



## **CITY OF MENIFEE**

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SUBJECT: Ethanac and Barnett Warehouse(s)  
MEETING DATE: March 8, 2023  
TO: Planning Commission  
PREPARED BY: Russell Brown, Senior Planner  
REVIEWED BY: Orlando Hernandez, Planning Manager  
APPROVED BY: Cheryl Kitzerow, Community Development Director  
APPLICANT: Daniel Lee, Phelan Development

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### **RECOMMENDED ACTION**

1. Adopt a resolution adopting a Mitigated Negative Declaration, based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment and direct staff to file a Notice of Determination; and
2. Adopt a resolution approving Plot Plan No. PLN21-0290 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

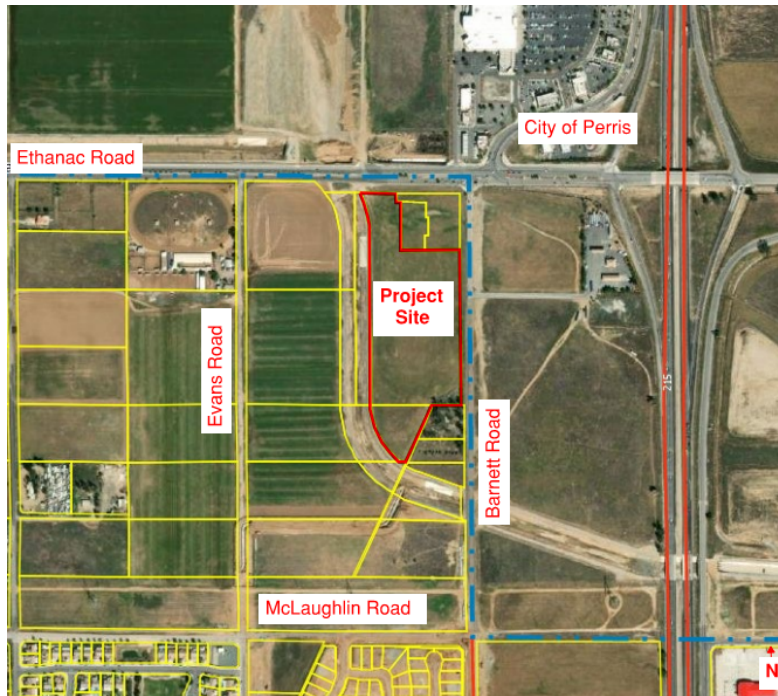
### **PROJECT DESCRIPTION**

**Plot Plan No. PLN21-0290** proposes to construct two (2) concrete tilt-up buildings totaling 251,133 square feet (sq. ft.) which includes approximately 206,019 sq. ft. of warehousing, 25,114 sq. ft. of manufacturing area and 20,000 sq. ft. of office area on a 13.89 gross acre project site. The buildings propose a maximum overall height of 42.5 feet and each includes 15 dock doors and two (2) at grade level. Associated facilities and improvements of the Project site includes 414 proposed parking spaces, on-site landscaping, and related on-site and off-site street/road improvements. The Project currently proposes two (2) full-access driveways along Barnett Road and two (2) right-in/right-out shared driveways (one (1) along Ethanac Road and one (1) along Barnett Road) with the adjacent property to the northeast (known as Ethanac Square).

### **LOCATION**

The Project site is located on the south of Ethanac Road, west of Barnett Road and Interstate 215 (I-215), north of McLaughlin Road and east of Evans Road and the Line-A Flood Channel at Assessor Parcel Numbers (APNs) 331-060-036 and 331-060-021.

### Aerial



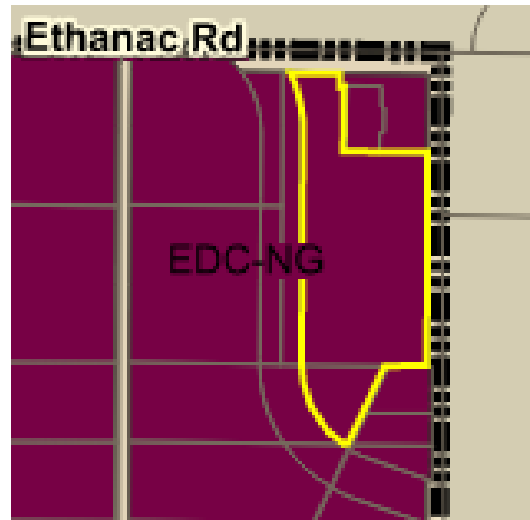
### **GENERAL PLAN/ZONE**

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) (EDC Zoning designation since 2015). 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 uses (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.

