

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Riverside
 Address: 41002 County Center Dr. #230
Temecula, CA 92591

From:

Public Agency: City of Menifee
 Address: 29844 Haun Road
Menifee, CA 92586
 Contact: Jessica Williams
 Phone: (951)672-6777

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

 State Clearinghouse Number (if submitted to State Clearinghouse): 2025020576

 Project Title: Menifee Caliber Collision Project

 Project Applicant: On-Point Commercial, LLC

 Project Location (include county): APN 384-130-028, Menifee, Riverside County, CA

Project Description:

See attachment.

This is to advise that the City of Menifee has approved the above
 (Lead Agency or Responsible Agency)

described project on 3/12/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

29844 Haun Road, Menifee, CA 92586

Signature (Public Agency): Jessica Williams Title: Assistant Planner

Date: 3/14/2025 Date Received for filing at OPR: 3/14/2025

PROJECT LOCATION

The 2.39-acre project site is on the west side of Zeiders Road, north of Keller Road, south of Scott Road, and east of Howard Way in Menifee, Riverside County, California (Assessor's Parcel Number 384-130-028). The site is depicted within Section 32, Township 5 South, Range 3 West, as detailed on the United States Geological Survey 7.5-minute series *Romoland, California* quadrangle map.

ENVIRONMENTAL SETTING

The Project site is undeveloped and is west of Interstate 215 (I-215) near the southwest corner of Scott Road and Zeiders Road. The site is vacant and bounded by commercial activity to the north and west, with a vacant lot to the east (on the other side of Zeiders Road) and a residence to the south. The Project site is relatively flat and level. The Project site is disturbed from annual weed abatement for fire suppression and weed control. Accordingly, vegetation in the survey area consists of nonnative grassland. Dominant species include paniculate tarplant (*Deinandra paniculate*), redstem filaree (*Erodium cicutarium*), ripgut brome (*Bromus diandrus*), and common fiddleneck (*Amsinckia intermedia*), shortpod mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), stinknet (*Oncosiphon pilulifer*), foxtail barley (*Hordeum murinum*), foxtail brome (*Bromus madritensis*), and rattail sixweeks grass (*Festuca myuros*). There is an existing tree identified in the east-center portion of the Project site. Additionally, an existing fence surrounds the perimeter of the parcel, along with an existing dirt road in the northeast portion of the site. East of the Project site, Zeiders Road is urbanized and built-up with existing sidewalk, telephone lines, curb/gutter, streetlights, curb ramps, sewer manhole, and asphalt concrete berm.

The City of Menifee General Plan land use designation and the Zoning Designation for the Project site is Economic Development Corridor – Southern Gateway (EDC-SG). EDC-SG uses allow for business park-style development consisting of light industrial and office uses, with commercial use opportunities. The objective is to allow development while preserving the rural character of the Southern Gateway area. The EDC-SG zone allows development of an auto body repair and paint shop with a Conditional Use Permit, and the Project is consistent with the surrounding commercial and industrial land uses. The surrounding areas bounding the Project site are in an urban setting, zoned EDC-SG and adjacent to I-215. The nearest sensitive receptor to the Project site is a single-family residence to the south.

Table 3.1: Surrounding Land Uses and Setting summarizes the existing surrounding land uses, General Plan land use designations, and zoning designations.

The northern boundary of the site is A.B.R.V. Storage (boats and recreational vehicle storage) with a zoning designation of EDC-SG; beyond the storage use to the north is undeveloped land with an informal storage of shipping containers, cars, and boats also zoned EDC-SG. A vacant parcel borders the Project site to the east adjacent to Zeiders Road. Farther east is another vehicle storage and a sprinkler supply store (Imperial Sprinkler Supply). All areas east of the Project site are zoned EDC-SG. The southern boundary of the site is developed and has two structures on the site. West of the Project site is another vehicle storage, also zoned EDC-SG.

