



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: January 18, 2023
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**
28944 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: General Plan Amendment (GPA) PLN21-0404 and Change of Zone (COZ) PLN21-0405

Project Location: The GPA and COZ are proposed for properties south of Garbani Road, north of Scott Road, east of Sherman Road, and west of Palomar Road.

City Council Action: The City Council will hold a public hearing to receive public testimony on the following:

1. General Plan Amendment No. 21-0404 is to expand the existing Economic Development Corridor - Community Core (EDC-CC) in the southern portion of Menifee from Garbani Road to Scott Road and update the definition of the Business Park (BP) land use designation.
2. Zone Change No. 21-0405 would do the following: 1) change the zoning to be consistent with the proposed GPA from Economic Development Corridor – Southern Gateway (EDC-SG) to EDC-CC for the subject parcels; 2) amend the Business Park land use definition (Section 9.135.020 – Description and Intent of Zone); and, 3) amend Table 9.135.030-1 of the development code by prohibiting general warehousing/distribution centers from the Business Park zone.

Environmental Information: An Addendum to the 2013 Menifee General Plan and the 2021-2029 Housing Element Update Environmental Impact Reports has been prepared for this proposed project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the Menifee General Plan and the 2021-2029 Housing Element Update Environmental Impact Reports.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or may appear 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, 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 Orlando Hernandez, at (951) 723-3737 or e-mail ohernandez@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29844 Haun Road, Menifee, CA 92586.

Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Orlando Hernandez, Planning Manager 28944 Haun Road
Menifee, CA 92586