



## 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 "Compass Northern Gateway," 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). State Clearinghouse Number 2023010225.

**Comment Period:** May 3, 2024 through June 17, 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 Compass Northern Gateway (hereinafter "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:

#### *Project Site 1 (Corsica Lane) DEV2022-010*

Project Site 1 related improvements would occur on three separate assessor parcel numbers (APNs) (APNs: 330-180-010, -046, and -006) within the City of Menifee, County of Riverside, State of California. Project Site 1 is bisected by Corsica Lane and generally bounded by a Southern California Edison (SCE) 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. Refer to **Figure 1, Local Vicinity Map**.

#### *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. Refer to **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, a Riverside County flood control channel, and Barnett Road to the east; and Evans Road and a single-family residence to the west. Refer to **Figure 1**.

**Project Applicant:** Compass Danbe Real Estate Partners

**Project Description / Entitlements:**

The Project proposes the development of approximately 461,237 square feet (SF) of industrial warehousing within four buildings on three separate sites, totaling 25.90 total gross acres. Project Sites 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). Refer to the following information:

*Project Site 1 (Corsica Lane) DEV2022-010*

Project Site 1 related improvements would occur on three separate parcels (APNs: 330-180-010, -046, and -006) totaling approximately 13.66 gross acres and includes the construction of two concrete tilt-up buildings totaling 234,921 SF. More specifically, Building 1 would total 154,831 SF, inclusive of 5,000 SF of office space and proposes a structural height of 41 feet and includes 151 automobile parking spaces and 16 trailer parking spaces. Building 2 would total 80,090 SF, inclusive of 4,000 SF of office space and proposes a structural height of 41 feet and includes 89 automobile parking spaces. Refer to **Exhibit 2, Project Site 1 Conceptual Plan**.

- **Tentative Parcel Map No. 38389 (PLN22-0060)** proposes to combine the existing parcels (APNs 330-180-006; 010; and 046) and create two (2) new development parcels for a total of 13.66 gross acres.
- **Plot Plan No. 2022-0058 (PLN22-0058)** is for the site and design review of project site 1 as described above.

*Project Site 2 (Wheat Street) DEV2022-012*

Project Site 2 would include the construction of one concrete tilt-up building totaling 87,770 SF, inclusive of 5,000 SF of office space and 4,500 SF of mezzanine, 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. Refer to **Exhibit 3, Project Site 2 Conceptual Plan**.

- **Plot Plan No. 2022-0100 (PLN22-0100)** is for the site and design review of project site 2 as described above.

*Project Site 3 (Evans Road) DEV2022-018*

Project Site 3 would include the construction of one concrete tilt-up building totaling 138,546 SF, inclusive of 3,000 SF of office space and 3,000 of mezzanine, 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. Refer to **Exhibit 4, Project Site 3 Conceptual Plan**.

- **Plot Plan No. 2022-0187 (PLN22-0187)** is for the site and design review of project site 3 as described above.

**Potential Environmental 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 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 **May 3, 2024** and ending **June 17, 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 **June 17, 2024** deadline. Comments must be submitted via email or in writing to:

