



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 “Murrieta Road Warehouse Project”, Major Plot Plan No. PLN22-0179.

Comment Period: **May 24, 2024** through **July 8, 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) (State Clearinghouse No. 2023110162) for the Murrieta Road Warehouse Project (herein after “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:

The Project site encompasses approximately 28.27 acres and is generally located south of Floyd Avenue, east of Geary Street, west of Murrieta Road, and north of McLaughlin Road. The Project site is identified by Assessor’s Parcel Numbers (APNs) 330-210-010, -011, -013, and -062, 330-560-001 through 330-560-040, 330-570-001 through 330-570-033, and 330-571-001 through 330-571-005. The Project site has a land use designation of Economic Development Corridor (EDC) and is zoned Economic Development Corridor – Northern Gateway (EDC-NG). The site is currently bordered by Geary Street to the west, Murrieta Road to the west, a Southern California Edison easement to the south, and single-family residences to the north. Refer to **Figure 1, Local Vicinity Map** and **Figure 2, Site Plan**

Project Applicant: IPT Menifee CC LLC

Project Description:

The proposed Project includes development of an approximately 517,720-square foot (SF) speculative warehouse building. This 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 and a floor area ratio of 0.50. The 533,252 SF warehouse building would include approximately 20,320 SF of ground floor office space, 7,000 SF of mezzanine office space, 505,932 SF of warehouse space, and would be approximately 55 feet tall. Additional improvements include a parking lot and loading docks, ornamental landscaping, associated onsite infrastructure, and construction of offsite street improvements.

The Project would include 90 dock high doors and 4 grade-level truck doors. Approximately 128 trailer parking spaces would be provided in the northern truck court and 64 trailer parking spaces would be provided in the southern truck court, within areas secured by sliding gates. The proposed Project would also provide 409 passenger car parking spaces. Access to the proposed Project would be provided via two driveways from Geary Street and three driveways from Murrieta Road.

The Project would also include approximately 137,363 SF of ornamental landscaping that would cover 11.0 percent of the site. The proposed Project includes an approximately 14-foot-high retaining and screen wall along the interior of the northern and southern truck courts (outside facing wall would be 8 feet high with a landscaping berm), which would taper to a 6-foot-high screen wall along the northern property line outside of the truck court. The Project would include approximately 4.5 acres (approximately 1.5 linear miles) of construction improvements in the form of roadway and utility improvements.

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 Draft EIR. The environmental topic areas addressed in the Draft EIR include Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, **Greenhouse Gas Emissions**, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, **Noise**, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Significant and unavoidable impacts are noted in ***bold/italics***.

Public Hearings:

Notification of the date, time, and place of future public hearings will be provided in compliance with City and CEQA requirements.

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 24, 2024**, and ending **July 8, 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

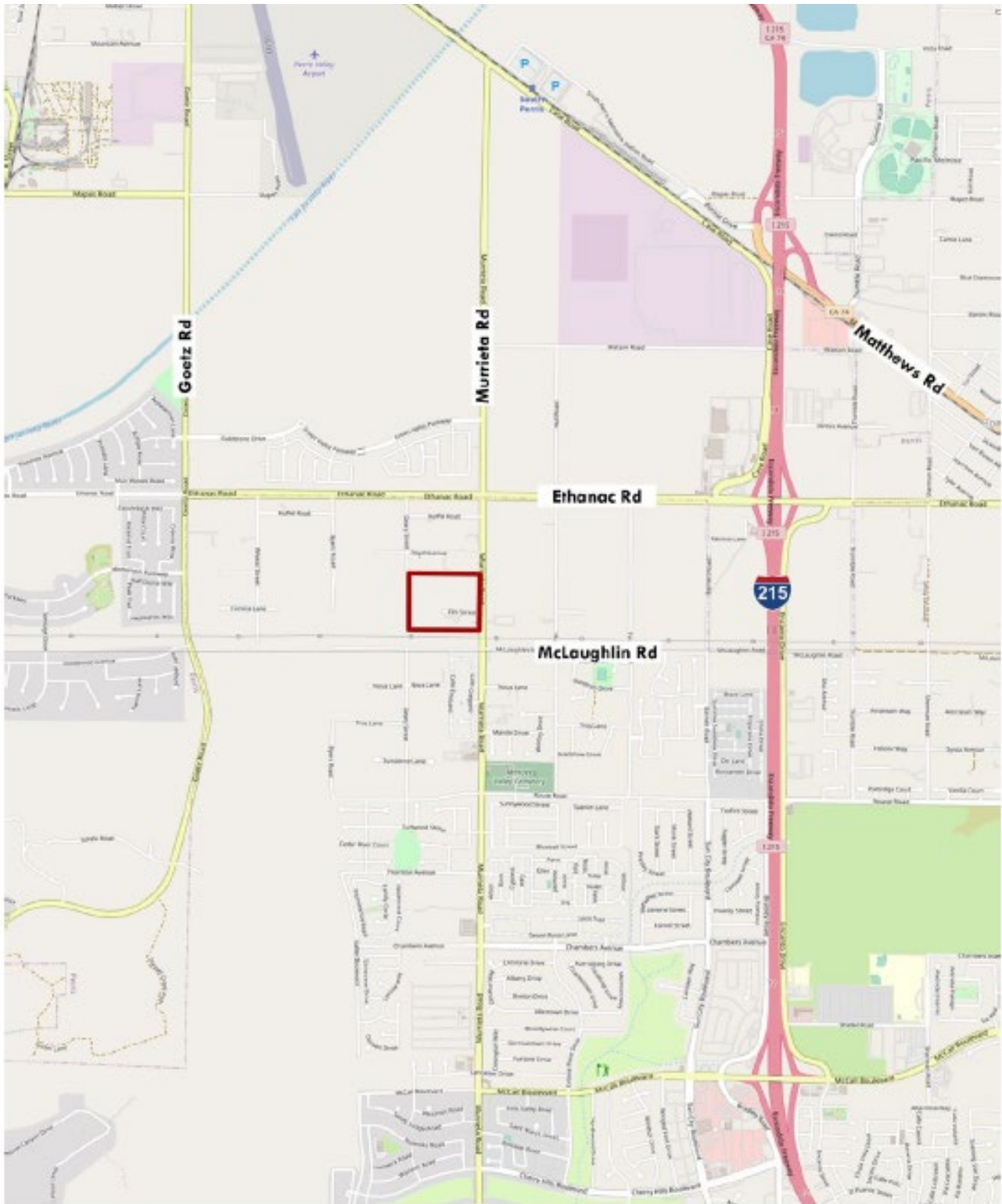
- **Menifee Library** - 28798 La Piedra Road, Menifee, CA 92584
 - Mon & Wed 11am to 7pm
 - Tue & Thur 10am to 6pm
 - Fri & Sat 10am to 2pm

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the **July 8, 2024, 5:00pm** deadline. Comments must be submitted via email or in writing to:

bhamilton@cityofmenifee.us

CITY OF MENIFEE, COMMUNITY DEVELOPMENT DEPARTMENT
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Figure 1
Local Vicinity Map



 **Project Site**



