



AMENDED 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 Meniffee

Subject: AMENDED Notice of Preparation (NOP) and Public Scoping Meeting Notice for a Draft Environmental Impact Report (DEIR) for the Proposed “Northern Gateway Commerce Center”; Plot Plan (PP) No. PLN21-0281, Tentative Parcel Map (TPM) No. 38217 (PLN21-0282).

NOTE TO READER: The City of Meniffee has amended this Notice of Preparation (“NOP”) to reflect reduced scope for the Northern Gateway Commerce Center I & II Project EIR, which will now only include the development of the Northern Gateway Commerce Center II building (refer to revised building summary Table 1, below). At this time, the Project Applicant is not pursuing an entitlement approval for the Northern Gateway Commerce Center I portion of the Project and is therefore no longer being analyzed in the EIR. This Amended NOP includes an updated project description and a list of the environmental issues to be examined in the EIR. All other aspects of the project as identified in the previously circulated Notice of Preparation (circulated from November 24, 2021 through January 7, 2022) remain the same.

Purpose of the AMENDED Notice of Preparation: The purpose of this AMENDED 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 Meniffee. 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 Thursday, August 11, 2022, at 6:00 p.m.
City Hall; 29844 Haun Road, Meniffee, CA 92586

The City of Meniffee, 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 Meniffee, City Council Chambers located at 29844 Haun Road, Meniffee, CA 92586.

Comment Period: July 22, 2022, through August 22, 2022

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

The City of Meniffee (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 13 separate parcels generally located southwest of the Interstate 215/Ethanac Road interchange in the City of Meniffee,

County of Riverside, State of California. The Project 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 SOCIAL LPIV LLC
 Thomas Laursen, Development Manager
 (949) 296-2999; tlaursen@panattoni.com

Project Description: The Northern Gateway Commerce Center (“proposed Project” or “Project”) site 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 site is provided in **Table 2**. The Project would include an application for the construction of one concrete tilt-up building. See **Table 1** for Project data. Associated facilities and improvements of the Project site include loading dock doors, on-site landscaping, lighting, automobile and trailer parking, and related on-site and off-site improvements necessary to access the project site. The building is speculative in nature. Reference **Figure 2, Site Plan**.

Table 1 - Project Data	
Site Area	Project Site
Gross Acres	70.04
Office	5,000
Warehouse	1,311,741
Total Square Feet	1,316,741
Auto Parking Provided	674
Trailer Parking Provided	479
Dock Doors	219

Table 2 – Assessor Parcel Numbers
331-030-001
331-030-003
331-030-004
331-030-006
331-030-007
331-030-008
331-030-010 through 016

The following entitlement applications are associated with the Project:

Plot Plan No. PLN21-0281 proposes to construct one (1) concrete tilt-up building totaling 1,316,741 square feet (sq. ft.) which includes 5,000 sq. ft. of office. Associated improvements of the Project include loading dock doors, on-site landscaping, and related on-site and off-site improvements. The project includes roadway dedication at the southern boundary of the site for a truck corridor circulation route.

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.

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 AMENDED 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 **July 22, 2022, through August 22, 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 **August 22, 2022, 5:00pm** 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



