



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 (EIR) for the Proposed “Northern Gateway Logistics Center” and Major Plot Plan No. PLN23-0040 – DEIR (State Clearinghouse No. 2021110379)

Comment Period: JUNE 6, 2024 through July 22, 2024

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 EIR for the Northern Gateway Logistics 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 site is generally located southwest of the Interstate (I-) 215/Ethanac Road interchange in the northwestern part of the City, within the County of Riverside; refer to Exhibit 2-1: Regional Location. The Project is composed of 5 parcels. The Project site is located south of Ethanac Road and the Ethanac Wash channel adjacent, north of a 300-foot-wide Southern California Edison (SCE) utility corridor with McLaughlin Road beyond, east of Evans Road and west of Barnett Road. The Project site is located in the Economic Development Corridor- Northern Gateway (EDC-NG) zone of the City of Menifee and is currently bordered by a scattering of existing rural residential homes (1-5 acres) and outbuildings, proposed future industrial sites, and vacant land. Reference **Figure 1, Local Vicinity Map**.

Project Applicant: Lovett Industrial

Project Description:

The Project would include the development of two concrete tilt up warehouses on 20.17 acres of land. Building 1 is proposed to be 105,537 square feet (sq. ft.) consisting of 6,000 sq. ft. of office space and 99,537 sq. ft. of warehouse space and is located on the north side of the site. Building 2 is on the southern end of the site and is proposed to be 292,715 sq. ft. consisting of 8,000 sq. ft. of office space, 7,000 sq. ft. of mezzanine, and 277,715 sq. ft. of warehouse area. Total building area for both buildings would be 398,252 square feet. Reference **Figure 2, Site Plan**.

Associated facilities and improvements of the Project site includes loading dock doors (15 for Building 1; 37 for Building 2), on-site landscaping, and related on-site and off-site improvements (including relocation of an underground storm drain). The proposed warehouse use is considered speculative in nature.

The following entitlement applications are associated with the proposed Project:

Major Plot Plan No. PLN23-0040 proposes to construct two concrete tilt-up buildings totaling 398,252 sq. ft building area on the 20.17-acre Project site. The maximum building height allowed is 100 feet. The proposed building heights fall below this limit at 44 feet in height for Building 1 and 43.6 feet in height for Building 2. The Project includes a total of 354 automobile parking spaces, 41 truck trailer parking spaces, and 52 dock doors. The proposed conceptual landscape plan proposes an approximate total of 105,837 sq. ft. of landscape area or approximately 12 percent of the Project site.

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. The project would not create any significant and unavoidable impacts.

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 Draft EIR. As previously discussed, all 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 **JUNE 6, 2024**, and ending **JULY 22, 2024**. 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://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 Blvd, 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 **July 22, 2024**, deadline. Comments must be submitted via email or in writing to:

bcleary@cityofmenifee.us

**CITY OF MENIFEE, COMMUNITY DEVELOPMENT DEPARTMENT
ATTN: BRANDON CLEARY
29844 HAUN ROAD
MENIFEE, CA 92586
(951) 723-3747**

Figure 1
Local Vicinity Map

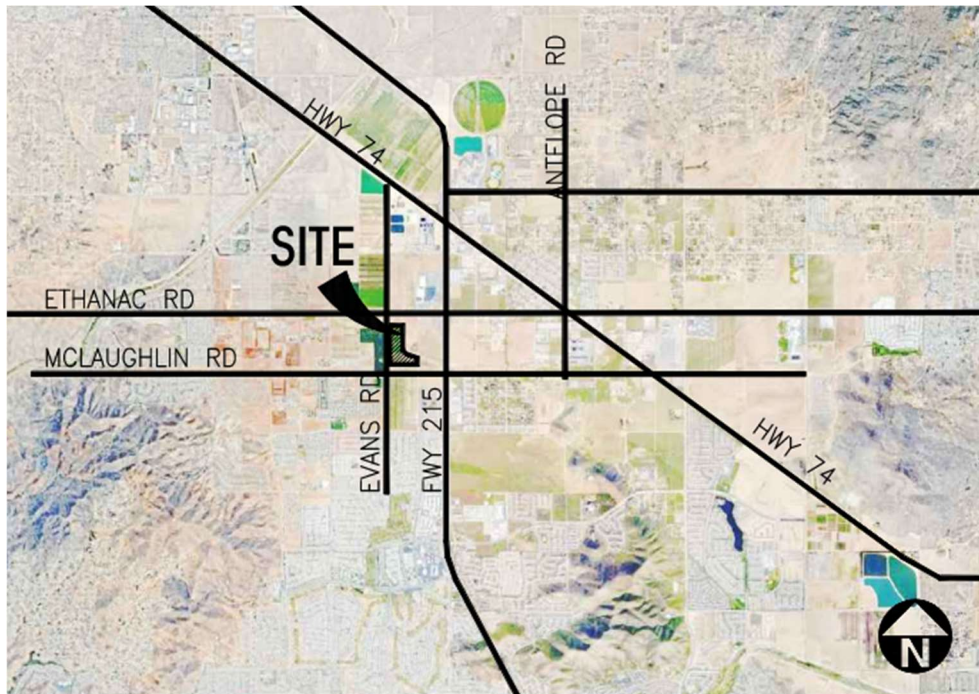


Figure 2
Site Plan

