



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 for the Proposed “McLaughlin and San Jacinto Warehouses Project”; DEV2022-016, Plot Plan (PLN22-159), Tentative Parcel Map 38433 (PLN22-160).

Scoping Meeting: To be held in-person on **Monday March 13, 2023 at 5:30.**
Additional information provided below

Comment Period: **March 1, 2023 through March 31, 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, construction of five speculative industrial buildings on 31.44-net acres of land located at the southeast corner of Antelope Road and McLaughlin Road. The warehouses range in size from approximately 88,498 square feet to 95,680 square feet of warehousing space and between 5,000 and 10,000 square feet for office space. Project related improvements would occur on 10 parcels generally located at the southeast corner of Antelope Road and McLaughlin Road in the City of Menifee, County of Riverside, State of California. The Project site is generally bounded by McLaughlin Road to the north, San Jacinto Road to the east, single-family homes to the south, and Antelope Road to the west, in the northeastern part of the City of Menifee, and consists of 10 parcels total (Assessor Parcel Numbers: 331-200-012, -013, -014, -018, -019, -020, -028, -030, -031, and -032). Reference **Figure 1, Project Location.**

Project Description:

McLaughlin and San Jacinto Warehouses Project (herein after “proposed Project” or “Project”) site consists of vacant land. The Project would include the construction of five (5) speculative industrial buildings.

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). The Project includes a 100-foot setback to provide a buffer between the buildings and adjacent sensitive receptors to the south. Reference **Figure 2, Site Plan.**

The following entitlement applications are associated with the proposed Project:

DEV2022-016 for development of the Project site

Plot Plan No. PLN22-159 for the proposed architecture and site layout

Tentative Parcel Map No. 38433 (PLN22-160) to reorganize the property boundaries of the Project site to facilitate Project development

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 **Monday March 13, 2023 at 5:30**. 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 **March 1, 2023** and conclude on **March 30, 2023 at 5:00 PM**. 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 March 1, 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
Project Location

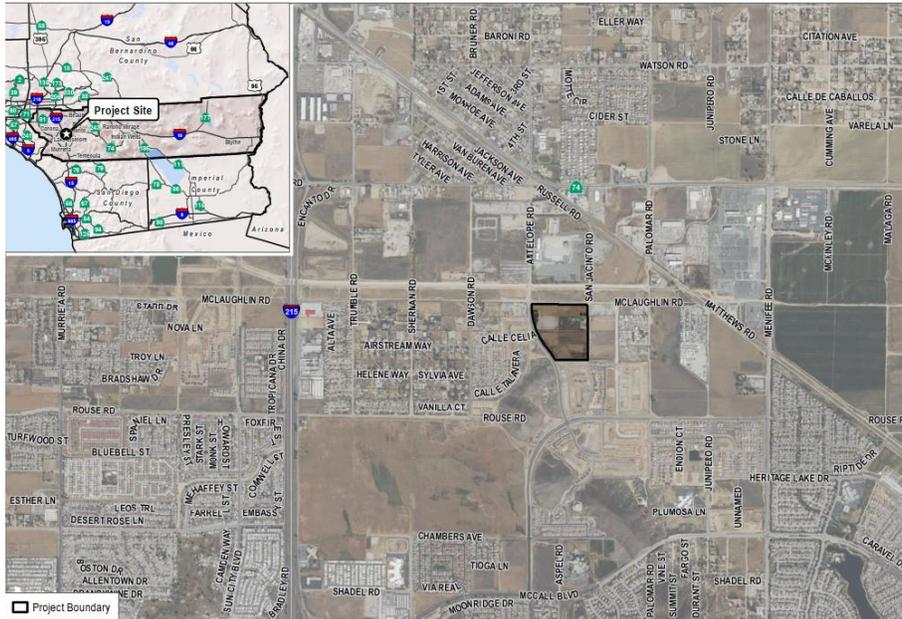


Figure 2
Site Plan

