



## 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 “**Freedom Business Park**” Project; **Plot Plan No. PLN21-0002**

**Scoping Meeting:** To be held in-person on **Monday, October 30, 2023 at 5 p.m.**  
Additional information provided below (EIR Public Scoping Meeting)

**Comment Period:** **Monday, October 23, 2023 through Tuesday, November 21, 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. The site is generally located in the southern area of the City, north of Scott Road, south of Wickerd Road, west of Interstate 215, along the east side of Haun Road, City of Menifee, County of Riverside, State of California (APN: 360-390-006 and 007). Refer to **Figure 1, Local Vicinity Map**.

### **Project Description:**

**Plot Plan No. PLN21-0002** is a commercial/industrial development consisting of five (5) buildings with incidental office space, totaling 283,746 square feet (additional 6,078 square feet of mezzanine area) at a 17.55-acre vacant site off Haun Road. The proposed building footprint breakdown is as follows: Building A – 49,698 square feet, Building B – 97,224 square feet, Building C – 84,113 square feet, Building D – 31,278 square feet and Building E – 21,433 square feet. As currently designed, the project will provide 587 parking spaces of which 24 will be ADA compliant. The project includes a total of approximately 106,295 square feet (76,230 square feet on-site) of native drought tolerant landscape area, including three (3) landscaped detention basins along the western project frontage adjacent to Haun Road and an additional detention basin along the eastern project boundary adjacent to Interstate 215.

The project is proposing two (2) driveways approximately 40-feet in width; the northern driveway will be designed to utilize a future traffic signal that is in line with an approved signal location of the adjacent approved project, known as the Junction. As a result of the approved Junction project (and to comply with city street standards), the Haun Road street profile will need to be raised to accommodate drainage infrastructure consisting of two (2) 4-foot by 10-foot box culverts that support area-wide drainage flows coming from the south and west. The project includes the importation of approximately 59,000 cubic yards of soil from sources located outside the city.

No specific tenants have been confirmed for the project, however, any proposed tenants will be geared towards a mixture of commercial, light industrial, assembly/light manufacturing and business park type uses. Reference **Figure 2, Site Plan**.

**Potential Environmental Effects:**

The following environmental effects are anticipated to be addressed in the DEIR: 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 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 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 DEIR addressing the proposed Project. The Scoping meeting will be held on **Monday, October 30, 2023, at 5:00 p.m.** The scoping meeting will be held at:

City of Menifee City Hall, 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 a DEIR 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 **Monday, October 23, 2023, through Tuesday, November 21, 2023, 5:00p.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:

City of 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 **November 21st, 2023**, deadline. Comments must be submitted in writing, or via email, to:

Russell Brown, Senior Planner  
City of Menifee, Community Development Department  
29844 Haun Road  
Menifee, CA 92586  
(951) 723-3745  
[rbrown@cityofmenifee.us](mailto:rbrown@cityofmenifee.us)

Figure 1  
Local Vicinity Map



Figure 2  
Site Plan