Surrounding General Plan Land Use designations within the City are EDC-NG to the south and west. To the north, is the City of Perris and the “Green Valley Specific Plan,” and to the east is also the City of Perris and the “Community Commercial” zoning designation. The proposed Project is consistent with the intent of the EDC-NG designation and compatible with surrounding land uses and land use designations. The General Plan Land Use Map and Zoning Map can be found on the following page.

### General Plan/Zoning Map

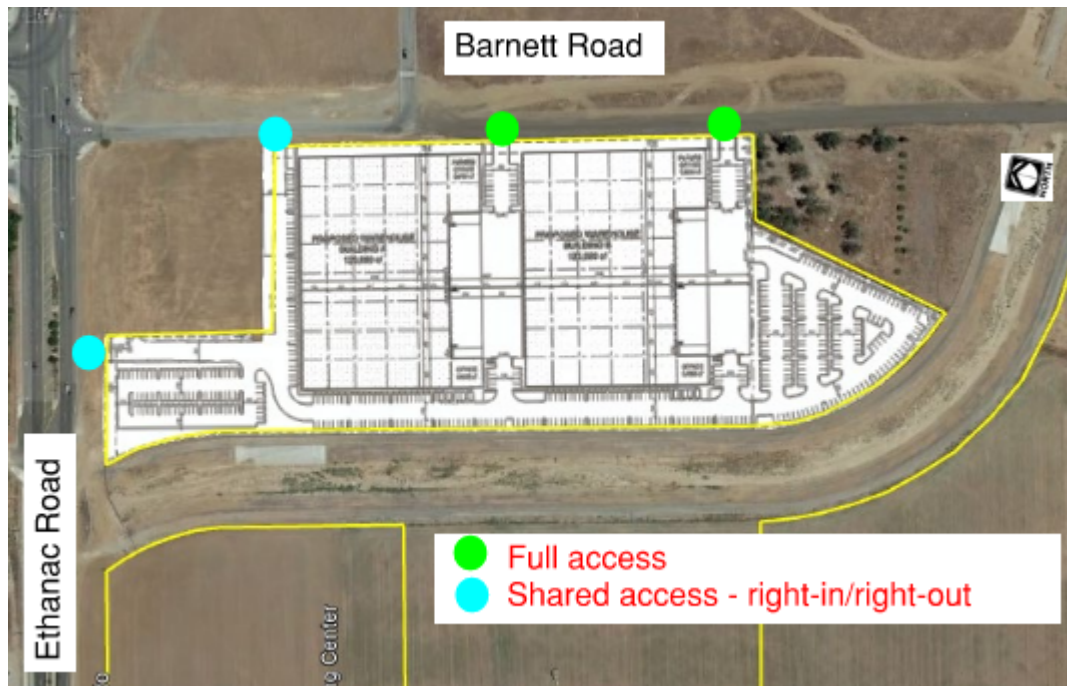


### DISCUSSION

The Project applicant is proposing a Major Plot Plan application to construct two (2) concrete tilt-up buildings totaling 251,133 sq. ft. which includes approximately 206,019 sq. ft. of warehousing, 25,114 sq. ft. of manufacturing area and 20,000 sq. ft. of office area within the EDC-NG subarea. The proposed building layout allows for likely one or two tenants maximum per building. Building tenants are unknown at this time however, the site was designed to allow for minor flexibility once the end-users are determined.

#### *Access/Circulation:*

Vehicle activity and traffic to the site is anticipated to primarily come from Barnett Road via I-215 to the east. The Project proposes two (2) full-access driveways along Barnett Road and two (2) right-in/right-out shared driveways (one (1) along Ethanac Road and one (1) along Barnett Road) with the adjacent property to the north (known as Ethanac Square), as shown in the exhibit below. The Project applicant will be required to work with the adjacent landowner (Ethanac Square) to construct the shared driveways prior to occupancy of the first building within either project (first-in will be required to construct).



