



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 23-338079**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202301252
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-338079
STATE CLEARINGHOUSE NUMBER (If applicable) 2022120083

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MENIFEE	LEAD AGENCY EMAIL BHAMILTON@CITYOFMENIFEE.US	DATE 11/30/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202301252

PROJECT TITLE  
MOTTE BUSINESS CENTER

PROJECT APPLICANT NAME CORE5 INDUSTRIAL PARTNERS	PROJECT APPLICANT EMAIL JKELLY@CSIP.COM	PHONE NUMBER (949) 467-3290
PROJECT APPLICANT ADDRESS 300 SPECTRUM CENTER DRIVE, SUITE 880,	CITY IRVINE	STATE CALI
		ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED   
 \$ \_\_\_\_\_ \$0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy                      Irma Rodriguez
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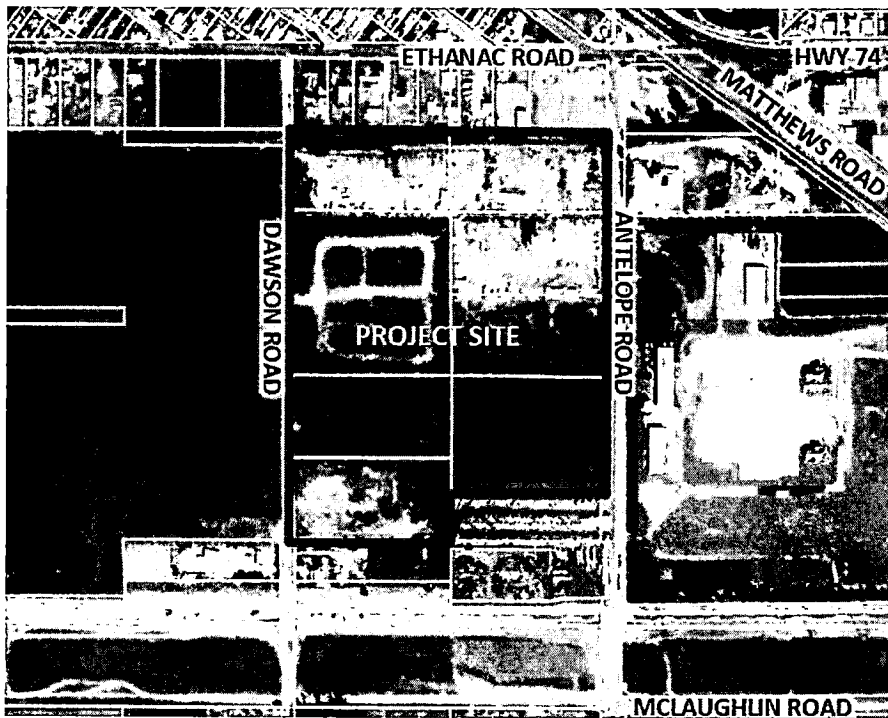
**NOTICE OF PUBLIC HEARING  
AND  
NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT**

TIME OF HEARING: December 13, 2023  
 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:** "Motte Business Center" – Tentative Parcel Map (TPM) No. 38432 (PLN22-0114) and Plot Plan No. PLN22-0115 – Environmental Impact Report (EIR) (State Clearinghouse Number #2022120083)

**Project Location:** The Project is generally located southeast of Interstate 215/Ethanac Road interchange in the City of Menifee, County of Riverside, State of California. The Project is generally bounded by a Riverside County Flood Control channel, Southern California Edison (SCE) utility corridor, and McLaughlin Road to the south; commercial, non-conforming residential uses and Ethanac Road to the north; Antelope Road to the east; and Dawson Road to the west. The Project consists of eight parcels (Assessor Parcel Numbers (APNs): 331-150-036, -037, -039, -040, -041, -042, -044, -045).



**FILED / POSTED**

County of Riverside  
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 11/30/2023 04:57 PM Fee: \$ 0.00  
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**The Planning Commission will consider whether to approve of the following project at a public hearing:**

**Tentative Parcel Map (TPM) No. 38432 (PLN22-0114)** proposes to combine eight parcels (APNs 331-150-036, 331-150-037, 331-150-039, 331-150-040, 331-150-041, 331-150-042, 331-150-044, 331-150-045) into one parcel for a total of 46.33 gross acres and 43.94 net-acres.

**Plot Plan (PP) No. PLN22-0115** proposes to construct one concrete tilt-up building totaling 1,138,638 square feet which includes 10,000 square feet of office, 928,638 square feet of ground floor warehouse and 200,000 square feet of mezzanine space on an approximately 43.94 net-acre project site. The building proposes a structural height of approximately 50 feet and includes 616 automobile parking spaces, 284 truck trailer parking spaces, and 128 dock doors. The project would include landscaping on the Project site and along the entire project frontage within the Dawson Road and Antelope Road rights-of-way.

**Environmental Information:** On September 29, 2023, 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 400 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 September 29, 2023, through November 13, 2023. Analysis presented in the Draft EIR indicated that 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, comments on the FEIR are not required to be responded to by the City. 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 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 correspondence, please contact Brett Hamilton, at (951) 723-3747 or e-mail [bhamilton@cityofmenifee.us](mailto:bhamilton@cityofmenifee.us).

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT  
Attn: Brett Hamilton, Senior Planner  
29844 Haun Road  
Menifee, CA 92586