



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

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 23, 2024
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:

“Ethanac Business Park” – General Plan Amendment (PLN23-0173), Specific Plan Amendment (PLN23-0175), Zone Change (PLN23-0174), and Plot Plan (PLN23-0171)

Project Location:

The Project site is located along Sherman Road, in the City of Menifee (City), County of Riverside, California, on Assessor Parcel Numbers (APNs) 331-110-023, -038, and -039. The Project is generally located in the northeastern portion of the City, approximately 0.37 miles to the east of Interstate 215 (I-215), east of Trumble Road, south of Ethanac Road, west of Sherman Road and north of McLaughlin Road.

General Plan Land Use and Zoning:

The Project site’s existing general plan land use designation is “Menifee North Specific Plan” at APNs 331-110-038 and -039 and Heavy Industrial (HI) at APN 331-110-023. The Project site’s existing zoning is “Menifee North Specific Plan (SP)” at APNs 331-110-038 and -039 and Heavy Industrial (HI) at APN 331-110-023.



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

Planning Application No. General Plan Amendment (PLN23-0173) proposes an amendment to the General Plan by changing the land use designation of APN 331-110-023 (1.16 acres) from Heavy Industrial (HI) to Specific Plan (SP) more specifically the Menifee North Specific Plan.

Planning Application No. Specific Plan Amendment (PLN23-0175) proposes to change the boundary of the Menifee North Specific Plan by adding APN 331-110-023 (1.16 acres) and designating it as Planning Area 2 – Industrial.

Planning Application No. Zone Change (PLN23-0174) proposes to change APN 331-110-023 (1.16 acres) from Heavy Industrial (HI) to Menifee North Specific Plan.

Planning Application No. Plot Plan (PLN23-0171) proposes to construct a new approximately 264,710 square foot warehouse consisting of 254,710 square feet of warehouse area and 10,000 square feet of office area on a 11.47-acre site. The Project proposes approximately 168 automobile parking spaces and 47 truck trailer parking stalls along with approximately 58,864 square feet of landscaping.

Environmental Information:

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The City of Menifee Community Development Department determined the above project would not have a significant effect on the environment and recommends adoption of a Mitigated Negative Declaration. The Menifee Planning Commission will consider the project and Mitigated Negative Declaration along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing.

Public Review Period:

The Initial Study/ Mitigated Negative Declaration (IS/MND) is being circulated for a 20-day review period pursuant to State law. The public review period will start on September 25, 2024, and close on October 14, 2024. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received by Monday, October 14, 2024. The IS/MND can be found at the following web address: [http://www.cityofmenifee.us/325/Environmental- Notices- Documents](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 Fernando Herrera, at (951) 723-3718 or e-mail fherrera@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: Fernando Herrera, Associate Planner
29844 Haun Road
Menifee, CA 92586
951-723-3718