

RESOLUTION NO. PC 23-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA APPROVING A MAJOR PLOT PLAN (PLN22-0015) FOR AN INDUSTRIAL WAREHOUSE DEVELOPMENT KNOWN AS MAPES AND SHERMAN COMMERCE CENTER LOCATED AT THE SOUTHWEST CORNER OF MAPES ROAD AND SHERMAN ROAD.

WHEREAS, on February 4, 2022, the applicant, CIVF-VI-CA4B02, LLC filed a formal application with the City of Menifee for a plot plan application (PLN22-0015) for the construction of a concrete tilt-up building totaling 277,578 square feet (sq. ft.) on a 13.34 gross acre project site near the southwest corner of Mapes Road and Sherman Road; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study ("IS") and Mitigated Negative Declaration ("MND") have been prepared to analyze and mitigate the project's potentially significant environmental impacts; and

WHEREAS, between May 15, 2023 and June 5, 2023, the twenty day public review period for the Draft IS/MND took effect, which was publicly noticed by a publication in a newspaper of general circulation, noticed to owners within 550 feet of the Project site boundaries, related agencies and government agencies, and to persons requesting public notice; and

WHEREAS, Conditions of Approval for the plot plan have been prepared and attached hereto as Exhibit "A" of the resolution; and

WHEREAS, on June 14th, 2023, the Planning Commission of the City of Menifee held a public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for the adoption of the Initial Study/Mitigated Negative Declaration for Plot Plan PLN22-0015, which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notice to property owners within 300 feet of the Project boundaries, on-site posting at the Project site, and to persons requesting public notice; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menifee makes the following Findings:

Section 1: Plot Plan Findings of Approval

Finding 1 - *The proposed design and location of the Plot Plan is consistent with the adopted General Plan and any applicable specific plan.*

On October 1, 2008, the City of Menifee incorporated. On December 18, 2013, the City Council adopted a comprehensive General Plan for the City, including Goals and Policies for safe and responsible growth and development within the community. On November 4, 2015, the City Council adopted Ordinance No. 2015-180, establishing the Economic

Development Corridor (EDC) chapter of the Development Code; the EDC designation is intended to provide economic vitality and flexibility in land use options to promote economic development along major corridors.

Since 2013, the General Plan Land Use designation of the Project site has been Economic Development Corridor – Northern Gateway (EDC-NG) and the land uses allowed have been the same as well. The General Plan Land Use and Zoning designation of the site is Economic Development Corridor – Northern Gateway (EDC-NG). The Northern Gateway is envisioned as an employment center at the City's northern gateway that focuses on providing opportunity for business park development and more traditional industrial (less office) than envisioned for other EDC areas. Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and business parks, including corporate offices are encouraged, while employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.

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 project is in close proximity (approximately 1/4 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.

- *ED-1.2: Diversify the local economy and create a balance of employment opportunities across skill and education levels, wages and salaries, and industries and occupations.*

The proposed project will expand the local economy and provide increased employment opportunities for local residents.

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

The proposed project adheres to the City's Zoning Code, Design Guidelines, and Good Neighbor Policies. The applicant has worked with the city to ensure that the project provides quality architecture that helps establish a sense of place. This is done by providing a variety of architectural elements, paying attention to massing and

articulation, a wide selection of materials and colors, windows, door and entries and landscaping that complements the building design.

- *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 parkways 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.

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

The Plot Plan is for the site and architectural review, to allow for the construction of one 277,578 square foot concrete tilt-up building on 13.34 gross acres. The proposed Project meets all applicable standards of development and operation of the City's Zoning Code (Title 9), including but not limited to, parking requirements, setbacks, landscape coverage, floor area ratio (FAR) and height requirements of the EDC-NG zone. Moreover, the project was reviewed against and meets all the regulations in the Citywide Design Guidelines, including the Industrial Good Neighbor Policies.

Furthermore, the surrounding zoning designations within the City of Menifee are also EDC-NG to the south and west. As detailed above, the EDC-NG is intended to be an industrial business park, consisting of industrial related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and business park uses. 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.

Finding 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.*

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, Engineering, Public Works, and Community Development, Riverside County Fire, and Riverside County

Environmental Health. These Departments have also provided conditions of approval as appropriate to ensure compliance with applicable regulations.

The Project incorporates quality architecture and landscaping which will enhance the area. Environmental impacts resulting from the Project have been analyzed in an IS/MND. The IS/MND determined that potential impacts, would all be less than significant with the necessary mitigation incorporated. Therefore, the Project is 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.

Section 2: *Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.*

The City of Menifee Community Development Department has 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 and MMRP) and has recommended adoption of the IS/MND. The twenty-day public review period for the IS/MND occurred from May 15, 2023, to June 5, 2023.

NOW THEREFORE, the Planning Commission of the City of Menifee hereby approves the following:

1. That the Planning Commission determine that the “Findings” set out above are true and correct.
2. That the Planning Commission determine that the IS/MND has been completed for the Project in accordance with the California Environmental Quality Act, State and local CEQA guidelines.
3. That the Planning Commission, pursuant to a separate resolution, finds that the facts presented within the public record provide the basis to approve the IS/MND which has been completed for the project.
4. That the Planning Commission finds that the facts presented within the public record and within the resolution provide the basis to approve Plot Plan No. PLN22-0015 and that the Planning Commission approve said entitlements.
5. 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.

IS/MND for Mapes and Sherman Commerce Center PLN22-0015
June 14, 2023

PASSED, APPROVED AND ADOPTED this 14th day of June, 2023.

Jeff LaDue, Chairman

Attest:

Rachel Valencia, Acting Deputy City Clerk

Approved as to form:

Thai Phan, Assistant City Attorney