners and non-owner residents within 300 feet of the Project boundary were mailed notices at each step of the Project (scoping meeting, Draft EIR comment period, public hearing).

FINDINGS

Findings for the EIR, TPM No. 38139 (PLN 22-0041), and PP No. PLN 21-0370 are included in the attached Resolutions.

City of Menifee Planning Commission
CADO Menifee Industrial Warehouse
August 14, 2024
Page 11 of 11

PUBLIC NOTICE

The proposed Project was noticed on August 4, 2024 for the August 14, 2024 Planning Commission public hearing. A public notice was published in *The Press Enterprise* and notices were mailed to property owners and non-owner residents within a 300-foot radius of the Project site. The proper public notice was posted on-site, and in addition, all relevant public agencies and those requesting notification were notified of the public hearing.

ATTACHMENTS

1. Project Plans & Exhibits
2. Resolution – EIR
3. Exhibit A – FEIR
4. Exhibit B - Findings of Fact and the SOOC
5. Exhibit C - Mitigation Monitoring and Reporting Program
6. Resolution - Project Entitlements
7. Exhibit A – Conditions of Approval
8. Public Hearing Notice

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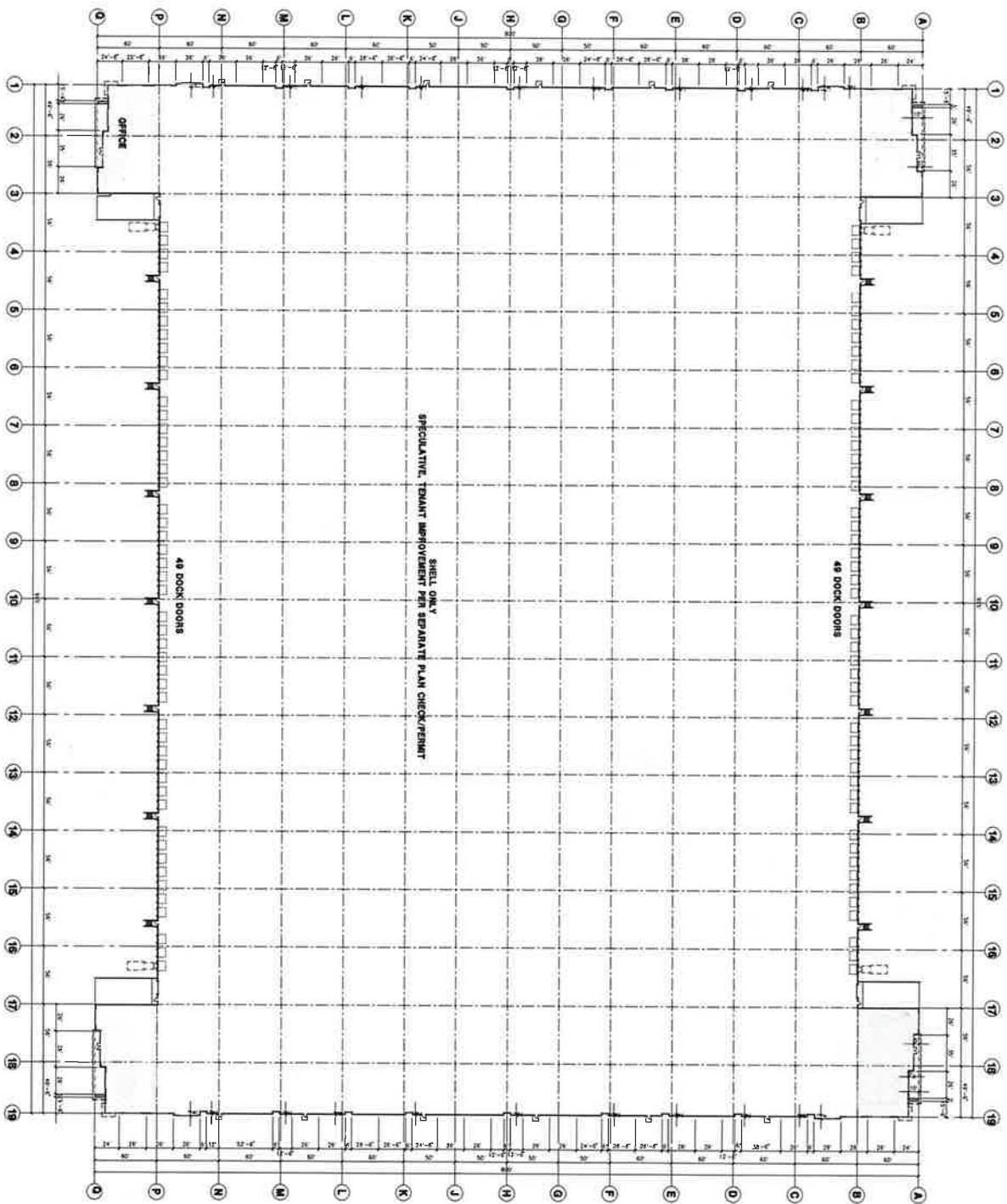
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- # SITE PLAN GENERAL NOTES
1. THE SOIL REPORT NUMBER FOR THIS PROJECT IS 2005-05. SEE DRAWING IN WHICH THE SOILS ARE IDENTIFIED FOR ALL SITE CONCRETE AND ASPHALT DRIVEWAYS. ALL CONCRETE SHALL BE 4000 PSI COMPACTED TO 95% OF THE THEORETICAL MAXIMUM DENSITY. ALL ASPHALT SHALL BE 100% COMPACTED TO 95% OF THE THEORETICAL MAXIMUM DENSITY. ALL DRIVE PAVEMENT SHALL BE PERMANENTLY MAINTAINED TO THE SAME STANDARD AS THE DRIVE PAVEMENT TO WHICH IT IS ADJACENT AT LEAST 20 FEET BEFORE DRIVE ENDS.
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- SITE LEGEND**
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OFFICIAL USE ONLY



