

**RESOLUTION NO. 22-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE,  
CALIFORNIA APPROVING PLOT PLAN NO. 2019-005 TO CONSTRUCT  
TWO INDUSTRIAL BUILDINGS TOTALING 1,640,130 SQUARE FEET  
ON APPROXIMATELY 72 NET ACRES LOCATED IN THE MENIFEE  
NORTH SPECIFIC PLAN, PLANNING AREA 2 (INDUSTRIAL).**

**WHEREAS**, on January 7, 2019, Motte Town Center One, LLC, filed a formal application with the City of Menifee for approval of Plot Plan No. 2019-005 for the construction of two concrete tilt up industrial buildings on 69.7 net acres; and,

**WHEREAS**, on September 25, 2019, the project applicant changed from Motte Town Center One, LLC to Core5 Industrial Partners, LLC, represented by Jon Kelly; and

**WHEREAS**, the project applicant acquired two additional parcels increasing the size of the project from 69.7 net acres to 72.12 net acres. The proposed building square footage increased to 1,640,130 square feet, consisting of Building 1 with a total of 1,254,160 square feet and building 2 proposing 385,970 square feet.

**WHEREAS**, the application for the Plot Plan is being processed concurrently with applications for a general plan amendment (PLN21-0100), change of zone (PLN21-0101), specific plan amendment (2019-006), and a tentative parcel map (PLN21-0205) to change four of the seven properties within the boundaries of the project from Heavy Industrial and Business Park to Specific Plan to provide a single set of development and design standards to be uniformly applied to the entirety of the Project site under the Menifee North Specific Plan, and to create two properties for the development of the two industrial buildings located east of Trumble Road, west of Dawson Avenue, south of Ethanac Road, and north of McLaughlin Road. Collectively, all the applications are referred to as the "Project" or "Menifee Commerce Center"; and,

**WHEREAS**, on September 28, 2022, the Planning Commission held a duly noticed public hearing on Plot Plan No. 2019-005, considered all public testimony as well as all materials in the staff report and accompanying documents, which hearing was publicly noticed by a publication in *The Press Enterprise*, an agenda posting, notices placed on the Project site, and notice to property owners and non-owner residents within 300 feet of the Project boundaries as well as to persons requesting public notice; and

**WHEREAS**, at the September 28, 2022 Planning Commission public hearing, based upon the materials in the staff report and accompanying documents, public comment, and Planning Commission discussion, the City of Menifee Planning Commission recommended that the City Council approve Plot Plan No. 2019-005; and,

**WHEREAS**, on October 19, 2022, the City Council held a duly noticed public hearing on Plot Plan No. 2019-005, considered all public testimony as well as all materials in the staff report and accompanying documents, which hearing was publicly noticed by *The Press Enterprise*, an agenda posting, notices placed on the Project site, and notice to property owners and non-owner residents within 300 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 proposed design and location of the Plot Plan is consistent with the adopted General Plan and any applicable specific plan.*

The intent of the Specific Plan general plan land use designation is to recognize areas where an existing specific plan is in place and to provide policies, standards and criteria for the development or redevelopment of these areas. All three designations (Menifee North SP "Industrial", Heavy Industrial, and Business Park) allow for the development of industrial and warehousing related uses which the proposed project is consistent. However, because four parcels making up a minority of the Project site differ from the Menifee North SP designation, Discretionary Actions and Approvals are being required to consolidate the site's designation to Menifee North SP, and thus, provide for a single set of development and design standards to be uniformly applied to the entirety of the Project site under the Menifee North SP PA 2. The Project is consistent with the development standards and design guidelines of the Menifee North Specific Plan and therefore consistent with the General Plan.

In addition, the Project is consistent with the following City of Menifee General Plan policies:

- *LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The proposed industrial project is in close proximity (approximately 1/2 mile) to the I-215 freeway Ethanac Road interchange. The location is well suited for industrial development to promote easily accessible routes for employees and delivery personnel and the location helps concentrate activity and development near the major transit corridors of the city as opposed to the rural areas or traveling through residential areas.

