

From: [SCG SE Region Redlands Utility Request](#)
To: [Russell Brown](#)
Cc: [Portillo, Carlos E](#); [Liao, William](#)
Subject: 7/15/24-FW: Notice of Public Hearing- PLN23-0245
Date: Monday, July 15, 2024 11:15:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[NOP PEMCOR BP_FINAL.pdf](#)

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Hello,

I just reviewed the documents regarding **PLN23-0245**

SoCalGas Distribution does have facilities in the area. Please note on case to have Developer contact 811 / USA at [DigAlert | Utility Locating California | Underground Wire & Cable Locator](#) prior to any excavation / demolition activities so we can Locate & Mark out our facilities.

If the Developer needs new gas service, please have them contact our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

To avoid delays in processing requests and notifications, please have all new Franchise correspondence sent to our Utility Request inbox, at SCGSERegionRedlandsUtilityRequest@semprautilities.com

I cover the **Southeast Region – Redlands**

SCGSERegionRedlandsUtilityRequest@semprautilities.com would be your contact for requests in the southeastern ends of LA County, Riverside County, San Bernardino & Imperial Counties.

Southeast Region - Anaheim office which is all of Orange County and the southern ends of Los Angeles County; therefore, any Map and/or Will Serve Letter requests you have in these areas please send them to

AtlasRequests/WillServeAnaheim@semprautilities.com

Northwest Region – Compton HQ For West and Central LA County, your Map Request

and Will Serve Letters, will go to SCG-ComptonUtilityRequest@semprautilities.com

Northwest Region - Chatsworth

For any requests from the northern most parts of LA County all the way up to Visalia, San Luis Obispo, Fresno and Tulare you would contact

NorthwestDistributionUtilityRequest@semprautilities.com

Transmission

For Transmission requests, please contact SoCalGas Transmission, at

SoCalGasTransmissionUtilityRequest@semprautilities.com

Thank you,

Josh Rubal

Lead Planning Associate

Distribution Planning & Project Management

Redlands HQ - Southeast Region

(213) 231-7978 Office

SCGSERegionRedlandsUtilityRequest@semprautilities.com



From: Charles Benjamin <cbenjamin@cityofmenifee.us>

Sent: Monday, July 15, 2024 8:23 AM

Subject: [EXTERNAL] Notice of Public Hearing

Please see the attached notice for the City of Menifee.

Chuck Benjamin | Records Technician

Office of the City Clerk

City of Menifee | 29844 Haun Road | Menifee, CA 92586

Direct: (951) 723-1722 | City Hall: (951) 672-6777

cbenjamin@cityofmenifee.us | cityofmenifee.us [cityofmenifee.us]



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This email originated outside of Sempra. Be cautious of attachments, web links, or requests for information.

From: [Mauricio Alvarez](#)
To: [Russell Brown](#)
Subject: Menifee Business Park PLN23-0245
Date: Tuesday, July 23, 2024 2:03:21 PM

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Hello Russell,

Thank you for including Riverside Transit Agency in the development review of the Menifee Business Park (PLN23-0245). After reviewing the plans, there are no comments to submit for this particular project at this time.

Thank you,

Mauricio Alvarez, MBA

Planning Analyst
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@riversidetransit.com
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)
1825 Third Street, Riverside, CA 92507



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

257242

July 29, 2024

City of Menifee
Planning Division
29714 Haun Road, Building A
Menifee, CA 92586

Attention: Russell Brown

Re: PLN 23-0245, Menifee Business Park
APN 384-150-001

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received July 17, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's _____ Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments dated January 30, 2024 are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL
Engineering Project Manager

Attachment

EM:blj



July 30, 2024

Russell Brown, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586

Subject: Menifee Business Park: EIR NOP Comments

Dear Mr. Brown:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the above referenced project (Project). The District offers the following comments on the Project:

The District is a Responsible Agency under CEQA as a provider of potable/recycled water, or wastewater service. As such, all necessary water/wastewater facility improvements should be included in the Draft EIR Project Description and analyzed within the appropriate impact discussions.

To define impact(s) on existing EMWD facilities, the District requests the Draft EIR evaluate the Project's proposed water demands, wastewater discharge, and potential recycled water use, by conducting an analysis of water and sewer models used in the facility planning process to quantify changes in water demands and waste-water generation to serve future development in this area. This analysis will help determine if the available capacity in the existing EMWD facilities can adequately serve this Project. If existing EMWD facilities do not have enough capacity, the Draft EIR needs to identify and analyze necessary additional improvements and facilities to be constructed by this Project.

EMWD can assist the Project proponent in developing EMWD's Design Conditions (DC) to detail all pertinent conditions and required facilities. In addition, the DC will identify EMWD's requirements pertaining to the proposed abandonment of existing sewer pipelines and alignment and sizing of the proposed sewer pipelines.