OVERALL FLOOR PLAN A



HPA
Architecture
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10011 Madison Avenue - 8th Floor
New York, NY 10021
Tel: 212-693-1177
Fax: 212-693-1178
www.hpaarch.com
and: info@hpaarch.com

Capstone
ADVISORS
Owner:

1545 PARKWAY AVENUE
DALLAS, TX 75201
Tel: 214-697-4205
www.capstoneadvisors.com

Project
CADO
Meritee

RUFFEL ROAD AND PINE STREET
MERCER, IA

Consultants:
CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, SPECIALTY CONSULTANTS
3031500000

Title: OVERALL FLOOR PLAN

Project Number: 2075
Drawn by: SH
Date: 02/12/2022
Revision: 11 02/12/2022

DAB-A2.1



545 FARADAY AVENUE
CARLSBAD CA 92008
Tel: 760-827-6025
ATTN: MARK HAYDEN

Project:
CADO
Menifee

UFFEL ROAD AND WHEAT STREET
MONTIFF CA

Consultants:

CIVIL	WEISS and Associates
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	SPLA
LANDSCAPE	
PROTECTION	
AS ENGINEER	

Date	ELEVATION
Project Number:	22075
Drawn by:	SH
Date:	03/31/2022
Revision:	
REVISION #1	10/19/2021

Sheet:
DAB-A3.1



WEST ELEVATION (B)

KEYNOTES - ELEVATIONS

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GENERAL NOTES - ELEVATIONS

COLOR SCHEDULE - ELEVATIONS

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GLAZING | LEGEND

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HPA
Architecture



Capstone
Advisors

1545 E. 15th Avenue
Denver, CO 80202
Tel: 720.477.8825
Fax: 720.477.8826
www.hpaarch.com

Owner:
Capstone Advisors

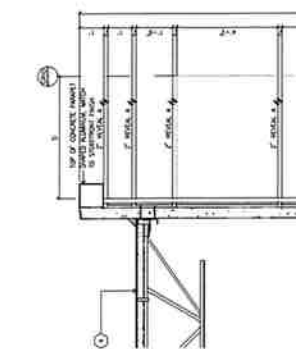
Project:
CADO
Menifee

Consultants:
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Mechanical
Electrical
Plumbing
Landscaping
Structural
Interior Design

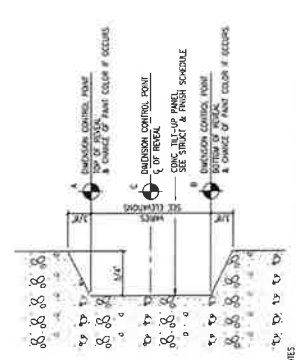
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Drawn by:
DSD/0222

Revised:
02/13/2022
Revision #1

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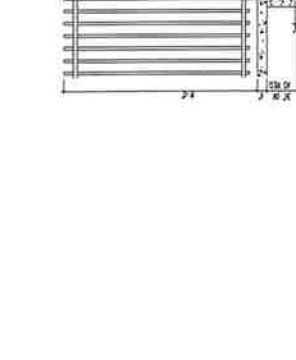
WALL SECTION & WINDOWS



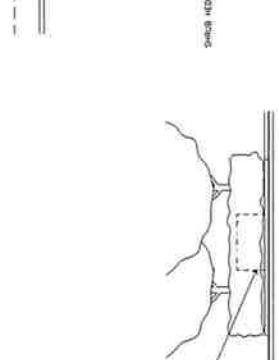
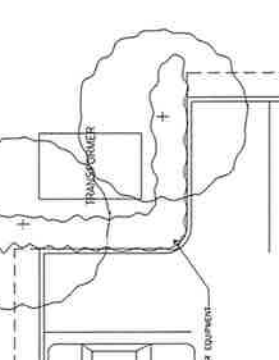
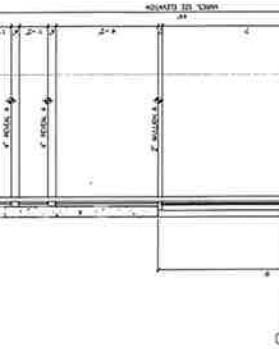
GROUND MOUNTED EQUIPMENT SCREENING



