



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 “Compass Northern Gateway” Project. DEV2022-010 – Tentative Parcel Map No. 38389 (PLN22-0060), Plot Plan No. 2022-0058 (PLN22-0058); DEV2022-012 - Plot Plan No. 2022-0100 (PLN22-0100); and DEV2022-018 - Plot Plan No. 2022-0187 (PLN22-0187)

Scoping Meeting: To be held in-person on January 23, 2023 at 6:00 p.m. Additional information provided below.

Comment Period: January 13, 2023 through February 13, 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’s referenced above. The DEIR will evaluate the potential significant environmental impacts that may result from the Project’s planned industrial warehouse buildings on three separate sites, respectively, totaling 490,393 square feet on approximately 26.23 total gross-acres, as further described below. Reference **Figure 1, Local Vicinity Map.**

Project Site 1 (Corsica Lane) DEV2022-010

Project Site 1 related improvements would occur on four separate accessor parcel numbers [APN: 330-180-010, -046, -029, and -006] bisected by Corsica Lane and generally bounded by a Southern California Edison public utility corridor and McLaughlin Road to the south, single-family residential uses, Aaron Alan Drive, and Ruffian Road to the north, Goetz Road with single family residences beyond to the west, and Wheat Street to the east. Reference **Figure 1.**

Project Site 2 (Wheat Street) DEV2022-012

Project Site 2 related improvements would occur on one parcel [APN: 330-180-012] or more specifically at 26201 Wheat Street in the City of Menifee, County of Riverside, State of California. Project Site 2 is generally bounded by single-family residences to the south, vacant land and Ethanac Road to the north, single family residences and Ruffian Road to the west, and Wheat Street to the east. Reference **Figure 1.**

Project Site 3 (Evans Road) DEV2022-018

Project Site 3 related improvements would occur on one parcel [APN: 331-060-018] southeast of the intersection of Ethanac Road and Evans Road in the City of Menifee, County of Riverside, State of California. Project Site 3 is generally bounded by vacant land to the south, Ethanac Road and the City of Perris to the north, vacant land, Riverside County flood control channel and Barnett Road to the east, and Evans Road and a single-family residence to the west. Reference **Figure 1**.

Project Description:

Project Site 1 (Corsica Lane) DEV2022-010

Project Site 1 consists of vacant undeveloped land and an existing single-family residence. Project 1 proposes the construction of three concrete tilt-up buildings, totaling approximately 265,821 square feet (SF) on four (4) existing parcels, totaling approximately 13.99 gross acres.

Building 1 would total 154,831 SF and proposes a structural height of 41 feet and includes 142 automobile parking spaces and 16 trailer parking spaces. Building 2 would total 80,090 SF and proposes a structural height of 41 feet and includes 83 automobile parking spaces. Lastly, Building 3 would total 30,900 SF and proposes a structural height of 39 feet and includes 35 automobile parking spaces.

Buildings 1 through 3 also include associated facilities and improvements which includes loading dock doors, on-site landscaping, and related on-site and off-site improvements (roadway improvements, sewer, storm drain, utilities). In addition, the four existing parcels would be consolidated into three parcels via a proposed tentative parcel map (TPM No. 38389). Reference **Figure 2, Project Site 1 Conceptual Plan**.

Project Site 2 (Wheat Street) DEV2022-012

Project Site 2 consists of vacant land and proposes the construction of one concrete tilt-up building totaling 86,676 SF, on approximately 4.72 gross acres. The building proposes a structural height of 40 feet and would include a total of 112 automobile parking spaces. Related on-site improvements would include loading and dock doors, paving, landscaping, drainage, and access improvements. Reference **Figure 3, Project Site 2 Conceptual Plan**.