The Project will be required to construct roadway improvements along the project frontages of Barnett Road and Ethanac Road consistent with the latest City Standard which is generally from the right-of-way to centerline plus twelve-feet (12'). The Project applicant will be required to coordinate roadway construction with any/all applicable agencies, including the City of Perris for the Barnett Road improvements.

#### *Parking:*

The minimum parking requirements for the site is determined by Chapter 9.215 (Parking and Loading Standards) of the City's municipal code. The minimum number of required parking spaces is indicated in the table below:

TABLE 1 – Parking Summary		
	Building SF	Parking Spaces
<b>Office: 1:250 SF</b>	20,000 SF	80
<b>Manufacturing: 1:500 SF</b>	207,501 SF	51
<b>Warehouse: 1:1,000 SF</b>	24,992 SF	207
<b>Minimum Required</b>		338
<b>Total Provided</b>		<b>414</b>

A minimum of 338 parking spaces is required, however, 414 parking spaces are being provided. Of the 414 parking spaces being provided, nine (9) will be ADA accessible and 34 will be future electric vehicle compliant (or as determined by the current building code). Furthermore, the

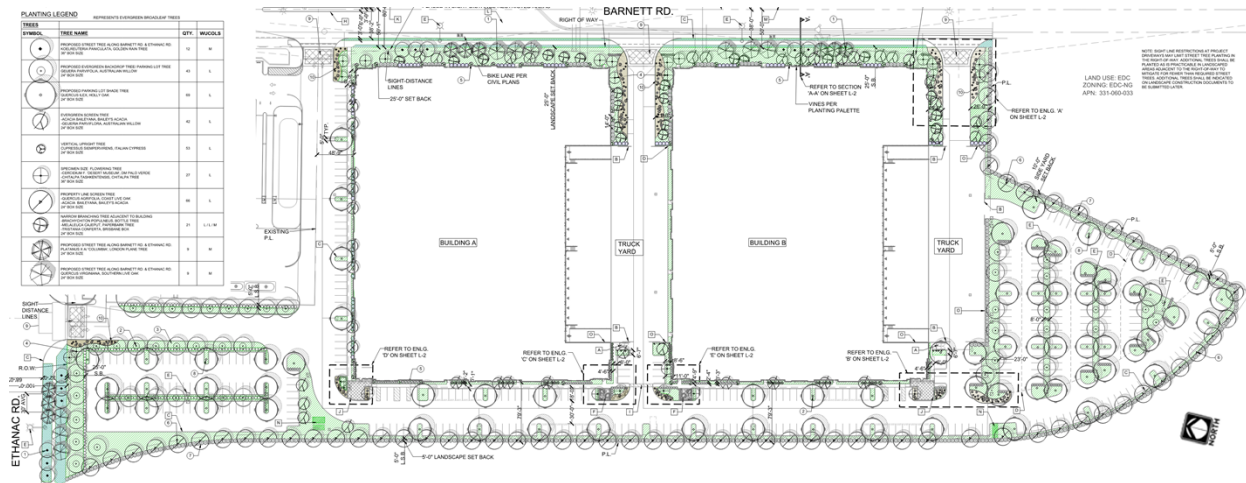
Project is required to provide 18 bicycle parking spaces. The Project is consistent with Chapter 9.215 of the City's Municipal Code.

*Landscaping:*

All Project landscaping is subject to the requirements of Menifee Municipal Code Section 9.195 “Landscaping Standards,” which requires a minimum of 10% of the total lot area be landscaped. The Project includes a total on-site landscaped area of approximately 94,785 sq. ft., which is approximately 15% of the net site area. All trees, shrubs, and ground cover are of low to moderate water demand and will be irrigated via a combination of low volume/high efficiency overhead sprays and drip irrigation, which will be automatically controlled with a weather sensing device for water conservation purposes.

Furthermore, the Municipal Code requires 10% of the total parking lot area, including drive aisles, stalls, etc. to be landscaped. Based on the total required square footage of all parking areas (160,168 sq. ft.) the total landscaped area required is 16,017 sq. ft. The applicant is proposing approximately 59,626 sq. ft. or roughly 37% of the total surface parking area. Moreover, parking lots with more than 50 parking spaces are required to provide a parking lot shading plan that illustrates a shaded coverage of at least 50% after 15 years of growth. The applicant has provided a shading plan with calculations that illustrates compliance with the required parking lot shade coverage.