BIKE RACK DETAILS



TRASH ENCLOSURE GATE

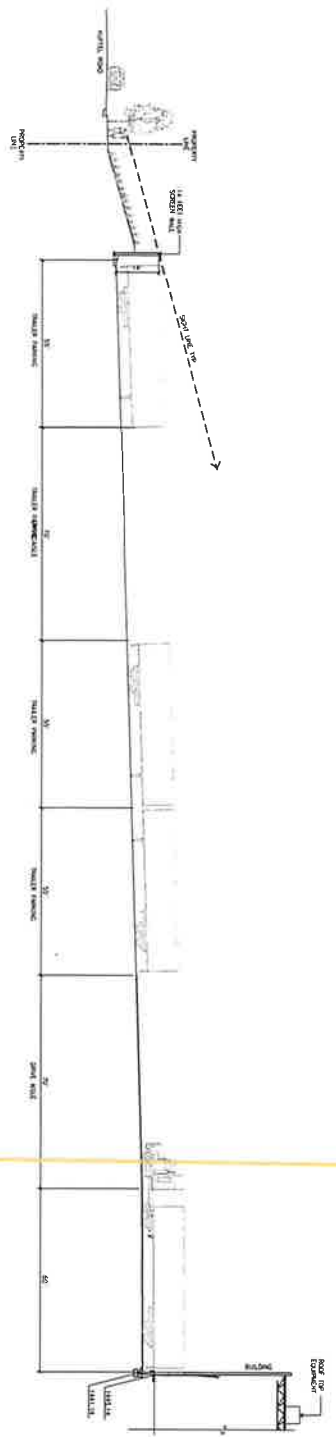


WALL SECTION & WINDOWS

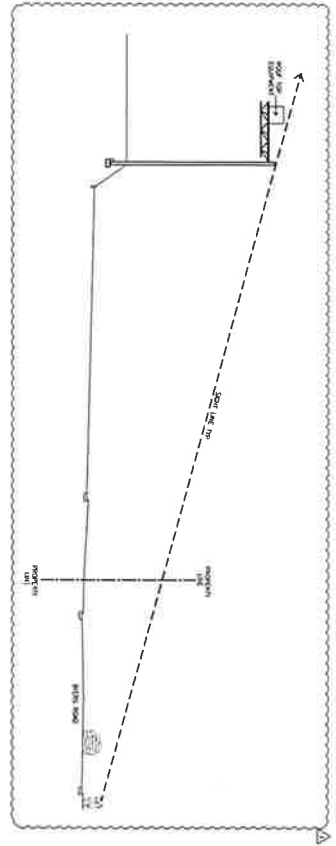
GROUND MOUNTED EQUIPMENT SCREENING

BIKE RACK DETAILS

TRASH ENCLOSURE GATE



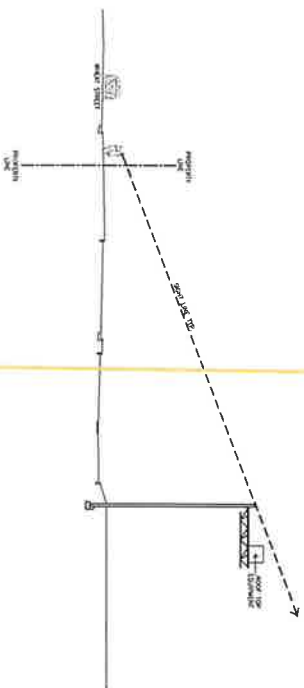
STREET SECTION - KUFFEL ROAD LINE OF SIGHT



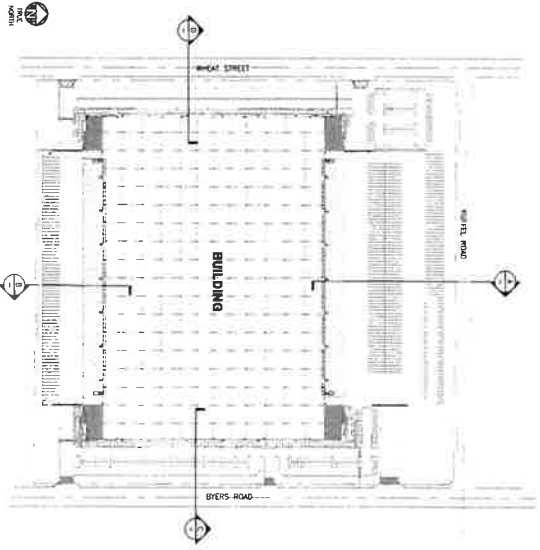
BUILDING SECTION - EAST



BUILDING SECTION - SOUTH



BUILDING SECTION - WEST



KEY PLAN

HPA
architecture

1801 Third Street
Berkeley, CA 94710
Tel: 415-863-7777
Fax: 415-863-0851
email: info@hpaarch.com

CARSTONE
ARCHITECTS

1565 PARKWAY AVENUE
DALLAS, TX 75201
ATLANTA, GA 30309

Project:
CADO
Merittree

KUFFEL ROAD AND WEST STREET
BERKELEY, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
LANDSCAPE
INTERIOR
ELECTRICAL

Project Number: 2075
Drawn by: SK
Date: 02/02/22
Revised: 02/02/22

Sheet:

DAB-A4.2



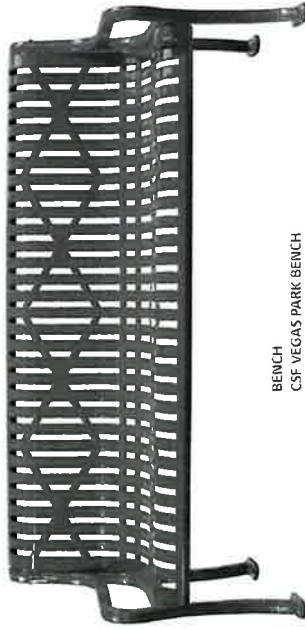
WALKWAY LIGHTS
OCEANWALK SQUARE BOLLARD
LED, SILVER METALLIC



WASTE RECEPTACLE
QCP CORP.
CALIFORNIA SQUARE OS-CAL2534W-C21
FRENCH GRAY, GRAY LID.



