



**NOTICE OF PUBLIC HEARING  
AND  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: June 14, 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 Meniffee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

**Project Title:**

Plot Plan No. PLN22-015 Mapes and Sherman  
Commerce Center

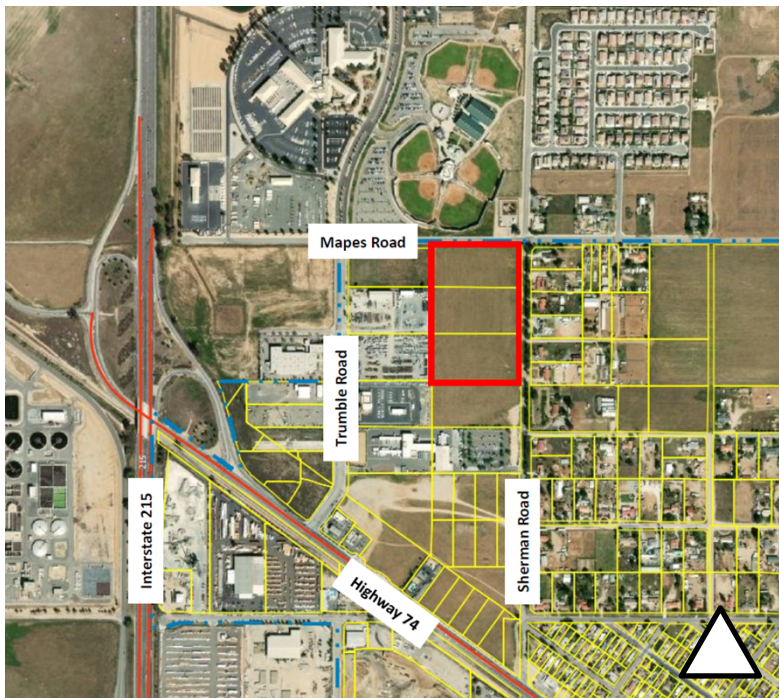
**Project Location:**

The project site is located on the southwest corner of Mapes Road and Sherman Road; Assessor Parcel Numbers (APN)s 329-030-003; 048; 049.

**General Plan Land Use and Zoning:**

Economic Development Corridor –  
Northern Gateway (EDC-NG)

**The Planning Commission will consider the following project at a public hearing:**



**Plot Plan No. PLN22-015** proposes to construct an approximately 277,578 square foot (sq. ft.) concrete tilt-up building, which includes 10,000 sq. ft. of office space on a vacant 13.34 gross acre project site. The proposed building would have a maximum overall height of approximately 51 feet and include 36 dock-high doors. The project also includes 308 proposed parking spaces, on-site landscape and full on-site and off-site improvements.

**Environmental Information:** The City of Meniffee Community Development Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration. The Meniffee Planning Commission will consider the proposed project and the proposed Initial Study and Mitigated Negative Declaration (IS/MND) along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing. In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Public Review Period: **May 15<sup>th</sup>, 2023 – June 5<sup>th</sup>, 2023**

The IS/MND is being circulated for a review period pursuant to State law. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received no later than **5:00 PM Monday, June 5<sup>th</sup>, 2023**. The IS/MND can be found at the following web address:  
<http://www.cityofmeniffee.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 Planning Commission, and the Planning Commission 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 Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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 or to provide written comments, please contact Fernando Herrera, at (951) 723-3718 or e-mail [fherrera@cityofmenifee.us](mailto:fherrera@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: Fernando Herrera, Associate Planner  
29844 Haun Road  
Menifee, CA 92586