



## NOTICE OF SCOPING MEETING & PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies/Interested Organizations and Individuals

From: City of Menifee

**Subject:** Notice of Preparation (NOP) and Public Scoping Meeting Notice for a Draft Environmental Impact Report for the Proposed “Menifee Commerce Center”; General Plan Amendment (GPA) No. PLN21-0100, Specific Plan Amendment (SPA) No. 2019-006, Change of Zone (CZ) No. PLN21-0101, Tentative Parcel Map (TPM) No. 38156 (PLN21-0205), and Plot Plan No. 2019-005

**Scoping Meeting:** To be held in-person and virtually via ZOOM on June 29, 2021 at 6 p.m. Additional information provided below

**Comment Period:** June 11, 2021 through July 12, 2021

### **Notice of Preparation of a Draft Environmental Impact Report (DEIR):**

The City of Menifee (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a DEIR for the Project referenced above. The DEIR will evaluate the potential significant environmental impacts that may result from the Project, a planned industrial logistics distribution center with two buildings on approximately 77.79 gross acres as well as lesser intensive alternatives. Project related improvements would occur on seven separate parcels generally located southeast of the interstate 215/Ethanac Road interchange in the City of Menifee, County of Riverside, State of California. The Project site is generally bounded by a Riverside County Flood Control channel, Southern California Edison 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, and consists of seven parcels total (Assessor Parcel Numbers: 331-110-035-1, 331-110-027-4, 331-110-041-6, 331-140-010-1, 331-140-018-9, 331-140-021-1, and 331-140-025-5). Reference **Figure 1, Local Vicinity Map**.

### **Project Description:**

Menifee Commerce Center (herein after “proposed Project” or “Project”) site consists of vacant undeveloped land. There are existing single-family residences and associated out structures located on APNs 331-110-027-4 and 331-140-018-9 of the site. The Project would include the construction of two (2) concrete tilt-up buildings. Building 1 would total 1,254,160 square feet and proposes a structural height of 49 feet and includes 663 automobile parking spaces and 286 truck trailer parking spaces. Building 2 would total 385,970 square feet and proposes a structural height of 49 feet and includes 211 automobile parking spaces and 168 truck trailer parking spaces.

Associated facilities and improvements of the Project include loading dock doors, on-site landscaping, and related on-site and off-site improvements (roadway improvements, sewer, storm drain, utilities). Reference **Figure 2, Site Plan**.

The following entitlement applications are associated with the proposed Project:

**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").

**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 (2) concrete tilt-up buildings. Building 1 would total 1,254,160 square feet and include 1,144,160 sq. ft. of warehouse, 100,000 sq. ft. of mezzanine and 10,000 sq. ft. of office. Building 2 would total 385,970 sq. ft. and include 380,970 sq. ft. of warehouse space and 5,000 sq. ft. of office space.

#### **Potential Environmental Effects:**

The following issues are anticipated to be addressed in the EIR: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/ housing, Public Services, Transportation/Traffic, Tribal Cultural Resources, and Utilities/Service Systems, and Wildfire.

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).

#### **Agency/Public Comments:**

This transmittal constitutes the official Notice of Preparation (NOP) for the proposed Project EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed EIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection with the proposed Project.

### **EIR Public Scoping Meeting:**

Notice is hereby given that the City of Menifee, Community Development Department will hold a Scoping meeting for the general public and any interested agencies regarding the proposed EIR addressing the proposed Project. The Scoping meeting will be held on **JUNE 29, 2021, at 6:00 p.m.** The scoping meeting will be held at the City of Menifee, City Council Chambers located at 29844 Haun Road, Menifee, CA 92586.

To participate virtually, please use the ZOOM link below:

<https://cityofmenifee-us.zoom.us/j/81069323627?pwd=eWdaeGNIRTNwVk1CTThLYU5xQmVLZz09>

To participate by phone, dial: 1-669-900-6833

Meeting ID: 810 6932 3627

Passcode: 853162

### **Purpose of the Notice of Preparation:**

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the project. Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Menifee. All written responses to this NOP will be included in the appendices to the EIR. The content of the responses will help guide the focus and scope of the EIR in accordance with State CEQA Guidelines.

### **Public Comment Period:**

Based on the time limits defined by CEQA, the 30-day public review/comment period on the Notice of Preparation will commence on **JUNE 11, 2021 and conclude on JULY 12, 2021 at 5:00 p.m.** Materials for the Project may be downloaded from the City's website:

<https://www.cityofmenifee.us/325/Environmental-Notices-Documents>

Materials for the Project are also available for review at:

Menifee City Hall  
Community Development Department  
29844 Haun Road  
Menifee, CA 92586

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the **JULY 12, 2021** deadline. Comments must be submitted in writing, or via email, to:

Brett Hamilton, Senior Planner  
City of Menifee, Community Development Department  
29844 Haun Road  
Menifee, CA 92586  
(951) 723-3747  
[bhamilton@cityofmenifee.us](mailto:bhamilton@cityofmenifee.us)

**Figure 1**  
**Local Vicinity Map**



**Figure 2**  
**Site Plan**