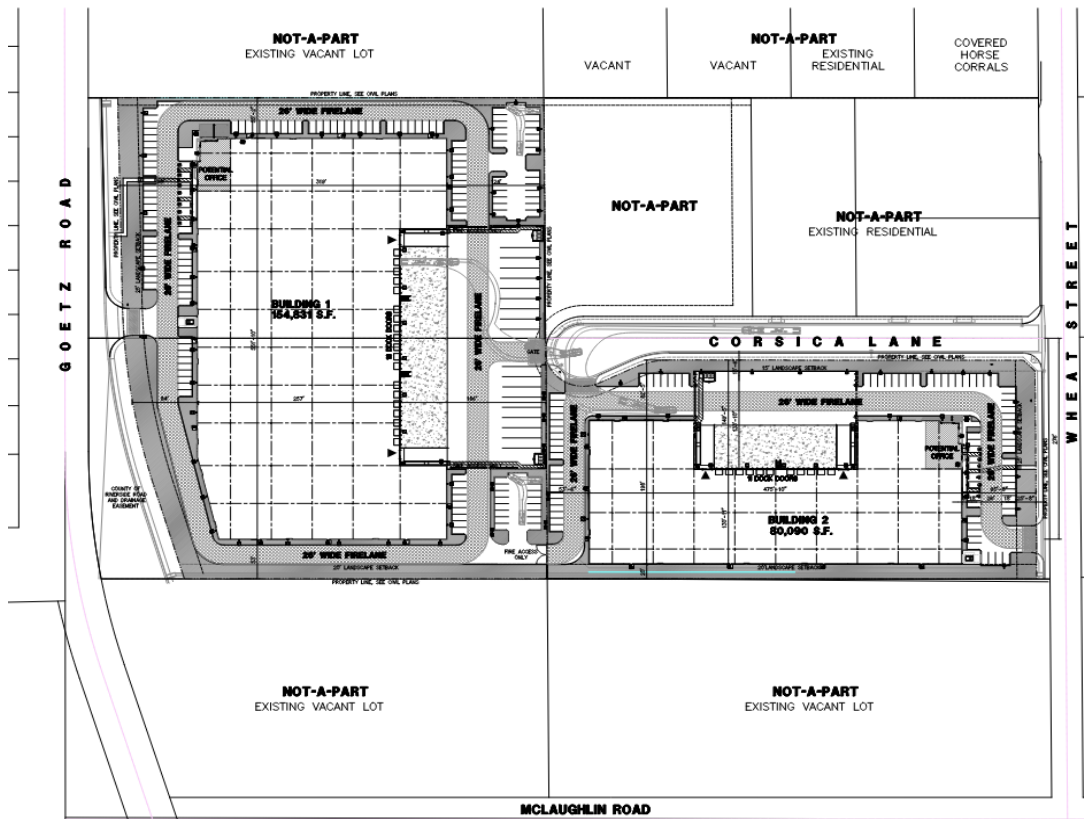
[fherrera@cityofmenifee.us](mailto:fherrera@cityofmenifee.us)

**CITY OF MENIFEE, COMMUNITY DEVELOPMENT DEPARTMENT  
ATTN: FERNANDO HERRERA, ASSOCIATE PLANNER  
29844 HAUN ROAD  
MENIFEE, CA 92586  
(951) 723-3718**

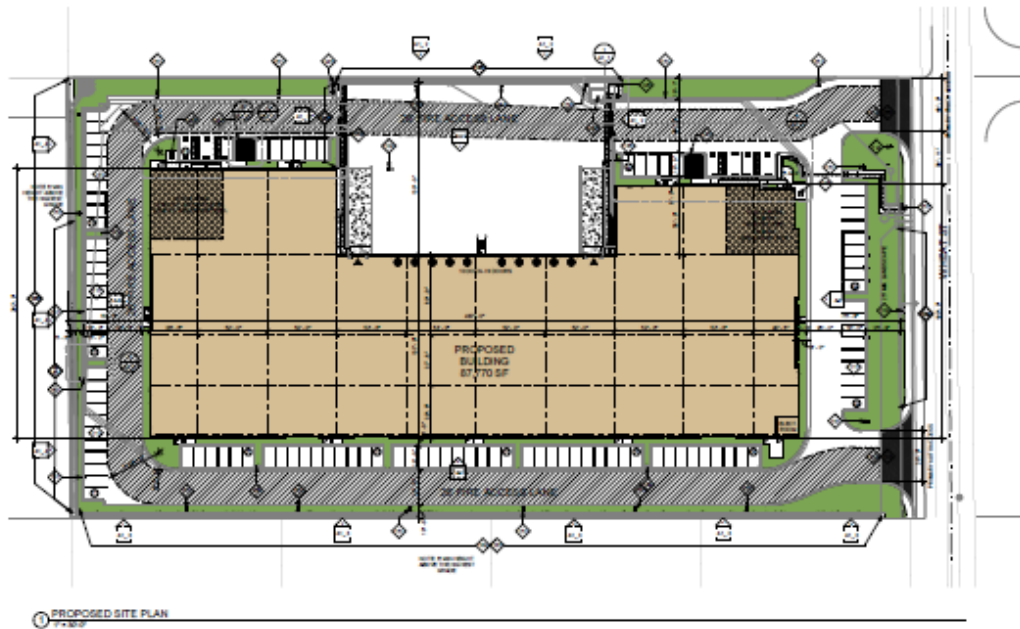
**Figure 1**  
**Local Vicinity Map**



**Figure 2**  
**Project Site 1 Conceptual Plan**



**Figure 3**  
**Project Site 2 Conceptual Plan**



**Figure 4**  
**Project Site 3 Conceptual Plan**

