



## NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: March 27, 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:**

United Carports DEV2022-009, PLN22-045

**Project Location:**

The Project is located on one parcel at the southeast corner of Mapes Road and Trumble Road in the City of Menifee, County of Riverside, State of California (APN: 329-030-062).

**General Plan Land Use and Zoning:**

The General Plan designation for the subject site is Economic Development Corridor (EDC) Northern Gateway. The Zoning designation for the subject site is Economic Development Corridor Northern Gateway (EDC-NG).

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



**Project Description:**

**DEV No. 2022-009 Major Plot Plan (PLN22-045)** is for the proposed architecture and site review of a 58,924 square foot pre-manufactured industrial building on approximately 3.77 acres of vacant land. The building consists of 5,266 square feet of office space and 48,005 square feet will be utilized for assembly, storage, and loading. The project proposes 81 parking spaces, 11 dock doors, and two points of access, one from Trumble Road and one from Mapes Road.

**Environmental Information:** The City of Menifee Community Development Department has determined the above project is Categorically Exempt per Section 15332 In-Fill Development Projects (Class 32). This exemption is for projects characterized as in-fill development meeting the conditions as follows: (a) The project is consistent with the applicable General Plan designation, policies, and zoning regulations; (b) the proposed development occurs within city limits on a site no larger than five acres; (c) the project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site can be adequately served by all required utilities and public services. The proposed project meets all of the listed requirements under Class 32.

**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 or to provide written comments, please contact Fernando Herrera, at (951) 723-3718 or e-mail [fherrera@cityofmenifee.us](mailto: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