BIKE RACK
ULINE
3-LOOP WAVE STYLE BIKE RACK
BLACK



BENCH
CSF VEGAS PARK BENCH
GRANITE



GROUP TABLE WITH
UMBRELLA (NOT SHOWN)
QCP CORP
NATURAL GRAY FINISH



HPA, INC.
11821 Sandpiper Avenue, Ste. F100
San Diego, CA 92121
Tel: 619-593-1170
Fax: 619-593-1171
www.hpaarchitecture.com



Owner:

1545 FIDELITY AVENUE
CARLSBAD CA 92008
Tel: 760-627-4825
ATTC MARK HARTEN

Project:
CADO
Menifee

1400 FIDELITY AVENUE
MENIFEE, CA

Consultants:

CIVIL
ARCHITECTURAL
MECHANICAL
ELECTRICAL
LANDSCAPE
STRUCTURAL
ENVIRONMENTAL
WEBB and Associates
QCP CORP
BPA
BPA
BPA

Title: SITE ACCESSORIES PLANSET

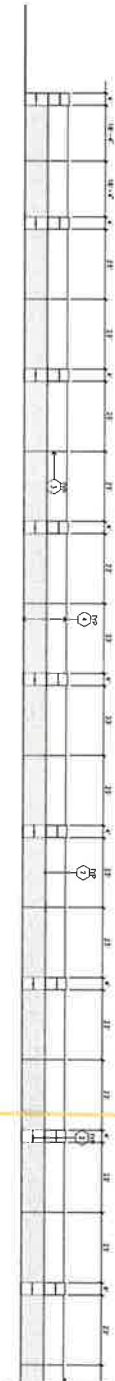
Project Number: 200705
Drawn by: SH
Date: 09/1/2007
Revision:
REVISION #1 09/1/2007

Sheet

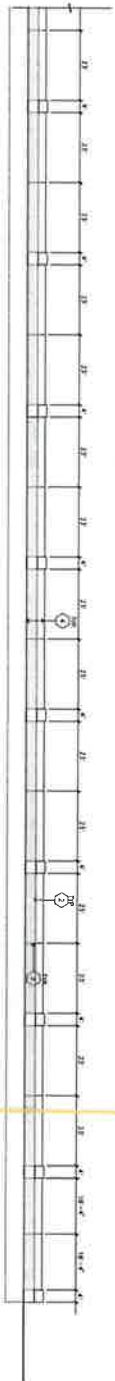
DAB-A4.3



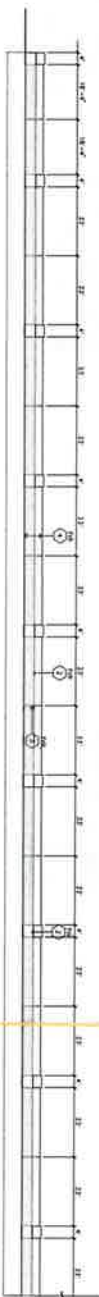
SCREEN WALL ELEVATION A (NORTH ELEVATION) **A**



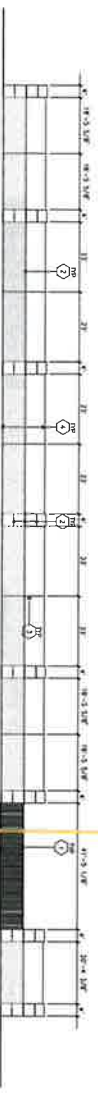
SCREEN WALL ELEVATION B (NORTH ELEVATION CONT.) **B**



SCREEN WALL ELEVATION C (SOUTH ELEVATION) **C**



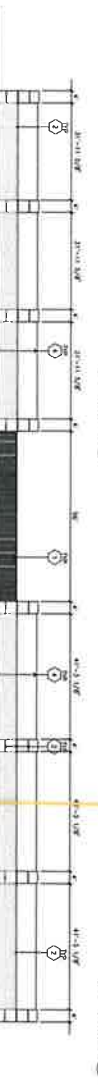
SCREEN WALL ELEVATION D (SOUTH ELEVATION CONT.) **D**



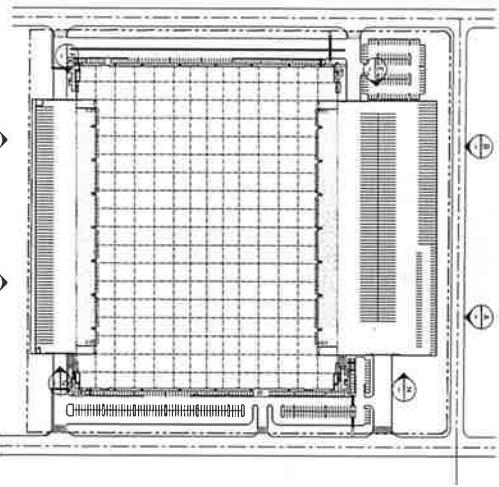
SCREEN WALL ELEVATION E (NORTHWEST) **E**



SCREEN WALL ELEVATION F (SOUTHWEST) **F**



SCREEN WALL ELEVATION G (SOUTHEAST) **G**



KEY PLAN **J**

- KEYNOTES - ELEVATIONS**
- 1. 8" x 16" WOOD STUDS, 2x4 STUDS, 2x4 STUDS, 2x4 STUDS
 - 2. 4" x 8" WOOD STUDS, 2x4 STUDS, 2x4 STUDS, 2x4 STUDS
 - 3. 4" x 8" WOOD STUDS, 2x4 STUDS, 2x4 STUDS, 2x4 STUDS
 - 4. 4" x 8" WOOD STUDS, 2x4 STUDS, 2x4 STUDS, 2x4 STUDS
- COLOR SCHEDULE - ELEVATIONS**
- 1. CONCRETE, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL
 - 2. CONCRETE, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL
 - 3. CONCRETE, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL
 - 4. CONCRETE, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL, 12" x 16" PANEL



15001 SHERWOOD DRIVE, SUITE 100
FREMONT, CA 94538
Tel: 415-493-1172
Fax: 415-493-1173
www.hpaarchitecture.com



1545 PARKWAY AVENUE
DANESBORO, CA 95920
Tel: 916-462-0811
www.capstonearchitects.com

Project:
CADO
Merilee

AUTUMN ROAD AND WHEAT STREET
MERCED, CA

Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
ARCHITECTURE
SCA

Title:
SHEET LINE DIAGRAMS
Project Number:
2015
Owner:
City of
Date:
02/12/2015
Revision:

