



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 “Motte Business Center” Project; Vesting Tentative Parcel Map (TPM) No. 38432 (PLN22-0114), and Major Plot Plan No. (PLN22-0115)

Scoping Meeting: To be held in-person on Monday, December 12, 2022 at 6 p.m.
Additional information provided below

Comment Period: December 6, 2022 through January 16, 2023

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

The City of Menifee (City) will serve as the Lead Agency under the California Environmental Quality Act (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, a planned fulfillment warehouse building and associated infrastructure on 43.94 net-acres. Project-related improvements would occur on a site generally located southeast of the interstate 215/Ethanac Road interchange in the northeastern part of the City of Menifee, County of Riverside, State of California. The Project site is generally bounded by a Riverside County Flood Control channel, Southern California Edison utility lines and future McLaughlin Road to the south, Ethanac Road to the north, Antelope Road to the east, and Dawson Road to the west, and consists of eight parcels total (Assessor Parcel Numbers: 331-150-036, 331-150-037, 331-150-039, 331-150-040, 331-150-041, 331-150-042, 331-150-044, 331-150-045). Refer to **Figure 1, Local Vicinity Map**.

Project Description:

The Motte Business Center (herein after “proposed Project” or “Project”) site consists of predominately vacant undeveloped land that has been subject to a variety of anthropogenic disturbances associated with prior ground disturbance activities and discing. There is an existing scaffold corporate yard and associated out structures located on APNs: 331-150-045, 331-150-040, and 334-150-039. The Project would include the construction of a concrete tilt-up building that would total 1,138,638 square feet (including 10,000 square feet of office space, and 200,000 square feet of mezzanine) and proposes a structural height of 50 feet, 610 automobile parking spaces, and 282 truck trailer parking spaces.

Associated facilities and improvements of the Project include loading dock doors, on-site landscaping, and related on-site and off-site improvements (roadway improvements, sewer, storm drain, utilities). Reference **Figure 2, Site Plan**.

The following entitlement applications are associated with the proposed Project:

Vesting Tentative Parcel Map No. 38432 (PLN22-0114) proposes to combine (APNs 331-150-036, 331-150-037, 331-150-039, 331-150-040, 331-150-041, 331-150-042, 331-150-044, 331-150-045) into one parcel for a total of 43.94 net-acres.

Plot Plan No. PLN22-0115 proposes to construct one concrete tilt-up building totaling 1,138,638 square feet which includes 10,000 square feet of office, 928,638 square feet of ground floor warehouse and 200,000 square feet of mezzanine warehouse on an approximately 43.94 net acre project site. The building proposes a structural height of approximately 50 feet and includes 610 automobile parking spaces, 282 truck trailer parking spaces, and 128 dock doors.

Potential Environmental Effects:

The following environmental effects 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, and 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 Draft 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.

EIR Public Scoping Meeting:

Notice is hereby given that the City of Menifee, Community Development Department will hold a Scoping meeting for the general public and any interested agencies regarding the proposed EIR addressing the proposed Project. The Scoping meeting will be held on **December 12, 2022, at 6:00 p.m.** The scoping meeting will be held at:

City of Menifee, City Council Chambers
29844 Haun Road
Menifee, CA 92586

Purpose of the Notice of Preparation:

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party 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 comment letters 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.

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 **December 6, 2022, and conclude on January 16, 2023, 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, Community Development Department at the earliest possible date, but no later than the **January 16, 2023**, deadline. Comments must be submitted in writing, or via email, to:

Brett Hamilton, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586
(951) 723-3747
bhamilton@cityofmenifee.us

Figure 1
Local Vicinity Map



Figure 2
Site Plan