Both Ethanac Road and Barnett Road will require dedication of landscaped areas between the right-of-way of each roadway and the property line, along with an irrigation system. The plantings within the off-site landscaped areas are similar to those used within the project site so as to provide continuity with plantings, spacing species, height, etc.



### Architecture:

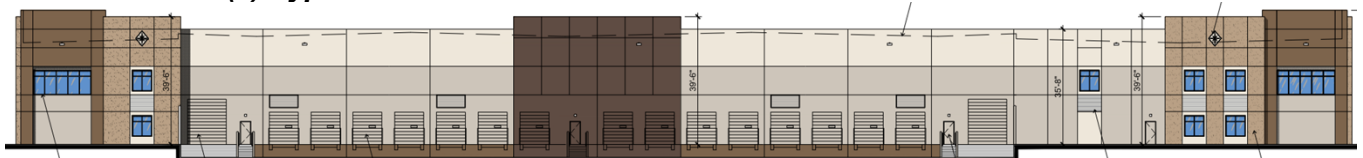
The building proposes a maximum overall height of 42.5 feet and each includes 15 dock doors and two (2) at grade level. Staff worked with the Project applicant to provide unique design features along the exterior elevations of the buildings in an attempt to break up the long building façade. A change in wall plane and exterior finish occurs every 50-feet, as does a change in the

roofline to soften the visual appearance. The Project contains a stone veneer finish in the appearance of columns at the mid-point of the building on the prominent elevations, while also containing aluminum awnings to add depth. The aluminum awnings continue at the corners of the buildings which frame approx. 24-foot-tall glass panels creating a strong focal point at the building entry points.

***North Elevation(s) Typ.***



***South Elevation(s) Typ.***



***Industrial Good Neighbor Policies***

On March 2, 2022, the City Council adopted the *Industrial Good Neighbor Policies*. The focus of the policies can be summarized in three sections:

1. Minimize impacts to sensitive uses.
2. Protect public health, safety and welfare by regulating the design, location and operation of industrial facilities.
3. Protect neighborhood character of adjacent residential communities.

When reviewing the proposed Project, the *Industrial Good Neighbor Policies* were referenced to ensure a compliant project. Implemented policies include added landscape buffers, screen walls, improved building design, increased building and loading dock setbacks, on-site truck queuing, on-site signage, and environmental mitigation measures. The nearest sensitive receptors are approximately 1,400 feet south of the Project site (residential project south of Barnett Road and McLaughlin Road). The three (3) proposed driveways along Barnett Road allow for adequate

access to the site. Multiple lanes of on-site large truck queuing are being provided which allow for adequate stacking between the proposed gated entrance locations and the right-of-way.

### **Public Comment**

Due to the location of the Project, the project application was routed to the City of Perris during the plan review process for comment. Written comments were received with the City of Perris expressing concern over possible negative environmental impacts as a result of the Project. Staff reached out to the City of Perris and had a follow up conversation with City of Perris staff explaining their comments were adequately addressed in the environmental document. As outlined in the section below, staff is recommending the approval of a Mitigated Negative Declaration (MND) along with the determination that the Project will not have a significant effect on the environment.

### **ENVIRONMENTAL DETERMINATION**

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 Initial Study Mitigated Negative Declaration (IS/MND)) and has recommended adoption of the IS/MND. The 30-day public review period for the IS/MND occurred from February 4, 2023, to March 6, 2023. A Mitigation Monitoring and Reporting Plan (MMRP) was prepared and identifies all mitigation measures that will be required for the project.

The IS/MND, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

### **FINDINGS**

Findings for the MND and Plot Plan are included in the attached draft resolutions.

### **PUBLIC NOTICE**

Public notices were distributed on February 4, 2023, for the March 8, 2023, Planning Commission hearing. Notices were published in *The Press Enterprise*, *The SB Sun* and *Dailey Bulletin* and notices were sent to owners within 800 feet of the Project site boundaries and to all relevant agencies, interested parties, and all who commented on the environmental document. On-site postings were provided.

### **ATTACHMENTS**

1. Resolution of Approval (IS/MND)
  - a. ISMND, including MMRP
2. Resolution of Approval (Plot Plan)
  - a. Conditions of Approval
3. Exhibits
4. Public Hearing Notice/Notice of Intent