Table 3.1: Surrounding Land Uses and Setting

Direction	Existing Use Occupying Parcel	General Plan Land Use Designation	Zoning Designation
Project Site	Undeveloped	Economic Development Corridor (EDC), maximum 24 dwelling units per acre and 1.0 floor-area ratio	Economic Development Corridor – Southern Gateway (EDC-SG)
North	Vehicle storage (A.B.R.V. Storage)	EDC	EDC-SG
East	Zeiders Road, beyond which is undeveloped land	EDC	EDC-SG
South	Developed (two structures, single-family residential)	EDC	EDC-SG
West	Automotive parking area and storage yard	EDC	EDC-SG

Sources: *General Plan Land Use Map*. (City of Menifee, 2021a); *Zoning Map* (City of Menifee, 2021b).

According to the City’s General Plan, the EDC is intended to identify areas where a mixture of commercial, residential, industrial, entertainment, educational, recreational, civic, and office uses are planned. The EDC intends to provide more nonresidential uses, while using residential uses as a supporting role, as such uses shall be integrated vertically/horizontally with the other uses mentioned above. Furthermore, the EDC intends to develop areas near I-215 with mixed use developments by providing a standard of a maximum of 24 dwelling units per acre.

PROJECT DESCRIPTION

The Project includes development of the one-story, approximately 18,717-square-foot Caliber Collision Paint and Auto Body Repair shop building with six bays on 2.39 gross acres. The Project would include 42,689 square feet of paved surface, and approximately 36,155 square feet of landscaping. Drainage and stormwater runoff would be retained from the current condition and would flow to the northwest direction off the Project site into the proposed biofiltration basin. See **Figure 2: Site Plan**.

Construction

Construction activities include removal of existing on-site fencing and vegetation, excavation, grading, paving, construction of the one-story, 18,717-square-foot Caliber Collision Paint and Auto Body Repair shop building with six bays. Construction would also include parking areas and the installation of lighting, landscaping, and utility connections. During grading, on-site soils would be excavated and recompacted in accordance with the 2022 California Building Code to accommodate the proposed building and parking areas.

Construction parking and staging would be on site. Construction hours would conform to City standards and be limited to 6:30 a.m. to 7:00 p.m. Monday through Saturday in accordance with City Municipal Code Section 8.01.010. During Project construction, it is possible there would be temporary lane closures and/or detours necessary along Zeiders Road. Project construction is anticipated to commence in early 2025 and be completed in the summer of 2025, resulting in a total construction duration of approximately 6 months.

Facility and Site Design

The Project would construct a one-story, 18,717-square-foot building to house the Caliber Collision Paint and Auto body Repair shop with six bays, on 2.39 acres of land. The total proposed building area would be approximately 18,717 square feet, total proposed paved area would be approximately 42,689 square feet, and the proposed landscape area would be 36,155 square feet.

The Project would include landscaped areas in accordance with Chapter 9.195 (Landscape Standards) and Section 9.195.050 of the City's Municipal Code. Approximately 35 percent (36,155 square feet) of the Project site would be landscaped. Design elements of the proposed Project include landscaped setbacks and trees along the site frontage with shrubs throughout the parking lot area. Off-site landscape improvements of 1,378 square feet would also be included. Trees provided within the landscape plans include 17 large evergreen trees, 36 trees in the parking lot, 11 medium accent trees, 17 large deciduous trees, and 4 street trees. Other vegetation includes medium shrubs, succulents, vines, grass, and groundcover for the retention basin. The Project perimeter would include a 5-foot-high, tubular steel fence wall along the southern, western, and northern boundaries of the site, while the entry would include curbing, a paved driveway entrance, landscaping, and parking in front of the building.

The Project includes a 6-foot street dedication along the site's frontage with Zeiders Road. This portion of right-of-way would include light poles installed throughout the on-site drive aisles and along the sidewalk along the site's frontage. All lighting on the Project site will comply with Chapter 6.01 (Dark Sky; Light Pollution) and Chapter 9.205 (Lighting Standards) of the City's Municipal Code, which require light shielding, functional and aesthetic design, and compatibility with surrounding uses.