Project Site 3 (Evans Road) DEV2022-018

Project Site 3 consists of vacant undeveloped land and proposes the construction of one concrete tilt-up building totaling 137,896 SF, on approximately 7.52 gross acres. The building proposes a structural height of 43 feet and would include a total of 154 automobile parking spaces. Related on-site improvements would include loading and dock doors, paving, landscaping, drainage and access improvements. Reference **Figure 4, Project Site 3 Conceptual Plan**.

Proposed Entitlements:

The following entitlement applications are associated with the proposed Project:

Project Site 1 (Corsica Lane) DEV2022-010

Tentative Parcel Map No. 38389 (PLN22-0060) proposes to combine four parcels (APNs 330-180-006; 010; 029; and 046) into three new development parcels for a total of 13.99 gross acres.

Plot Plan No. 2022-0058 (PLN22-0058) proposes to construct three concrete tilt-up buildings. Building 1 would total 154,831 SF which includes 149,831 SF of warehouse and 5,000 SF of office space. Building 2 would total 80,090 SF which includes 76,090 SF of warehouse and 4,000 SF of office space. Lastly, Building 3 would total 30,900 SF which includes 28,900 SF of warehouse and 2,000 SF of office space.

Project Site 2 (Wheat Street) DEV2022-012

Plot Plan No. 2022-0100 (PLN22-0100) proposes the development of an 86,676 square foot warehouse of which 9,500 square feet is office space on approximately 4.72 net acres and includes site and architectural review of the proposed warehouse.

Project Site 3 (Evans Road) DEV2022-018

Plot Plan No. 2022-0187 (PLN22-0187) proposes to construct a 137,896 square foot warehouse of which 6,000 square feet is office space and includes site and architectural review of the proposed warehouse.

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 sites are 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 DEIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed DEIR 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 Projects.

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 Projects. The Scoping meeting will be held on **January 23, 2023 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 locations. 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 **January 13, 2023 and conclude on February 13, 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 **February 13, 2023** deadline. Comments must be submitted in writing, or via email, to:

Fernando Herrera,
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586
(951) 723-3718
fherrera@cityofmenifee.us

