



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: Notice of Preparation (NOP) and Public Scoping Meeting Notice for a Draft Environmental Impact Report (DEIR) for the Proposed “CADO Meniffee Industrial Warehouse Project”; Plot Plan (PP) No. PLN21-0370 and Tentative Parcel Map (TPM) No. PLN22-0041.

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 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 May 17, 2022 at 5:30 p.m.

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: May 2, 2022 through May 31, 2022

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

The City of Meniffee will serve as the Lead Agency under 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, one proposed industrial warehouse building as well as lesser intensive alternatives. Project-related improvements would occur on 8 separate parcels, located north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road, in the City of Meniffee, County of Riverside, State of California. The Project site is located in the Economic Development Corridor- Northern Gateway (EDC-NG) zone of the City of Meniffee 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:
CADO Meniffee LLC

Project Description:

CADO Menifee Industrial Warehouse Project (herein after “proposed Project” or “Project”) site consist of one concrete tilt-up industrial building (reference **Figure 2 – Site Plan**). See **Table 1** for details on the Project site. A list of all APN’s that are part of the Project is provided in **Table 2**. Associated facilities and improvements of the Project site include parking, on-site landscaping, and related on-site and off-site improvements. Reference **Figure 2, Site Plan**.

Table 1 - Project Data	
Site Area	Project Site
Gross Acres	40.03
Net Acres	36.81
Office	10,000 sf
Warehouse	690,037 sf
Total Building Area	700,037 sf
Landscape Coverage	273,885 sf
Site Area (net sf)	1,604,940 sf
Auto Parking Provided	393
Trailer Parking Provided	221
Parking Total	614

Table 2 - Assessor Parcel Numbers	
	Project Site
	330-190-002
	330-190-003
	330-190-004
	330-190-005
	330-190-010
	330-190-011
	330-190-012
	330-190-013

The following entitlement applications are associated with the Project:

Plot Plan No. PLN21-0370 proposes to construct one (1) concrete tilt-up building totaling 700,037 square feet (sq. ft.) which includes 10,000 sq. ft. of office on a 40.03 gross acre Project site. Associated improvements of the Project sites include parking, on-site landscaping, and related on-site and off-site improvements.

Tentative Parcel Map No. PLN22-0041 proposes to consolidate 8 parcels into one (1) industrial parcel. The Project site is approximately 40.03 gross acres and 36.81 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:

Based on the time limits defined by CEQA, the 30-day public review/comment period on the Notice of Preparation will commence on **May 2, 2022 and conclude on May 31, 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 **May 31, 2022** deadline. Comments must be submitted in writing, or via email, to:

CITY OF MENIFEE
ATTN: RYAN FOWLER, PRINCIPAL PLANNER
29844 HAUN ROAD
MENIFEE, CALIFORNIA 92586

PHONE: (951) 723-3740

EMAIL: rfowler@cityofmenifee.us

Figure 1
Local Vicinity Map

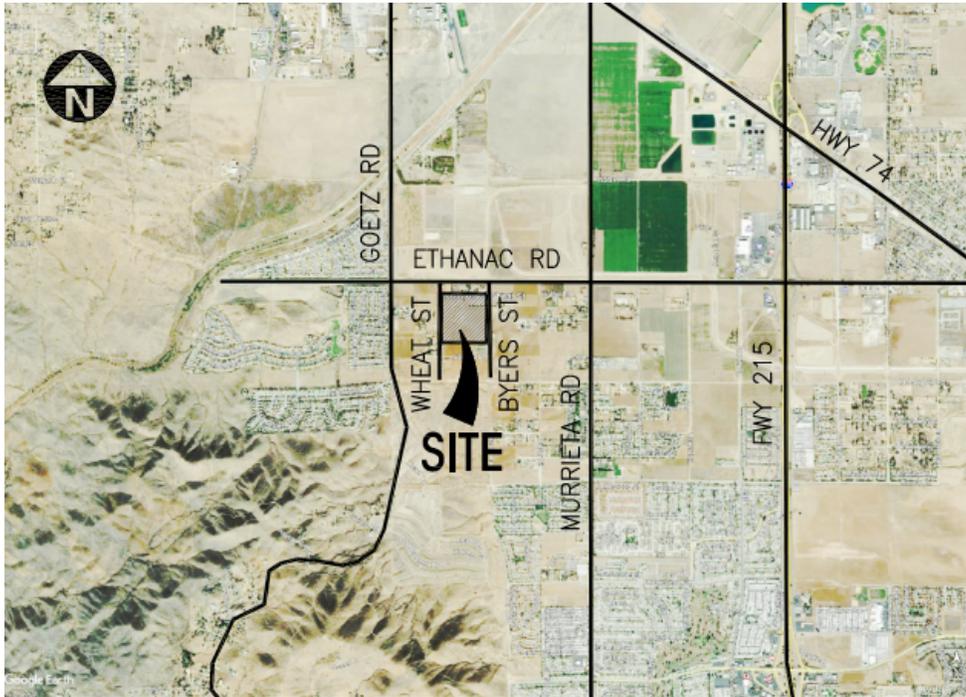


Figure 2
Site Plan

