



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow - Community Development Director

Notice of Determination

TO:
 Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County Clerk
County of Riverside
2720 Gateway Drive, Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Ryan Fowler, Senior Planner
Phone Number: 951-723-3740

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): N/A **2019089102**

Project Title: "Forterra Pipe Expansion" Revised Conditional Use Permit No. 2018-199

Project Applicant: Forterra Pipe, 26380 Palomar Road, Menifee, CA 92585 (Phone: 951-469-8956)

Project Location: The project site is located at the northwest and northeast corners of the intersection of Matthews Road and Palomar Road within the City of Menifee, County of Riverside, State of California (APN 331-190-046 and 220-022 through -025, -037, and -040).

Project Description: **Revised Conditional Use Permit No. 2018-199** proposes a revision to the previous City-approved CUP 2016-263. The revision will include the construction of a new 16,500 sq. ft. metal building with an attached 3,125 sq. ft. shed roof overhang within the existing manufacturing and storage area in the eastern portion of the project site (east of Palomar Road). The new building will have a height of 47'-3" and will be used for the fabrication of concrete water quality boxes. The project also includes three (3) traveling cranes to assist in the assembly and movement of materials and concrete. Concrete batching equipment will be installed and will include a precast concrete mixer with sand and aggregate material bins and a cement silo for the storage of raw cement. The material storage bins and cement silo will be 19 and 48 feet high, respectively. This concrete batching equipment will replace the delivery of ready-mix concrete from local suppliers.

A new 4,200 sq. ft. metal building addition will be added to an existing 3,800 sq. ft. metal storage building to provide weatherproof storage of the materials and equipment. The previously mentioned concrete batching equipment will be partially screened from Matthew Road by the proposed 4,200 sq. ft. building, and will also be screened by the existing 6-foot-tall perimeter block wall and landscaping.

The project also includes the addition of a storage yard on 3.4 acres on the west side of Palomar Road. Products will be manufactured on the east side of Palomar Road and then delivered to the storage yard for temporary storage of the products until they are delivered to a job site.

New six-foot-tall decorative block walls will be constructed along the west side of Palomar Road, north side of Matthews Road (west of Palomar Road), the easterly portion of the north property line, and the southerly portion of the west property line to screen the new 3.4-acre storage area. Tubular steel fencing will be installed along the remainder of the north and west property lines of the storage yard. The project also includes landscaping surrounding the storage yard.

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved the above-referenced project on October 9, 2019, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.

- 5. A Statement of Overriding Considerations was not adopted for the project.
- 6. Findings were made pursuant to the provisions of CEQA.

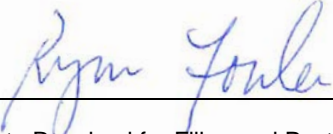
This is to certify that the Mitigated Negative Declaration and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Ryan Fowler

City Contact Person

(951) 723-3740

Phone Number



Senior Planner

10/16/19

Date Received for Filing and Posting at OPR: Governor's Office of Planning & Research

OCT 16 2019

STATE CLEARINGHOUSE