



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 (DEIR) for the Proposed “Northern Gateway Commerce Centers I & II”; Development Code Amendment No. PLN21-0260, Plot Plan (PP) No. PLN21-0256, Tentative Parcel Map (TPM) No. 38216 (PLN21-0257), Development Agreement (DA) No. PLN21-0259, Plot Plan (PP) No. PLN21-0281, Tentative Parcel Map (TPM) No. 38217 (PLN21-0282).

Purpose of the Notice of Preparation: The purpose of this NOP is to fulfill legal notification requirements and inform the public, and California Environmental Quality Act (CEQA) Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project (defined below) by the City. This NOP solicits agency and interested parties 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.

EIR Public Scoping Meeting: To be held in-person December 7, 2021 at 6 p.m.
City Hall; 29844 Haun Road, Menifee, CA 92586

The City of Menifee, Community Development Department will hold an environmental Scoping meeting for the general public and any interested agencies regarding the proposed EIR addressing the proposed Project. The scoping meeting will be held at the City of Menifee, City Council Chambers located at 29844 Haun Road, Menifee, CA 92586.

Comment Period: November 24, 2021 through January 7, 2022

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

The City of Menifee (City) will serve as the Lead Agency under CEQA and will be responsible for the preparation of a DEIR for the Project. The DEIR will evaluate the potential significant environmental impacts that may result from the Project, including two proposed industrial warehouse buildings as well as lesser intensive alternatives. Project related improvements would occur on 21 separate parcels for Northern Gateway Commerce Center I (CC1) and 13 separate parcels for Northern Gateway Commerce Center II (CC2) generally located southwest of the Interstate 215/Ethanac Road interchange in the City of Menifee, County of Riverside, State of California. CC1 is located approximately 300 feet south of Ethanac Rd, north of a 300 foot wide Southern California Edison easement with McLaughlin Rd beyond, east of Byers Rd and west of Geary St. and CC2 is located south of Ethanac Rd, north of a 300 foot wide Southern California Edison easement with McLaughlin Rd beyond, east of Hull St and west of Evans Rd, both buildings in the northwestern part of the City of Menifee. Reference **Figure 1, Local Vicinity Map.**

Project Applicant: PDC SOCAL LPIV LLC
 Thomas Laursen, Development Manager
 (949) 296-2999; tlaursen@panattoni.com

Project Description: Northern Gateway Commerce Centers I & II (“proposed Project” or “Project”) sites consist of a mix of developed and undeveloped land (reference **Figure 1 – Local Vicinity Map**). A list of all APN’s that are part of the Project is provided in **Table 2**. The Project would include two separate applications for the construction of two concrete tilt-up buildings, one building per project site. See **Table 1** for details on each project site. Associated facilities and improvements of the Project sites include loading dock doors, on-site landscaping, and related on-site and off-site improvements. A new public roadway is proposed to be constructed at the south end of each project site. Both buildings are speculative in nature. Reference **Figure 2, Site Plans**.

Site Area	CC1	CC2
Gross Acres	60.06	70.04
Net Acres	55.42	62.24
Office	5,000	5,000
Warehouse	1,165,871	1,311,754
Total Square Feet	1,170,871	1,316,754
Auto Parking Provided	502	590
Trailer Parking Provided	394	461
Dock Doors	190	220

CC1	CC2
330-200-002 through -004	331-030-001
330-200-007	331-030-003
330-200-009	331-030-004
330-200-013	331-030-006
330-200-015	331-030-007
330-200-016	331-030-008
330-200-018 through -025	331-030-010 through 016
330-200-027 through -031	

The following entitlement applications are associated with CC1:

Development Code Amendment No. PLN21-0260 proposes a Development Code text amendment to add specific development standards and create a boundary for a new industrial overlay.

Plot Plan No. PLN21-0256 proposes to construct one (1) concrete tilt-up building totaling 1,170,871 square feet (sq. ft.) which includes 5,000 sq. ft. of office. Associated improvements of the Project sites include loading dock doors, on-site landscaping, and related on-site and off-site improvements. The building is speculative in nature.

Tentative Parcel Map No. 38216 (PLN21-0257) proposes to consolidate 21 parcels into one (1) parcel. The project site is approximately 60.06 gross acres and 55.42 net acres.

Development Agreement No. PLN21-0259 proposes a contract between the City of Menifee and the developer to expressly define the development project’s rules, regulations, commitments, and policies for a specified length of time. The intent is to encourage private investment in accomplishing comprehensive planning goals and reducing the economic costs and risks associated with the development, thus improving the City’s ability to obtain public benefits beyond those possible through existing ordinances and regulations.

The following entitlement applications are associated with CC2:

Plot Plan No. PLN21-0281 proposes to construct one (1) concrete tilt-up building totaling 1,316,754 square feet (sq. ft.) which includes 5,000 sq. ft. of office. Associated improvements of the Project sites include loading dock doors, on-site landscaping, and related on-site and off-site improvements.

Tentative Parcel Map No. 38217 (PLN21-0282) proposes to consolidate 13 parcels into one (1) parcel. The project site is approximately 70.04 gross acres and 62.24 net acres.

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, 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.

Public Comment Period:

Time limits defined by CEQA require a minimum of 30 days for public review of the NOP. The public review/comment period on the Notice of Preparation will commence on **NOVEMBER 24, 2021 and conclude on JANUARY 7, 2022 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 at the earliest possible date, but no later than the **JANUARY 7, 2022** deadline. Comments must be submitted in writing, or via email, to:

CITY OF MENIFEE
ATTN: BRETT HAMILTON, SENIOR PLANNER
29844 HAUN ROAD
MENIFEE, CALIFORNIA 92586

PHONE: (951) 723-3747

EMAIL: bhamilton@cityofmenifee.us

**Figure 1
Local Vicinity Map**



**Figure 2
Site Plans**

