



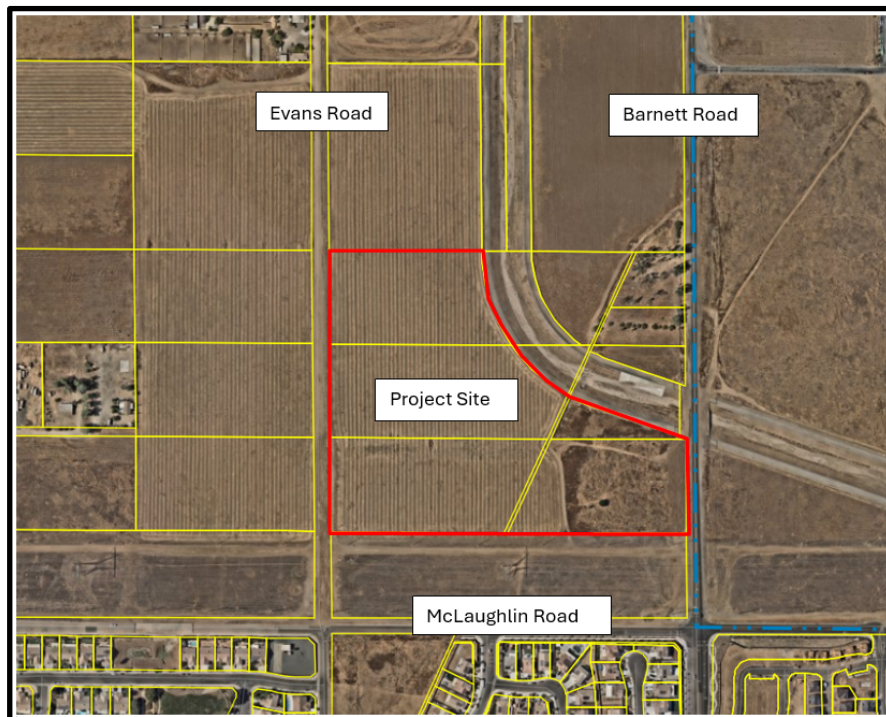
**NOTICE OF PUBLIC HEARING
AND
NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT**

TIME OF HEARING: May 14, 2025
DATE OF HEARING: 6:00PM, or as soon thereafter as possible
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 PLANNING COMMISSION** to consider the project shown below:

Project Title: “Northern Gateway Logistics Center” – Plot Plan No. PLN 23-0040 – Environmental Impact Report (EIR) (State Clearinghouse Number #2021110379.)

Project Location: The Project is generally located south of Ethanac Road, east of Evans Road, west of Barnett Road, and north of McLaughlin Road within the City of Menifee (City), County of Riverside, State of California (Assessor Parcel Numbers [APNs]: 331-060-007, 331-060-008, 331-060-030, 331-060-023, and 331-060-020).



The Planning Commission will consider whether to approve of the following project at a public hearing:

Plot Plan (PP) No. PLN23-0040 includes the development of two speculative warehouses. Building 1 (northern building) is 45 feet 1 inch in height and includes 99,326 square feet of warehousing space with 6,000 square feet of office space for a total of 105,326 square feet. Building 2 is 45 feet 7 inches in height and includes 277,715 square feet of warehousing space, 8,000 square feet of office space and a 7,000 square foot mezzanine for a total of 292,715 square feet. Both warehouses have a combined total of 398,041 square feet. Additional improvements include a parking lot and loading docks, ornamental landscaping, associated onsite infrastructure, and construction of offsite street improvements.

The Project would include 52 dock-high doors (15 on Building 1 and 37 on Building 2) and four grade-level truck doors (2 per building). Approximately 15 trailer stalls (including dock spaces) are provided on the truck court on Building 1 and 78 trailer stalls are provided on Building 2 within areas secured by sliding gates. The proposed Project would also provide 108 passenger car parking spaces on Building 1’s site and 244 on Building 2’s site. Access to the site would be provided by one driveway on Barnett Road and 3 driveways on Evans Road. Access

to the Evans Road driveways will be provided by Ethanac Road and the proposed westbound driveway on the southern end of the project site.

The Project would also include approximately 106,512 square feet (approximately 13% of Project site) of ornamental landscaping, split between the two building sites. Building 1 proposes 35,374 square feet of landscaping totaling approximately 15% of the site and Building 2 proposes 71,138 square feet of landscaping totaling approximately 12% of the Building 2 site.

The truck courts will have an 11-foot-tall screen wall along the flood channel and at the entries to screen the truck court from public view.

The Project would also include various road and utility improvements along the southern, eastern and western project frontages.

Environmental Information: On June 6, 2024, a Notice of Availability of the Draft EIR was sent to Responsible and Trustee Agencies and mailed to surrounding property owners and non-owner residents within 500 feet of the project site, stating that copies of the Draft EIR were available for public review on the City's website, at the City of Menifee City Hall, the Sun City Library and Menifee Library. The public review period was for the State-mandated 45 days, from June 6, 2024, through July 22, 2024. Analysis presented in the Draft EIR indicated the proposed project would not result in significant and unavoidable impacts. The Draft EIR also presented mitigation measures, which will reduce project-specific and cumulative impacts. All other environmental effects evaluated in the Draft EIR are considered less than significant or can be successfully mitigated below the applicable significance thresholds.

The Final Environmental Impact Report (FEIR) responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, the City is not required to respond to comments on the FEIR. If written comments are received, they will be provided to the Planning Commission as part of the staff report for the Project. The Draft EIR and FEIR will be submitted to the Planning Commission for requested certification and action on the Project.

The FEIR is available on the City of Menifee Community Development Department website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>. A hard copy of the FEIR can be viewed at: **Menifee City Hall** – 29844 Haun Road, Menifee, CA 92586, the **Sun City Library** – 26980 Cherry Hills Blvd, and the **Menifee Library** – 28990 La Piedra Rd.

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).

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 the 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 comments, 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 correspondence, please contact Brandon Cleary at (951) 723-3761 or e-mail bcleary@cityofmenifee.us.

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Brandon Cleary, Associate Planner
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