



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: May 3, 2023
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 (PLN23-0058) of Planning Commission Decision of the Ethanac and Barnett Speculative Warehouse(s) (Plot Plan No. PLN21-0290)

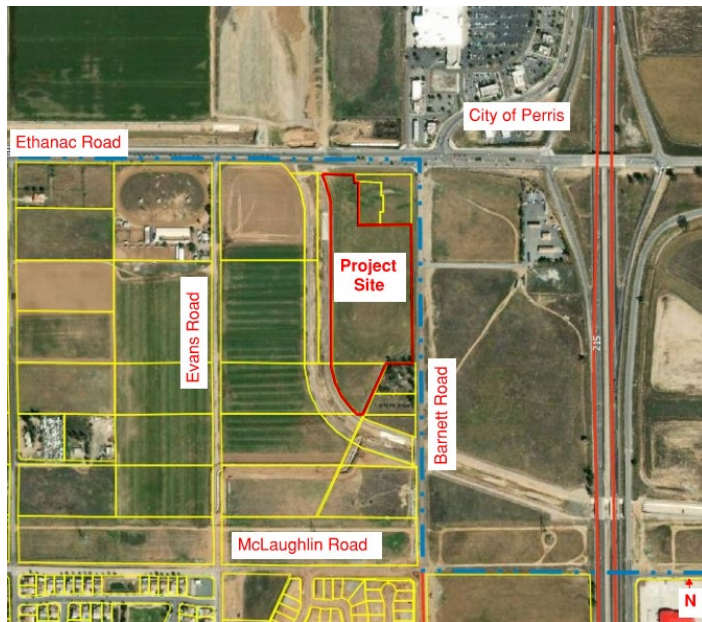
Project Location:

The project site is generally located south of Ethanac Road, west of Barnett Road, north of McLaughlin Road and east of Evans Road (and Flood Channel – Line A) at APN Nos. 331-060-036 and 331-060-021.

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 March 8, 2023, the Planning Commission held a duly noticed public hearing and voted 4-0-1 to approve Plot Plan No. PLN21-0290 - Ethanac Barnett Warehouse(s) along with the related environmental analysis. On March 20, 2023, the City received an application from the City of Perris to appeal the Planning Commission decision.

Plot Plan No. PLN21-0290 proposes to construct two (2) 125,568 square feet (approx.) concrete tilt-up buildings, totaling 251,133 sq. ft. (approx.), which includes 20,000 sq. ft. of office space on a vacant 13.89 gross acre project site. The proposed buildings have a maximum overall height of 45 feet and will include 30 dock-high doors and 4 on-grade roll up doors. The project also includes 414 proposed parking spaces, on-site landscape and irrigation and full on-site and off-site improvements.

Environmental Information: The Planning Commission adopted Resolution No. PC23-582 which determined the above project will not have a significant effect on the environment with incorporation of standard conditions of approval and mitigation measures (as listed in the IS/MND). Following the project's approval, a Notice of Determination (NOD) was filed with the Riverside County Clerk's Office on March 9, 2023.

The IS/MND can be found at the following web address: <http://www.cityofmenifee.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 Russell Brown, at (951) 723-3745 or e-mail rbrown@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.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: Russell Brown, Senior Planner
29844 Haun Road
Menifee, CA 92586