Sheet:
DAB-A4.4

Capstone_Logo.jpg

1515 FARADAY AVENUE
CARLSBAD CA 92008
(619) 760-8274
ATTN: MARK HAYDEN

Project:
CADO
Menifee

KUFFEL ROAD AND WHEAT STREET
MENIFEE CA

Consultants:

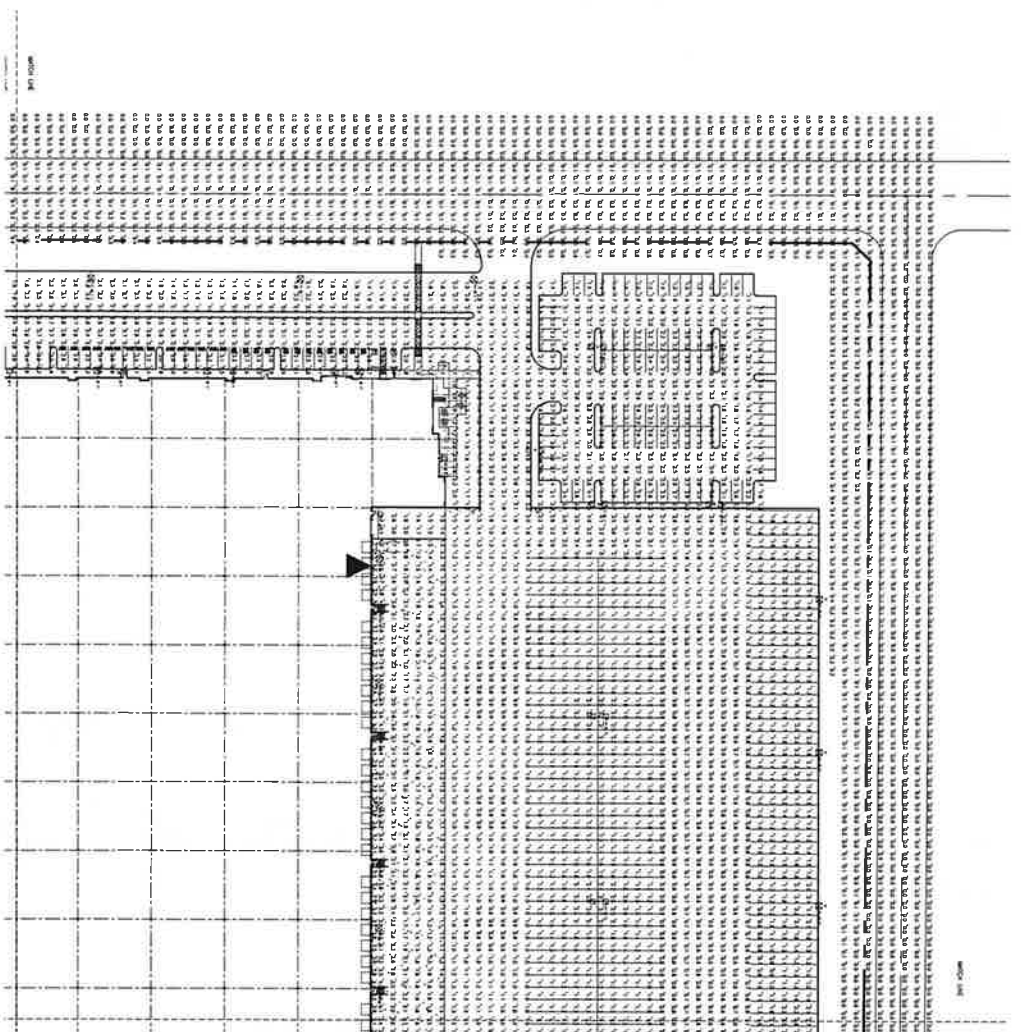
WERNER and Associates
 20100 15th Avenue
 Suite 200
 Denver, CO 80202
 Tel: 303.733.1100
 Fax: 303.733.1101
 E-mail: info@wernerand.com

Table
SITE PHOTO-METRIC
STUDY

Project Number	2007
Drawn by	Sh
Date	09/11/2002
Revision	

Sheet

FC-1A



SITE PHOTOMETRIC STUDY

[illegible][illegible]

92612
LIVE CO
1580-863-0851
122 949-863-0851
e-mail: hpa@hpa.com

Owner: ☐

Capstone_Logo.jpg

1515 FARADAY AVENUE
CARLSBAD CA 92006
TEL 760-437-8021
ATTN: MARK HAYDEN

Project:
CADO
Menifee

RUFFEL ROAD AND WHEAT STREET
MENFEE CA

MENIFEE C

Consultants:

CIVIL WEDDING AND ASSOCIATED

• **Administrative**

MS **Journal**

100

10

1



TIME SITE PHOTOGRAPHIC

21001

30075

Drawn by SH

Beaufort

100

STEW

Snehi

FC-1C

H:\NEWLOGS-09.jpg

1801 Indiana Avenue - 1st Fl
1801 Indiana Avenue - 1st Fl
1801 Indiana Avenue - 1st Fl
1801 Indiana Avenue - 1st Fl
1801 Indiana Avenue - 1st Fl

Owner:

