



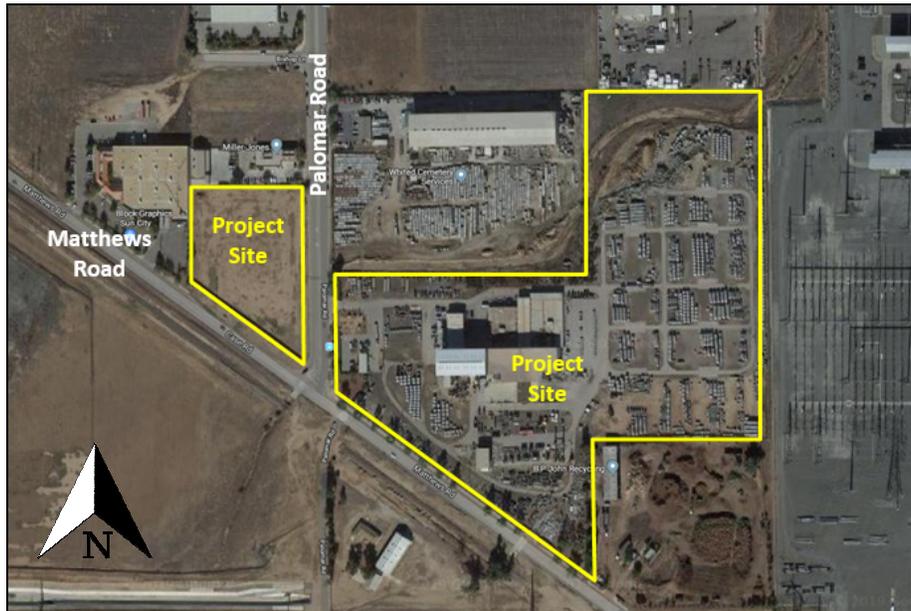
**NOTICE OF PUBLIC HEARING  
and  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: 6:00 pm or as soon as possible thereafter  
DATE OF HEARING: October 9, 2019  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS  
29844 HAUN ROAD (NEW CITY HALL BUILDING)  
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:** “**Forterra Pipe Expansion**” Revised Conditional Use Permit No. 2018-199

**Project Location:** The project site is located at the northwest and northeast corners of the intersection of Matthews Road and Palomar Road within the City of Menifee, County of Riverside, State of California (APN 331-190-046 and 220-022 through -025, -037, and -040).



**Project Proposal:** Revised Conditional Use Permit No. 2018-199 proposes a revision to the previous City-approved CUP 2016-263, by constructing a new 16,500 sq. ft. metal building with a 3,125 sq. ft. shed roof overhang within the existing manufacturing and storage area in the eastern portion of the project site (east of Palomar Road). The new building will have a height of 47'-3" and will be used for the fabrication of concrete water quality boxes. The project also includes three (3) traveling cranes to assist in the assembly and movement of materials and concrete. Concrete batching equipment will be installed and will include a precast concrete mixer with sand and aggregate material bins and a cement silo for the storage of raw cement. The material storage bins and cement silo will be 19 and 48 feet high, respectively. This concrete batching equipment will replace the delivery of ready-mix concrete from local suppliers.

A new 4,200 sq. ft. metal building addition will be added to an existing 3,800 sq. ft. metal storage building to provide weatherproof storage of the materials and equipment. The previously mentioned concrete batching equipment will be partially screened from Matthew Road by the proposed 4,200 sq. ft. building, and will also be screened by the existing 6-foot-tall perimeter block wall and landscaping.

The project also includes the addition of a storage yard on 3.4 acres on the west side of Palomar Road. Products will be manufactured on the east side of Palomar Road and then delivered to the storage yard for

temporary storage of the products until they are delivered to a job site. Six-foot-tall block walls will be constructed along Palomar Road and Mathews Road and wrought iron/chain link fencing will be provided on the north and west sides of the storage yard. The project also includes landscaping surrounding the storage yard.

**Project Data: General Plan Land Use:** Business Park (BP), **Zoning:** Medium Manufacturing (M-M)

**Environmental Information:** 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 Mitigated Negative Declaration (MND). The Menifee Planning Commission will consider the proposed project and the proposed MND, 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).

**Public Review Period:** The IS/MND is being circulated for a **30-day review period** pursuant to State law. The public review period will start on **September 3, 2019** and close on **October 3, 2019**. The City of Menifee is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the IS/MND must be submitted **in writing** to the address provided below and received **no later than 5:00 p.m. on Thursday, October 3, 2019**. The IS/MND 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; or, may appear 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 Ryan Fowler, at (951) 723-3740 or e-mail [rfowler@cityofmenifee.us](mailto:rfowler@cityofmenifee.us), or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29844 Haun Road, Menifee, CA 92586.

Please send all written correspondence to:

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