



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 "CADO Menifee Industrial Warehouse Project", Tentative Parcel Map (TPM) No. PLN22-0041, and Plot Plan No. PLN 21-0370. State Clearinghouse Number 2022040622.

Comment Period: **March 13, 2024** through **April 27, 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 Environmental Impact Report (EIR) for the CADO Industrial Warehouse Project (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 west of Interstate 215 (I-215) and south of State Highway (SH) 74, within the City of Menifee (City), County of Riverside, State of California. The Project is north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road. The Project site is located in the Economic Development Corridor- Northern Gateway (EDC-NG) zone of the City and is currently bordered by a scattering of existing rural residential properties (1-5 acres) and vacant land. The Project site consists of eight parcels (Assessor Parcel Numbers: 330-190-002 through -005 and 330-190-010 through -013). Refer to **Figure 1, Regional Location Map** and **Figure 2, Local Vicinity Map**

Project Applicant: CADO Menifee, LLC

Project Description:

Tentative Parcel Map No. PLN 22-0041 proposes to consolidate 8 parcels into one (1) industrial parcel. The Project site is approximately 40.03 gross acres and 36.81 net acres.

Plot Plan No. No. PLN 21-0370 proposes a 700,037 square foot warehouse/industrial building with 10,000 square feet of office space and 690,037 square feet of warehouse space on a 36.8 net acre (40.03 gross acre) site. There will be three (3) points of access on Byers Road and two (2) points of access on Wheat Street.

Associated facilities and improvements of the Project include on-site landscaping, parking, regional Project access, and off-site improvements (roadway improvements, storm drain, utilities). Reference **Figure 3, Site Plan**.

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. 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 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 **March 13, 2024** and ending **April 27, 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://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 **April 27, 2024** deadline. Comments must be submitted via email or in writing to:

rfowler@cityofmenifee.us

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

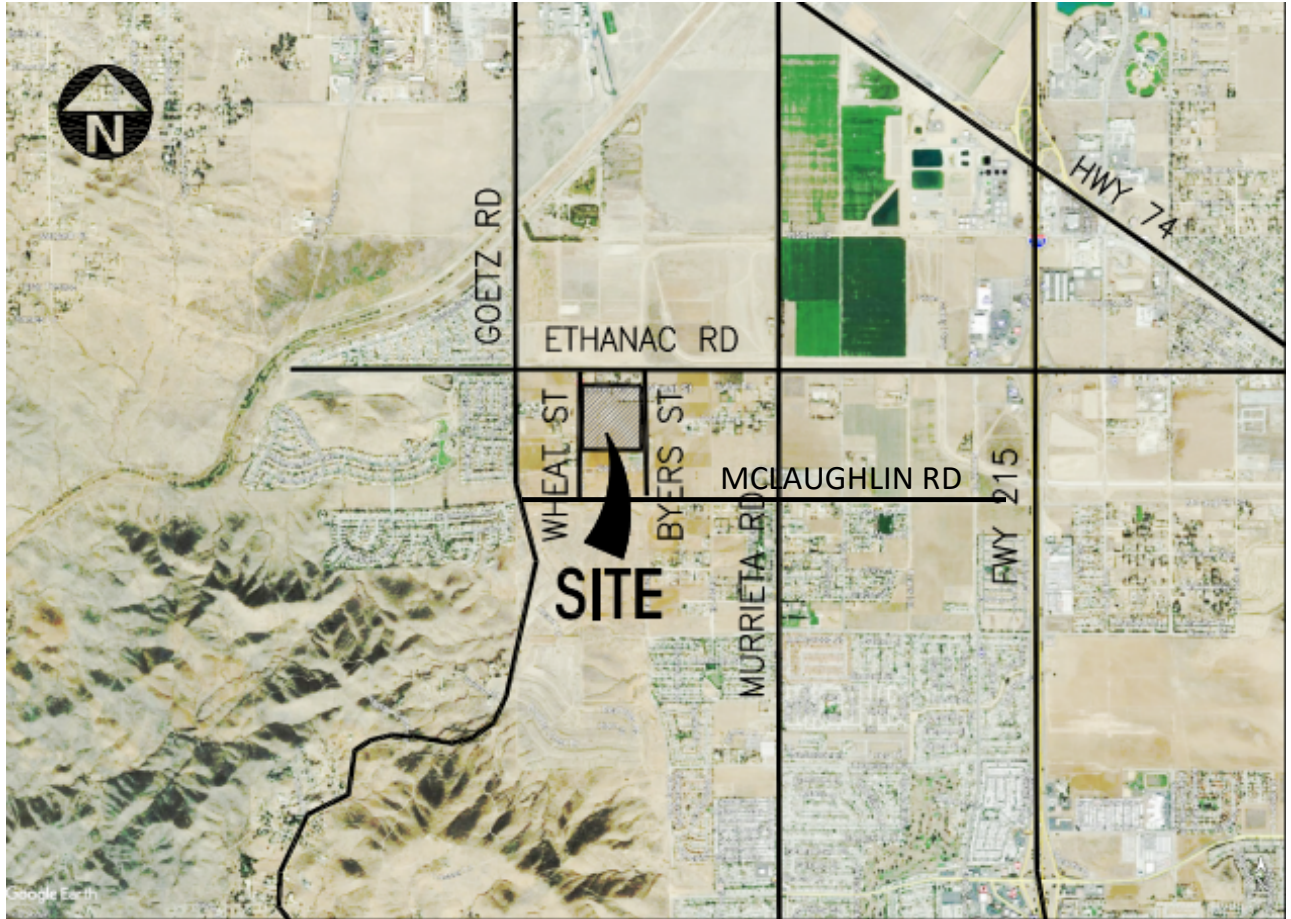


Figure 2
Site Plan