Captone_Logs.jpg

1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue

Project:
CADO
Menifee

1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue

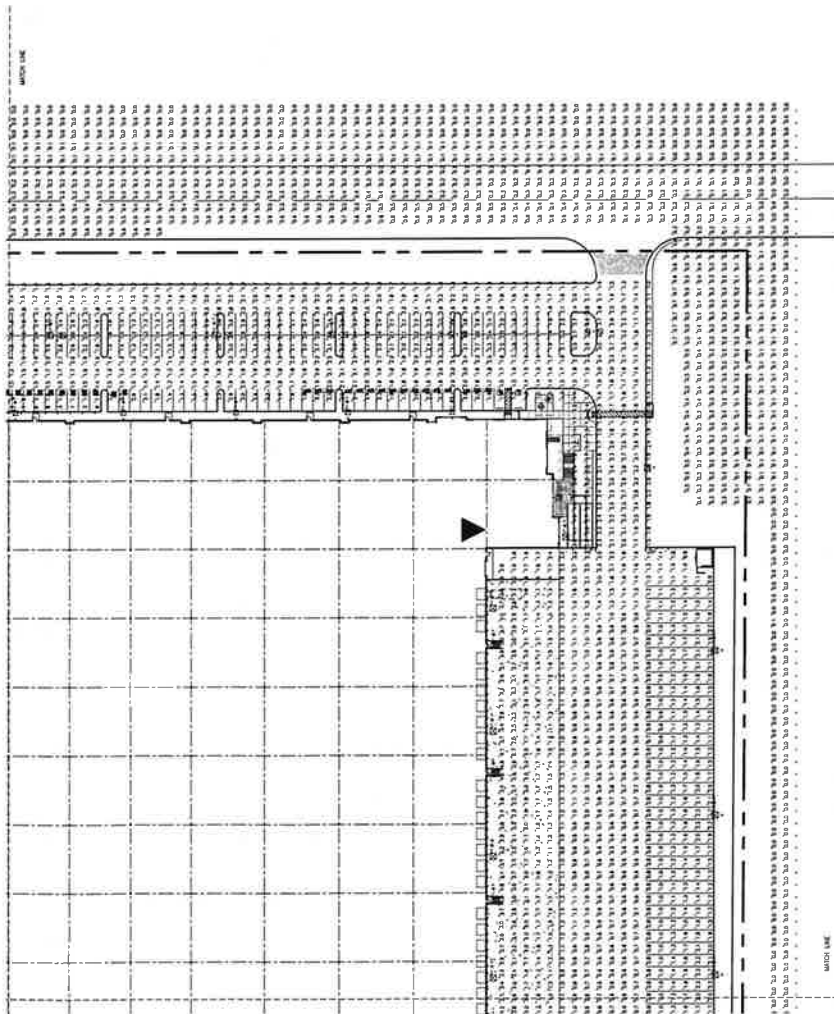
Consultants:

1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue
1801 Indiana Avenue

Title SITE PHOTOMETRIC STUDY

Project Number 2075
Drawn by SH
Date 07/10/22
Revision

Sheet
FC-1D



SITE PHOTOMETRIC STUDY
SCALE 1/4\"/>

Symbol	Code	Color	Material	Notes	Remarks
1	101	Blue	Asphalt	Asphalt	Asphalt
2	102	Blue	Concrete	Concrete	Concrete
3	103	Blue	Grass	Grass	Grass
4	104	Blue	Water	Water	Water
5	105	Blue	Other	Other	Other

Symbol	Code	Color	Material	Notes	Remarks
6	106	Blue	Asphalt	Asphalt	Asphalt
7	107	Blue	Concrete	Concrete	Concrete
8	108	Blue	Grass	Grass	Grass
9	109	Blue	Water	Water	Water
10	110	Blue	Other	Other	Other

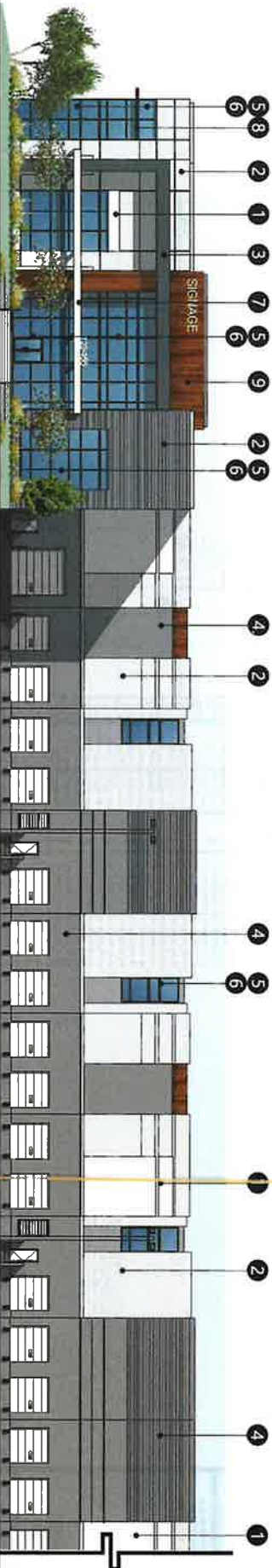
North Elevation



West Elevation



Enlarged View of North Elevation



Sherwin Williams
SW 7025
Pure White

Sherwin Williams
SW 7071
Gray Screen

Sherwin Williams
SW 7075
Web Gray

Sherwin Williams
SW 7074
Software

Blue Reflective
GLAZING

Aluminum
Brushed
MILLIONS

Sherwin Williams
Acrylic Enamel System
High Gloss Finish
In color SW 7025 PURE WHITE
@Metal CANOPY