- *LU-1.5: Support development and land use patterns, where appropriate, that reduce reliance on the automobile and capitalize on multimodal transportation opportunities.*

The projects infrastructure improvements including roadways, intersection improvements such as traffic signals and turn lanes, bike lanes and sidewalks will help promote multimodal transportation opportunities for employees and residents surrounding the Project site.

- *CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.*

The proposed industrial project utilizes industrial architecture which focuses on efficiency for processing goods and products. The building is designed to prioritize employee safety and functionality. Nonetheless, the building is still designed to meet Menifee North Specific Plan architectural guidelines as well as City of Menifee Design

Guidelines such as building form, roof form, massing and articulation, materials and colors, windows, door and entries.

- *CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.*

The architecture of the Project incorporates varied colors, recesses, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid any long expanses of blank, monotonous walls. Screen walls have also been designed to incorporate architectural elements from the building for compatibility. Additionally, densely landscaped berms are proposed to reduce the visual height of the walls from the public right of way and to provide a visually pleasing street scene.

For these reasons, the Plot Plan is consistent with the City's General Plan objectives, policies, and programs.

**Section 2:** *The proposed project meets all applicable standards for development and provisions of this title.*

Per section 9.80.020 "Applicability" of the Development code, new construction of non-residential projects of more than 2,500 square feet of floor area requires the processing of a Plot Plan. The Plot Plan is for the site and architectural review, to allow for the construction of the two building, 1,640,130 square foot industrial Project.

The project was reviewed against the City's Development Code and the Menifee North Specific Plan. The design of the Project is consistent with the development standards of the Development Code where not detailed in the Specific Plan. Therefore, the proposed design and location of the Plot Plan meets all applicable standards of development and operation of the City's Zoning Code, including any applicable specific use regulations.

**Section 3:** *The establishment, maintenance, or operation of the proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.*

To ensure that the Project would not affect the general health, safety and/or welfare of the community, an environmental impact report (EIR) was prepared to analyze potential impacts to the surrounding persons residing or working in the community. The EIR examined all phases of the Project including planning, construction and operation and determined that potential impacts would all be less than significant with the necessary mitigation incorporated, except for significant and unavoidable impacts to Air Quality and Greenhouse Gas. A Statement of Overriding Considerations is included for the EIR stating that the impacts of the project are acceptable and outweighed by the benefits of the project. With the exception of these

environmental categories (Air Quality and Greenhouse Gas) the proposed entitlements are not anticipated to create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the project vicinity.

In addition, the Project incorporates quality architecture and landscaping 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 Building and Safety, Planning, Engineering and Public Works, Riverside County Fire, Riverside County Environmental Health, Eastern Municipal Water District, Riverside County Flood Control District, California Department of Transportation, California Fish and Wildlife, and United States Department of Fish and Wildlife Resources. These Departments have provided conditions of approval as appropriate to ensure compliance with applicable regulations.

**Section 4: CEQA Compliance.** The City Council hereby determines that the Menifee Commerce Center Environmental Impact Report (Project EIR) has been completed for the Project in accordance with the California Environmental Quality Act, State and local CEQA guidelines and pursuant to a separate Resolution, finds that the facts presented within the public record provide the basis to certify the Project EIR, adopt the Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, which have been completed for the project.

**Section 5: Approval of the Plot Plan.** The City Council finds that the facts present within the public record and within this Resolution provide the basis to approve Plot Plan No. 2019-005 subject to the Conditions of Approval as set forth in the attached Exhibit provided in this resolution.

**Section 6:** 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 19<sup>th</sup> DAY OF OCTOBER 2022.

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Bill Zimmerman, Mayor

Attest:

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Stephanie Roseen, Acting City Clerk

Approved as to form:

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Jeffrey T. Melching, City Attorney