



## 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 “Murrieta Road Warehouse” Project; Planning Case No. DEV2022-017, and Major Plot Plan No. PLN22-0179

**Scoping Meeting:** To be held in-person on **Tuesday, November 28, 2023, at 5 p.m.**  
Additional information provided below (EIR Public Scoping Meeting)

**Comment Period:** Tuesday, November 7, 2023, through Thursday, December 7, 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 warehouse building and associated infrastructure on 28.27 gross-acres. Project-related improvements would occur on a site generally located southwest of the interstate 215/Ethanac Road interchange in the northwestern part of the City of Menifee, County of Riverside, State of California. The Project site is generally bounded by a 300 foot wide Southern California Edison utility corridor and McLaughlin Road to the south, existing single-family homes to the north, Murrieta Road to the east, and Geary Street to the west. The site is identified by Assessor’s Parcel Numbers (APN) 330-210-010, -011, -013, -062 and 330-560-001 through 330-560-040, 330-570-001 through 330-570-033, and 330-571-001 through 330-571-005. Refer to **Figure 1, Local Vicinity Map**.

### **Project Description:**

**Plot Plan No. PLN22-0179** - The Murrieta Road Warehouse (herein after “proposed Project” or “Project”) consists of vacant land that has been disturbed from previous agricultural activities and previous development. The site is vegetated by unplanned, non-native grasses as well as sparse shrubs. The site is relatively flat throughout. The Project would include the construction of a concrete tilt-up building that would total approximately 517,720-square foot (SF) and proposes a structural height of approximately 55 feet, 409 automobile parking spaces, and 194 truck trailer parking spaces. The environmental analysis includes a development buffer in order to account for final design changes, equivalent to three percent of the building square footage, or 15,532 SF, which would result in a building area of 533,252 SF (including 20,320 square feet of office space, 505,932 SF of warehouse space, and 7,000 square feet of mezzanine). Associated facilities and improvements of the Project include landscaping, lighting, and related on-site and off-site improvements (roadway improvements, sewer, storm drain, utilities) including paving of Geary Street from the Project site to Ethanac Road. Reference **Figure 2, Site Plan**, illustrates the proposed site plan without the three percent development buffer.

**Potential Environmental Effects:**

The following environmental effects are anticipated to be addressed in the DEIR: Agriculture, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, 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 **Tuesday, November 28, 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 on **November 7, 2023, and conclude on December 7, 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:

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 **December 7, 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](mailto:bhamilton@cityofmenifee.us)

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



**Figure 2**  
**Site Plan**