Figure 1
Local Vicinity Map



Figure 2
Project Site 1 (Corsica Lane) Conceptual Plan

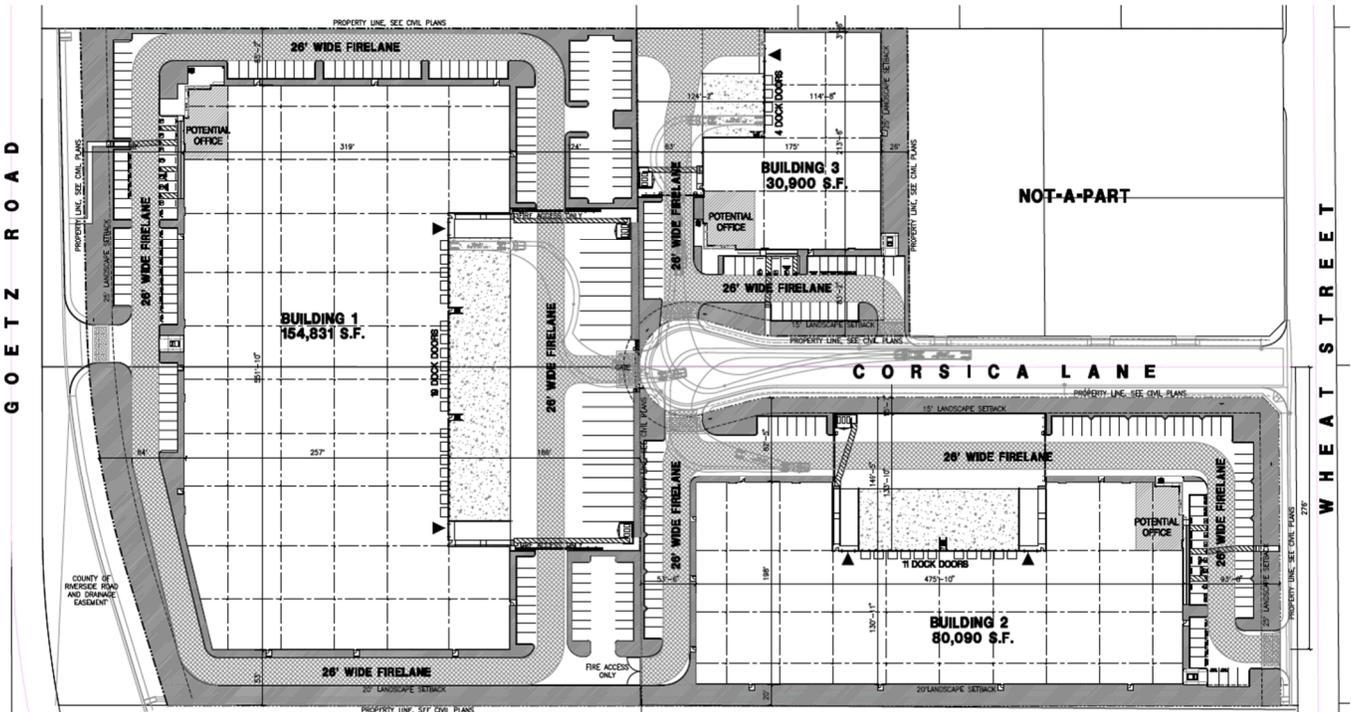


Figure 3
Project Site 2 (Wheat Street) Conceptual Plan

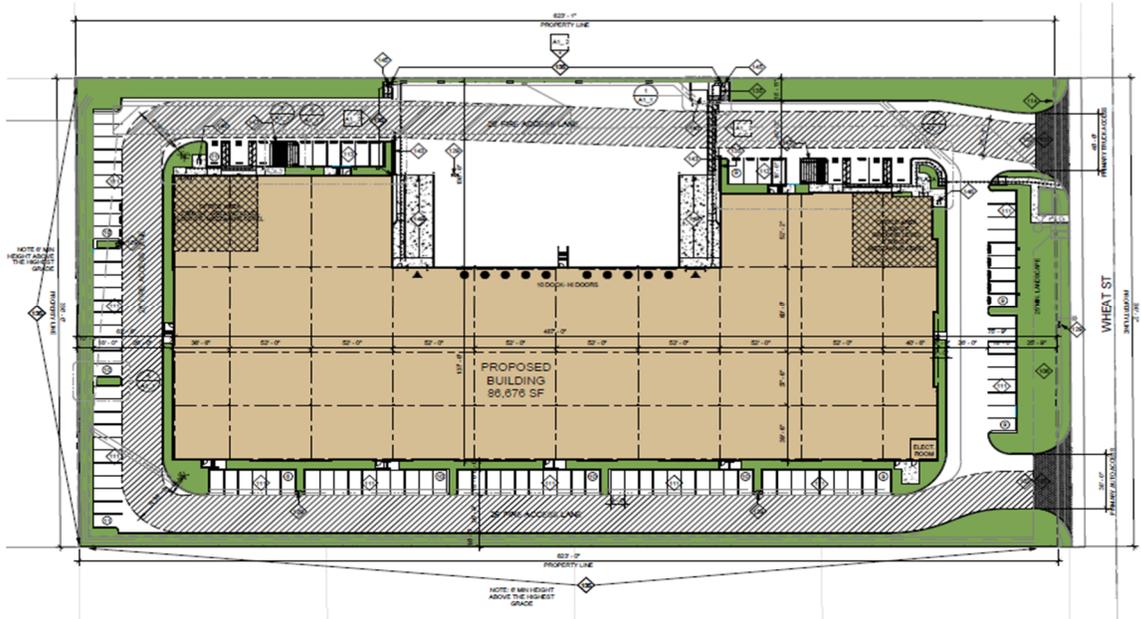


Figure 4
Project Site 3 (Evans Road) Conceptual Plan

