



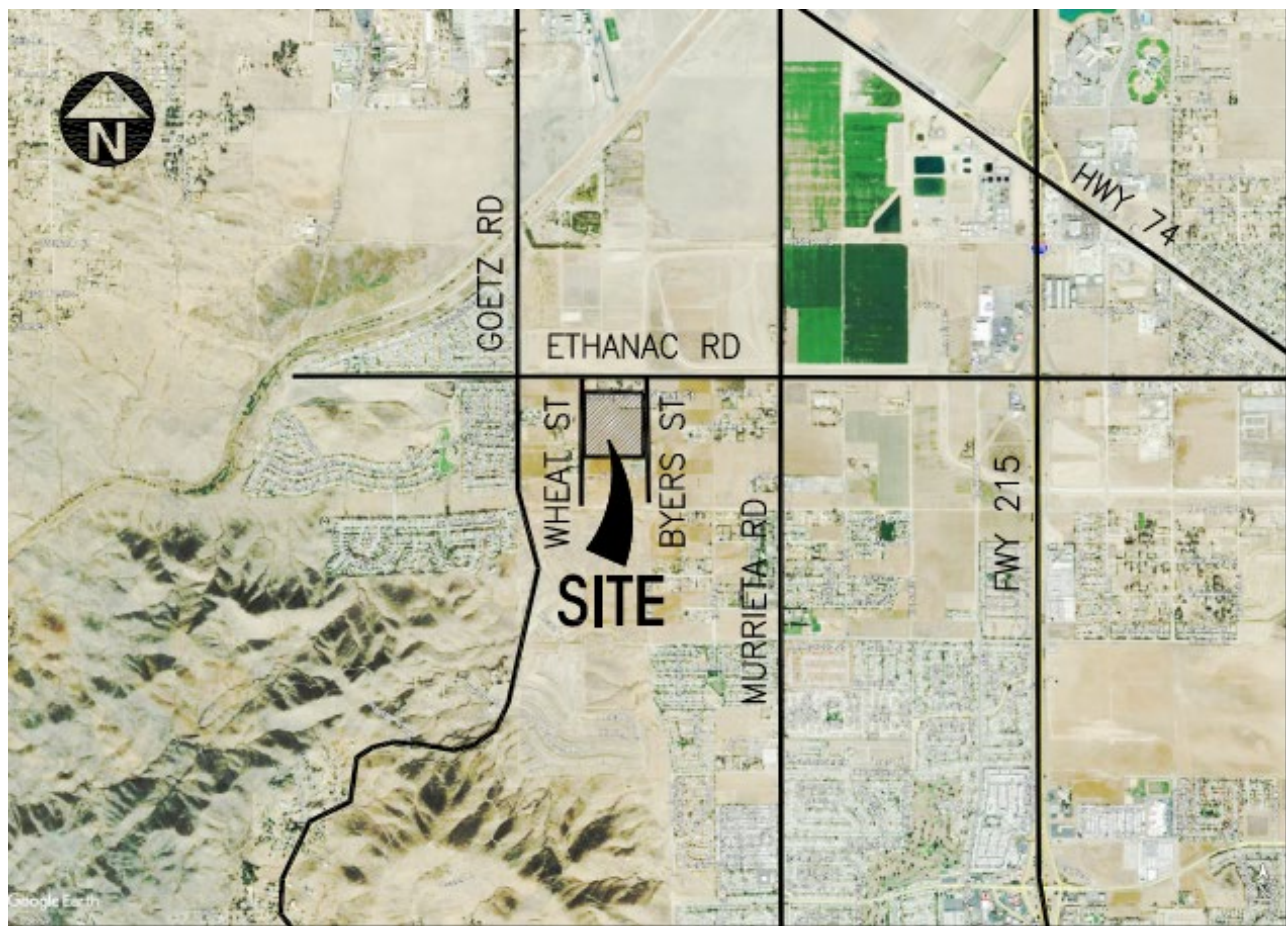
**NOTICE OF PUBLIC HEARING
AND
NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT**

TIME OF HEARING: August 14, 2024
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: “CADO Menifee Industrial Warehouse Project” – Tentative Parcel Map (TPM) No. 38139 (PLN 22-0041) and Plot Plan No. PLN 21-0370 – Environmental Impact Report (EIR) (State Clearinghouse Number #2022040622.)

Project Location: The Project is generally located west of Interstate 215 (I-215) and south of State Highway (SH) 74, within the City of Menifee (City), County of Riverside, State of California. The Project is north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road. The Project site is located in the Economic Development Corridor- Northern Gateway (EDC-NG) zone of the City and is currently bordered by a scattering of existing rural residential properties (1-5 acres) and vacant land. The Project site consists of eight parcels (Assessor Parcel Numbers: 330-190-002 through -005 and 330-190-010 through -013).



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

Tentative Parcel Map No. PLN 22-0041 proposes to consolidate 8 parcels into one (1) industrial parcel. The Project site is approximately 40.03 gross acres and 36.81 net acres.

Plot Plan No. No. PLN 21-0370 proposes a 700,037 square foot warehouse/industrial building with 10,000 square feet of office space and 690,037 square feet of warehouse space on a 36.8 net acre (40.03 gross acre) site. There will be three (3) points of access on Byers Road and two (2) points of access on Wheat Street.

Associated facilities and improvements of the Project include on-site landscaping, parking, regional Project access, and off-site improvements (roadway improvements, storm drain, utilities).

Environmental Information: On March 13, 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 300 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 March 13, 2024, through April 27, 2024. Analysis presented in the Draft EIR indicated the proposed project would have certain significant and unavoidable greenhouse gas 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 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 Ryan Fowler, at (951) 723-3740 or e-mail rfowler@cityofmenifee.us.

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
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