



**NOTICE OF PUBLIC HEARING
AND
INTENT TO ADOPT A NEGATIVE DECLARATION**

TIME OF HEARING: **6:00 p.m. or as soon as possible thereafter.**
DATE OF HEARING: **April 12, 2023**
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:

DEV2022-005 - StaxUP Storage Expansion –

Major Modification No. PLN22-0026, Major Conditional Use Permit No. PLN22-0027 and Minor Exception No. PLN23-0043)

Project Location:

The project site is located on the southeast corner of Haun Road and Holland Road (APN 360-230-019).

General Plan Land Use and Zoning:

Economic Development Corridor – Community Core (EDC-CC)



The Planning Commission will consider the following project at a public hearing:

Major Modification No. PLN22-0026, Major Conditional Use Permit No. PLN22-0027 and Minor Exception No. PLN23-0043 proposes the addition of three (3) new self-storage buildings to an existing self-storage facility located at the southeast corner of Holland Road and Haun Road. The project proposes one (1) three-story (approx. 45.5 feet tall) 31,040 sf building and two (2) one-story (approx. 14 feet tall), 2,800 sf building(s) within the existing development area. The project proposes 3 parking spaces (1 of which will be ADA compliant) and one loading area along the east side of the proposed three-story building. The proposal consists of approximately 15,170 square feet of landscaped area inclusive of a water quality basin positioned between the three-story building and the recently approved (yet to be constructed) frontage road as a result of a future city project: the Holland Overpass project. The project also consists of a Minor Exception to allow for a 10 percent reduction in the minimum amount of required on-site landscaping.

Environmental Information:

Public Review Period: **March 17th, 2023 – April 5, 2023**

The City of Menifee Community Development Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Negative Declaration. The Menifee Planning Commission will consider the proposed project and the proposed Negative Declaration at the public hearing. In addition, 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).

The IS/ND is being circulated for a review period pursuant to State law. All comments on the IS/ND must be submitted in writing to the address or e-mail provided below and received no later than **Wednesday, April 5th, 2023**. The IS/ND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

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 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, please contact Russell Brown, at (951) 723-3745 or e-mail rbrown@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Russell Brown, Senior Planner
29844 Haun Road
Menifee, CA 92584