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

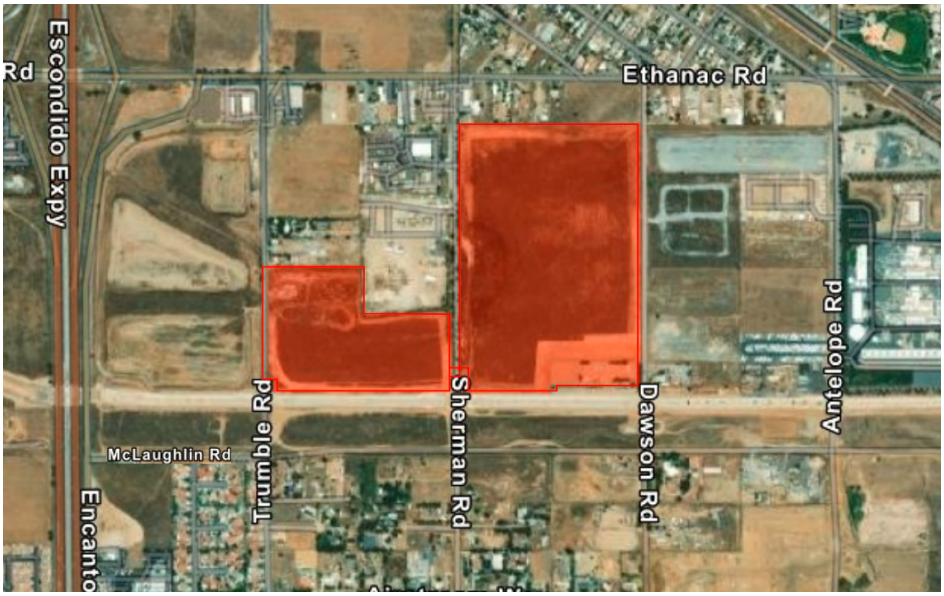
TIME OF HEARING:	September 28, 2022
DATE OF HEARING:	6:00PM, or as soon thereafter as possible
PLACE OF HEARING:	***MENIFEE CITY COUNCIL CHAMBERS*** **29844 Haun Road, Menifee, CA 92586**

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: **"**Menifee Commerce Center" – Planning Application Nos. General Plan Amendment No. PLN21-0100, Change of Zone No. PLN21-0101, Specific Plan Amendment No. 2019-006, Tentative Parcel Map No. 38156 (PLN21-0205) and Plot Plan No. 2019-005 – Environmental Impact Report (EIR) (State Clearinghouse Number #2021060247)

Project Location: The project is generally bounded by a Riverside County Flood Control Channel, a Southern California Edison (SCE) easement and McLaughlin Road to the south, Ethanac Road to the north, Dawson Road to the east, and Trumble Road to the west, in the northeastern part of the City of Menifee, County of Riverside, State of California.

The Project site consists of Assessor Parcel Numbers (APNs) 331-110-035, 331-110-027, 331-140-010, 331-110-041, 331-140-021, 331-140-025, and 331-140-018.



The Planning Commission will consider whether to recommend approval of the following project to the City Council at a public hearing:

General Plan Amendment No. PLN21-0100 proposes to change the General Plan land use designation of APN 331-140-010 and 331-110-027 from Heavy Industrial (HI) to Specific Plan (SP) and APN 331-140-021 and 331-140-018 from Business Park (BP) to Specific Plan (SP).

Specific Plan Amendment No. 2019-006 proposes to modify the boundary of the Specific Plan No. 260 (Menifee North Specific Plan) to include APN 331-140-010, 331-140-018, 331-140-021 and 331-140-035 within Planning Area 2 ("Industrial"), and to provide technical corrections.

Change of Zone No. PLN21-0101 proposes to change the zoning classification of APN 331-140-010 and 331-140-027 from Heavy Industrial (HI) and APN 331-140-018 and 331-140-021 from Business Park (BP) to Specific Plan No. 260, Planning Area 2 ("Industrial").

Tentative Parcel Map No. 38156 (PLN21-0205) proposes to combine (APNs 331-140-010-1, 331-140-018-9, 331-140-021-1, and 331-140-025-5) into one (1) parcel for a total of 56 gross acres and a proposal to combine (APNs 331-110-035-1, 331-110-027-4, and 331-110-041-6) into one (1) parcel for a total of 21.79 gross acres.

Plot Plan No. 2019-005 proposes to construct two concrete tilt-up industrial buildings. Building 1 would total 1,254,160 square feet and Building 2 would total 385,970 square feet. A total of 911 automobile parking spaces and 523 trailer stalls (10'x55') would be provided.

Environmental Information: A Notice of Availability of the Draft Environmental Impact Report (DEIR) was published in *The Press Enterprise* on June 7, 2022, sent to responsible and trustee agencies, and mailed to surrounding property owners within 300 feet of the project site, stating that copies of the DEIR 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 June 7, 2022, through July 21, 2022. Analysis presented in the Draft EIR indicated that the proposed project would have certain significant and unavoidable air quality and greenhouse gas impacts as described in detail in the DEIR. The DEIR also presented mitigation measures, which will reduce project-specific and cumulative impacts. All other environmental effects evaluated in the DEIR 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 DEIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR 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 DEIR and FEIR will be submitted to the Planning Commission and City Council 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. Additionally, hard copies of the FEIR can be viewed at:

- **Menifee City Hall** - 29844 Haun Road, Menifee, CA 92586
- **Sun City Library** - 26982 Cherry Hills Road, Menifee, CA 92586
- **Menifee Library** - 28798 La Piedra Road, Menifee, CA 92584

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 public hearing. All such comments will be submitted to the City Council, and the City Council 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 City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council 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.

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
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