



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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

From: City of Menifee, Community Development Department

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) 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 – DEIR (State Clearinghouse No. 2021060247)

Comment Period: June 7, 2022 through July 21, 2022

Notice of Availability of a Draft Environmental Impact Report:

The City of Menifee is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared the Draft Environmental Impact Report (EIR) for the Menifee Commerce Center (herein after "proposed Project" or "Project") identified below. The Lead Agency has prepared this NOA, in Compliance with Title 14, Section 15087 of the California Code of Regulations, for the Draft EIR to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the environmental analysis addressing the potential effects of the Proposed Project. The Draft EIR evaluates the potentially significant environmental impacts that may result from the Project.

Project Location:

The Project is 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, 331-110-027, 331-110-041, 331-140-010, 331-140-018, 331-140-021, and 331-140-025). Reference **Figure 1, Local Vicinity Map**.

Project Applicant: Core5 Industrial Partners, LLC

Project Description:

The proposed Menifee Commerce Center project site consists of mostly vacant undeveloped land. There are existing single-family residences and associated out structures located on APNs 331-110-027 and 331-140-018 of the site. The Project would include the construction of two (2) concrete tilt-up buildings, identified as Building 1 and Building 2. Building 1 would total 1,254,160 square feet and proposes a structural height of 49 feet and includes 679 automobile parking spaces and 369 truck trailer parking spaces. Building 2 would total 385,970 square feet and proposes a structural height of 49 feet and includes 232 automobile parking spaces and 154 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 331-110-027 within Planning Area 2 (“Industrial”).

Change of Zone No. PLN21-0101 proposes to change the zoning classification of APN 331-140-010 and 331-110-027 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, 331-140-018, 331-140-021, and 331-140-025) into one (1) parcel for a total of 56 gross acres and a proposal to combine (APNs 331-110-035, 331-110-027, and 331-110-041) into one (1) parcel for a total of 21.79 gross acres.

Plot Plan No. 2019-005 proposes to construct two concrete tilt-up buildings. Building 1 would total 1,254,160 square feet and include 1,095,440 square feet of warehouse, 144,220 square feet of mezzanine and 14,500 square feet of office. Building 2 would total 385,970 square feet and include 375,970 square feet of warehouse and 10,000 square feet of office. A total combined 894 standards size spaces and 17 ADA spaces, for a total of 911 vehicle parking spaces. Additionally, 523 trailer parking stalls would be provided.

Potential Environmental Impacts:

The City of Menifee has prepared a Draft EIR that evaluates the proposed Project’s potential environmental impacts and analyzed Project alternatives. The environmental topic areas addressed in the Draft EIR include Aesthetics, **Air Quality**, Biological Resources, Cultural Resources, Energy, Geology and Soils, **Greenhouse Gas Emissions**, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Significant and unavoidable impacts are noted in **bold/italics**.

The Draft EIR addresses the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were evaluated that may reduce impacts that were determined to be significant in the EIR. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the Draft EIR.

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 Comment Period:

This NOA and the Draft EIR will be available for public review and comment for a period of 45-days beginning **Tuesday, June 7, 2022** and ending **Thursday, July 21, 2022**. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project.

This NOA and Draft EIR is available for public review on the City of Menifee's website:

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

Copies of the Draft EIR are also available for review at:

- **Menifee City Hall** - 29844 Haun Road, Menifee, CA 92586
 - Monday to Friday 8am to 5pm

- **Sun City Library** - 26982 Cherry Hills Road, Menifee, CA 92586
 - Sunday 12pm to 4pm
 - Mon, Wed, Fri 10am to 6pm
 - Tue & Thur 11am to 7pm
 - Saturday 9am to 3pm

- **Menifee Library** - 28798 La Piedra Road, Menifee, CA 92584
 - Mon & Wed 11am to 7pm
 - Tue & Thur 10am to 6pm
 - Fri & Sat 10am to 2pm

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the **Thursday, July 21, 2022** deadline. Comments must be submitted via email or in writing to:

bhamilton@cityofmenifee.us

**CITY OF MENIFEE, COMMUNITY DEVELOPMENT DEPARTMENT
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Figure 1
Local Vicinity Map



Figure 2
Site Plan