Circulation and Access

The only public right-of-way abutting the Project site is along Zeiders Road along the eastern site frontage. However, the site is surrounded by fencing on the north, south, and west borders of the site. Vehicle or pedestrian access is not provided in the existing condition, as there are no driveways or sidewalks along the Project site's frontage with Zeiders Road but along the east street frontage of Zeiders Road.

Access to the Project site would be off Zeiders Road, near its intersection with Scott Road and I-215. The proposed Project would connect to Zeiders Road via a 24-foot entrance/exit driveway that would be shared with the parcel directly north of the Project site. The entrance would connect to the proposed building via a vehicle gate that would be equipped with Opticom (a traffic control system to allow the right-of-way for emergency vehicles). Additionally, the Project would include features for fire protection services such as a fire riser room, a backflow preventer, and a hydrant service line.

The proposed Project would provide 100 parking spaces, including Americans with Disabilities Act (ADA) compliant handicap spaces and bike enclosures to accommodate bicycle parking. An ADA handicap ramp would also be included in the proposed Project (eastside of site) to ensure access for all pedestrians.

Fire Service

The Riverside County Fire Department (RCFD) provides fire protection, fire prevention, and emergency services to the Project site through a contract with the City. Menifee is served by four RCFD fire stations within its jurisdiction. Menifee Fire Station 68, located at 26020 Wickerd Road, 1.8 miles northwest of the site, is the nearest fire station. RCFD Station 68 in Menifee provides fire protection and emergency response services to the Menifee community. In addition to responding to fires, Station 68 also responds to medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials. The average travel time between Fire Station 68 and the Project site is 4 minutes. The Project site is in a suburban, light-industrial setting already served by the RCFD.

Drainage

The majority of the Project site consists of pervious surface area. Currently, stormwater generally sheet flows in a northwesterly direction, leaving the site through a natural drainage channel on the adjacent property to the west. This drainage continues north and connects to a series of man-made drainage channels and culverts, that eventually outlet to Canyon Lake, the San Jacinto River, and Lake Elsinore. The proposed Project is expected to maintain the existing drainage pattern. Upon development of the site, storm water runoff from the eastern and northern portions of the site would be directed towards a concrete ditch along the northern boundary of the property, which would drain into the proposed biofiltration basin at the west of the property. Runoff from the roof of the proposed building would be conveyed through roof drains that connect underground to a proposed storm drain pipe at the southern boundary of the Project site, which would outlet at the proposed biofiltration basin at the west of the property. This storm drain also captures runoff from the decomposed granite pathway along the southern boundary of the proposed building. Inlet capacity will be determined during final engineering and design. Storm water runoff from the western parking lot would sheet flow to a gutter and would be directed to the proposed biofiltration basin at the west of the property through curb cuts.

Infrastructure

Utility infrastructure including water, sewer, natural gas, electricity, and telephone/cable are already established adjacent to the Project site along Zeiders Road. The Eastern Municipal Water District (EMWD) would provide potable water and sewer service to the Project site, Southern California Gas Company would provide natural gas to the Project site, Southern California Edison would provide electricity to the Project site, and Frontier Communications would serve the Project site for telephone and cable needs. On-site infrastructure in the form of water and sewer lines and laterals would be installed as part of the proposed Project to establish connections to existing EMWD utility lines. Natural gas lines and laterals and electrical infrastructure would also be developed as part of the Project and connect to existing off-site infrastructure along Zeiders Road. Utility infrastructure does not exist on the Project site, so relocation of such infrastructure would not be required.