Thin Black CANOPY

Acacia Wood - Stained Walnut
Note: Wood must be milled "L"
Size: 1x6 x18' length



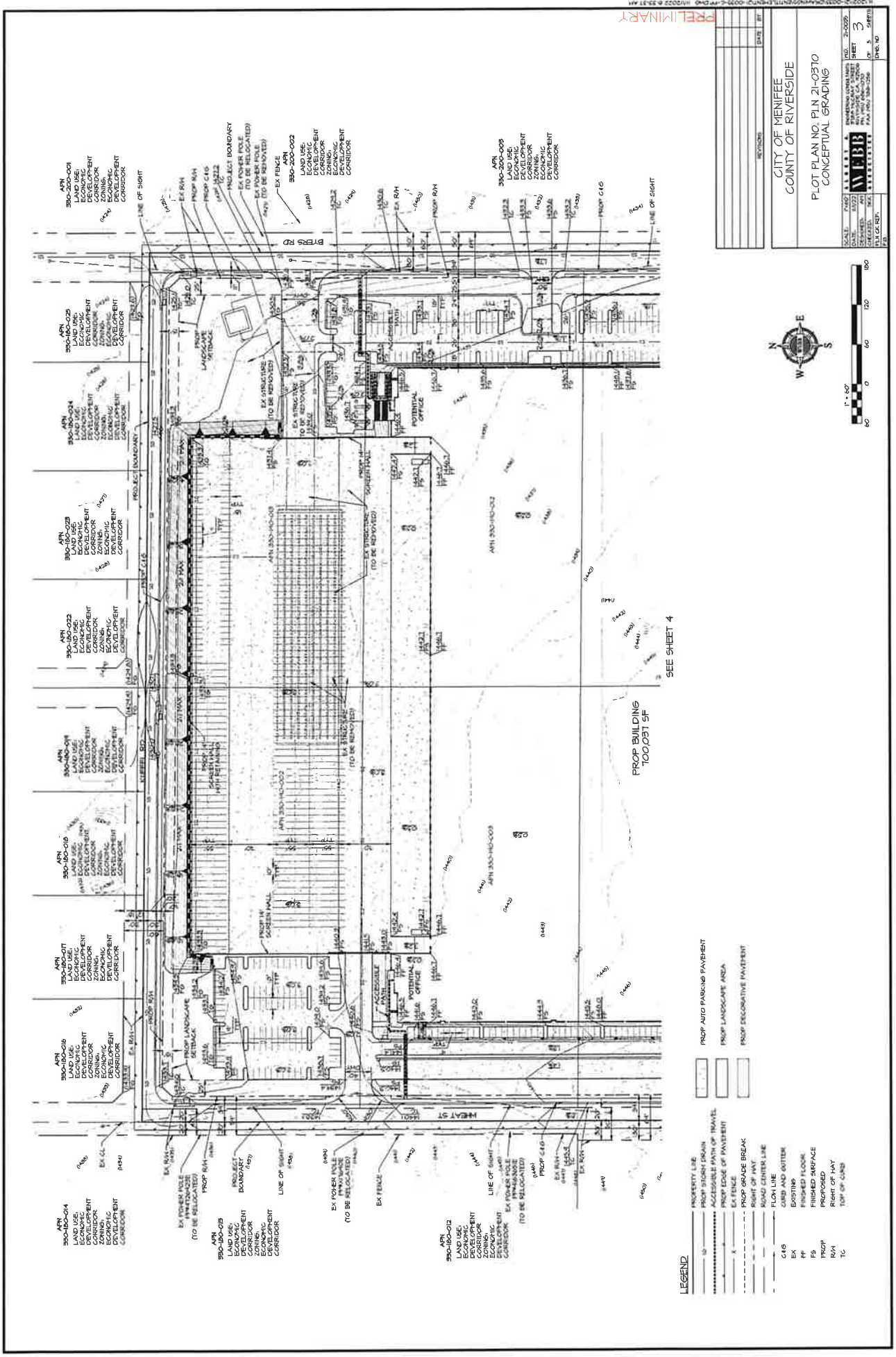
Job No. 20075.00

CONCEPTUAL COLORED ELEVATIONS AND MATERIAL BOARD - 40' CLEAR

11.16.2022

BYERS ROAD
CITY OF MENIFEE, CALIFORNIA





- LEGEND**
- PROPERTY LINE
 - PROPOSED FRONT YARD ACCESSIBLE PATH OF TRAVEL
 - PROPOSED SIDE OF PAVEMENT
 - EX FENCE
 - PROPOSED GRADE BREAK
 - RIGHT OF WAY
 - ROAD CENTER LINE
 - FLOW LINE
 - C&G AND GUTTER
 - EXISTING FLOOR FINISH SURFACE
 - PROPOSED
 - RIGHT OF WAY
 - TOP OF CURB
 - PROPOSED AUTO PARKING PAVEMENT
 - PROPOSED LANDSCAPE AREA
 - PROPOSED DECORATIVE PAVEMENT



DATE: 03/22/2023	PROJECT: 23-00000000	SHEET: 3	OF: 5
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 03/22/2023	PROJECT: 23-00000000
SCALE: 1"=60'	PROJECT: 23-00000000	SHEET: 3	OF: 5
CITY OF MENIFEE	COUNTY OF RIVERSIDE	PLOT PLAN NO. PLN 23-0370	CONCEPTUAL GRADING

PRELIMINARY

CARD REINTER, LLC
1545 PARADAY AVENUE
CARLSBAD, CA 92009
CONTACT: MARK HAYDEN
PHONE: (760) 877-6025
FAX: (760) 804-6401

HPA
1609 BARDEEN AVE, SUITE 100
IRVINE, CA 92612
CONTACT: STEVE HONG
PHONE: (949) 263-1770

TOPOGRAPHY PLotted BY INLAND AERIAL
SURVEYS, INC. ON 03/2021

GEO-ENVIRONMENTAL, INC.
 2641 RICHTER AVENUE, SUITE
 IRVINE, CA 92606
 CONTACT: ROBERTO FLORES
 PHONE: (949) 263-0334
 FAX: (949) 263-0330

SCHOOL DISTRICT
MENIFEE UNION SCHOOL DISTRICT

4023	ACRES (GROSS)
3621	ACRES (NET)

LOT 743 AND LETTERED LOT 1 OF ROLOLA FARMS NO. 4 AS SHOWN BY MAP A-10000 IN BOOK 14, PAGE(S) 41 OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

ON FILE IN BOOK 14, PAGE(S) 41, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

PARCEL 10 (AREA 350-10-004)
LOT 745 AND LETTERED LOT J, OF KONOIA FARMS NO. 4, AS SHOWN BY MA

ON FILE IN BOOK 14 PAGE(S) 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY
CALIFORNIA.