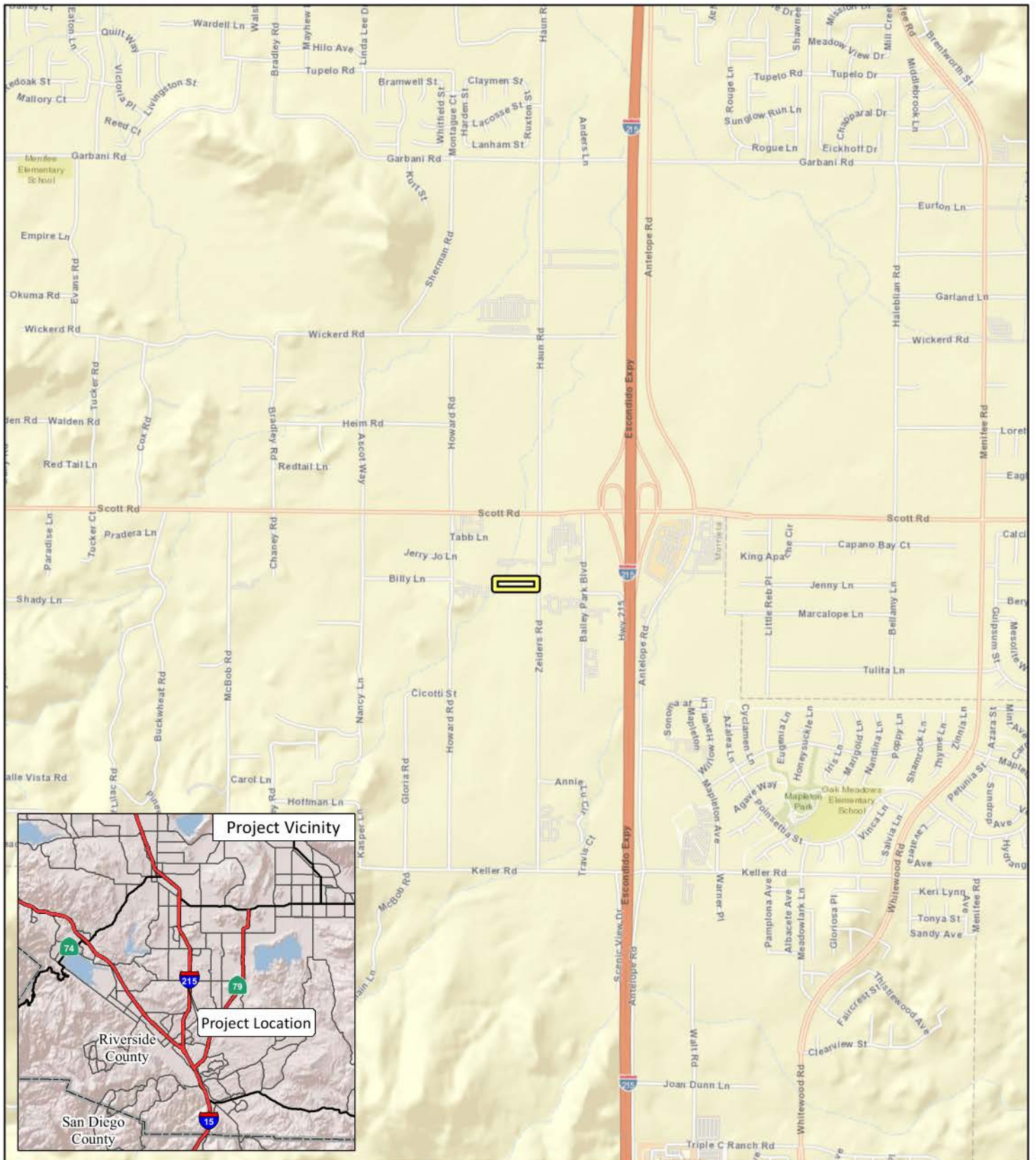


FIGURE 1

LSA

LEGEND

 Project Location



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FEET

SOURCE: Bing (2021)

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Caliber Collision Auto Body Shop
Project Location and Vicinity