PAGE 4 (APR 30, 2002)
LOT 746 AND LETTERED LOT J, OF RONOLA FARMS NO. 9 AS SHOWN BY MAP

ON FILE IN BOOK 14, PAGE 411 OF MAPS, RECORDS OF RIVERSIDE COUNTY
CALIFORNIA

PARCEL 5 (330-190-0102)
LOT B01 AND LETTERED LOT H OF ROMOLA FARMS NO. 4, AS SHOWN BY MAP

ON FILE IN BOOK 14 PAGE (5) 41 OF MAPS, RECORDS OF RIVERSIDE COUNTT
CALIFORNIA

PAGE 16 (NOT 200103001)
LOT 802 AND LETTERED LOT H OF ROMOLA FARMS NO. 4 AS SHOWN BY MAP

ON FILE IN BOOK 14, PAGE(S) 91 OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

PARCEL 1 (AKA 300-150-002)
LOT 803 AND LETTERED LOT H OF ROMOLA FARMS NO. 4, IN THE COUNTY OF

RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1-
PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2 (A/N 150-18-001)
LOT 204 AND LETTERED LOT H OF ROMOLA FARMS NO. 9, IN THE COUNTY OF

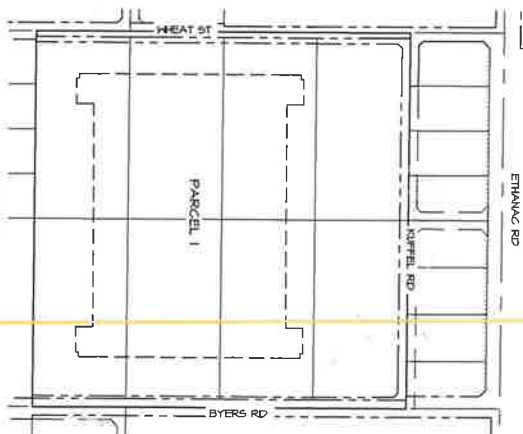
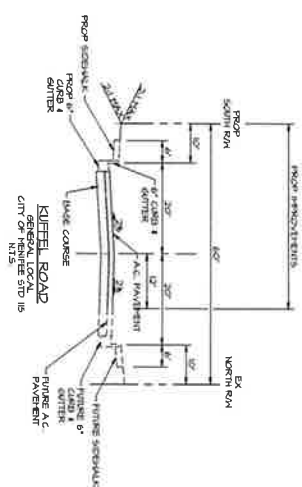
RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK ()
PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "B" SUBDIVISION ORDINANCE 460
2. THOMAS BRGS MAP BOOK PAGE 237 GRID, H2 & J2
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS NOT WITHIN A SPECIFIC PLAN
5. EASEMENTS OR ERECTION VULNE TO OTHER VEHICLES

- [illegible]

WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL	SOUTHERN CAL FORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER
CABLE TV	TIME WARNER CABLE

① AN ENGAGEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC POLE LINES AND UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1920 AS BOOK 165 PAGE 105 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN SIERRA POWER COMPANY



SHEET INDEX	
DRAWING NAME AND SECTION	
SHEET 2	ITERATIVE PHASED, WVP
PROJECT DATA	
BUILDING AREA	10,000 SF
OFFICE	10,000 SF
STAIRS	100 SF
TOTAL AREA	10,000 SF
AUTO EXHAUSTING REQUIREMENTS	
OFFICE, 10000 SF	40 STALLS
STAIRS, 100 SF	200 STALLS
TOTAL	240 STALLS
DRAWING PROVIDED	
STANDARD WVP (XWB)	441 STALLS
STANDARD WVP (XWB)	744 STALLS
TOTAL	1185 STALLS

CITY OF MENIFEE		RECEIVED	
CAPSTONE - MENIFEE TENTATIVE PARCEL MAP NO. 38134 SCHEDULE 'E'		DATE	FILE
DATE	1/22/2013	FILED	2013-000000
RECEIVED	NO	FILED	NO
DECLER	NR	FILED	NR
SHEET # 1 OF 1		SHEET # 1 OF 1	
		WEBB ENGINEERING, INC. 1000 N. HAYDEN STREET SUITE 100 P.O. BOX 100 MENIFEE, UT 84040	
DATE	1/22/2013	FILED	2013-000000
RECEIVED	NO	FILED	NO
DECLER	NR	FILED	NR
SHEET # 1 OF 1		SHEET # 1 OF 1	



REVISIONS

CITY OF MENIFEE
CAPSTONE - MENIFEE
TENTATIVE PARCEL MAP NO.
SCHEDULE "E"

SCALE: 1" = 100'
DATE: 10/22
DESIGNED: AD
CHECKED: JLE
TYPED: RSP

ALBERT A. WEBB ASSOCIATES
INCORPORATED
3700 PULASKI STREET
SUITE 200
BOSTON, MA 02118
PH: 617-266-0700
FAX: 617-266-1256