Board of Directors

Philip E. Paule, *President* Stephen J. Corona, *Vice President* Jeff Armstrong Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177 www.emwd.org

EMWD Comments

August 1, 2024

Page 2

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Budicin". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Anthony Budicin
Director of Environmental and Regulatory Compliance

ANB: hs

Attachments: Copy of Public Notice



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

August 8, 2024

rbrown@cityofmenifee.us

Russell Brown, Senior Planner

City of Menifee, Community Development Department

29844 Haun Road

Menifee, CA 92586

Notice of Preparation of a Draft Environmental Impact Report for the Menifee Business Park (Proposed Project) (SCH No. 2024071016)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send a copy of the Draft EIR upon its completion and public release directly to South Coast AQMD as copies of the Draft EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses (electronic versions of all emission calculation spreadsheets, air quality modeling, and health risk assessment input and output files, not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's air quality significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

¹ South Coast AQMD's CEQA Air Quality Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's air quality significance thresholds can be found at: <https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf>

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's air quality significance thresholds *for operation* to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment.⁵

Also, if implementation of the Proposed Project would require the use of new stationary and portable sources, including but not limited to emergency generators, fire water pumps, boilers, spray booths, etc., one or more air permits from South Coast AQMD will be required, and the role of South Coast AQMD would change from a Commenting Agency to a Responsible Agency under CEQA. The assumptions in the air quality analysis in the EIR will be the basis for evaluating the air permit(s) under CEQA and imposing permit conditions and limits. Questions about air permit requirements should be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

In addition, if air permits are required and the South Coast AQMD is identified as a Responsible Agency in the EIR, per CEQA Guidelines Sections 15086, the Lead Agency is required to consult with South Coast AQMD. CEQA Guidelines Section 15096 sets forth specific procedures for a Responsible Agency, including making a decision on the adequacy of the CEQA document for use as part of evaluating the applications for air permits. For these reasons, the EIR should include a discussion about any new stationary and portable equipment requiring South Coast AQMD air permits and identify South Coast AQMD as a Responsible Agency for the Proposed Project, if applicable.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation

⁵ South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook,⁶ South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2022 Air Quality Management Plan,⁷ and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy.⁸

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at swang1@aqmd.gov.

Sincerely,

Sam Wang

Sam Wang

Program Supervisor, CEQA IGR

Planning, Rule Development & Implementation

BR: EA

RVC240724-03

Control Number

⁶ <https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

⁷ South Coast AQMD's 2022 Air Quality Management Plan can be found at: <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan> (Chapter 4 - Control Strategy and Implementation).

⁸ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsocial.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.



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From: Sharon Johnson <smjlamb2@yahoo.com>
Sent: Sunday, August 18, 2024 9:23 PM
To: Russell Brown <rbrown@cityofmenifee.us>
Subject: Scoping Meeting & Environmental Impact Report for Plot Plan #PLN23-0245

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Attention: Russell Brown, Senior Planner

This is in response to your letter inviting comments about the above referenced parcel. We (Andrew and Sharon Johnson) have lived at 33466 Howard Road, Menifee, CA since June of 198 33387 Zeiders Road since March of 1972 and other Zeiders family members live nearby on adjacent parcels. Sharon's grandfather has owned the property since the 1920's and the original by family members. We have lived next door to the Bouris family property for many years, which is the property that is the subject of the Scoping Meeting. We noticed the following, and war development of this property will **directly impact** us as we border the property on two sides (north and west sides).

1. What is the maximum height of these single story buildings? Will they be similar to the ones that have recently been built on the east side of Zeiders Road directly across from the pro
2. What will be the effect of the water wells adjacent to the site? People on Howard Road only have well water as EMWD is way too expensive to bring in. Most people can't afford this. 1 Zeiders Road, it affected the wells on our home and the Zeiders Ranch, making them produce noticeably less water. We would hope that wouldn't happen with this new development.
3. What happens to fence lines that are located on property lines?
4. Will exterior and parking lot lights be as bright as the 50 foot buildings across Zeiders Road? Could they be made to be a little more neighborhood-friendly with a different type of light

RE: Scoping Meeting & Environmental Impact Report for Plot Plan #PLN23-0245

Russell Brown <rbrown@cityofmenifee.us>

To: Sharon Johnson

Tue 8/27/2024 8:01 PM

Good afternoon,

Please see my responses below in red. Let me know if you have additional questions or comments.

Thank you for your patience.

The applicant can also be contacted at:

Mary Lanier mary@mckennalanier.com

Regards,

Russell J. Brown, AICP | Senior Planner

Community Development Department

"Creating a HEALTHY, VIBRANT, and CONNECTED community for everyone."

29844 Haun Road | Menifee, CA 92586

City Hall: (951) 672-6777 | Dir. (951) 723-3745

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1. What is the maximum height of these single story buildings? Will they be similar to the ones that have recently been built on the east side of Zeiders Road directly across from the property in question? **The latest plans show the buildings at 38'.**

2. What will be the effect of the water wells adjacent to the site? People on Howard Road only have well water as EMWD is way too expensive to bring in. Most people can't afford this. When the sewer line was put up Zeiders Road, it affected the wells on our home and the Zeiders Ranch, making them produce noticeably less water. We

would hope that wouldn't happen with this new development. The project will connect to the existing EMWD sewer and waterlines. There will be pipe extensions to the project site that will not require significant excavation to affect the water table serving the wells.

3. What happens to fence lines that are located on property lines? We recommend that the property owners work together on a solution that works for both parties. The project does not include new fencing on the shared property line. The plans show a brow ditch adjacent to the property line on the adjacent property, used to control runoff.

4. Will exterior and parking lot lights be as bright as the 50 foot buildings across Zeiders Road? Could they be made to be a little more neighborhood-friendly with a different type of lights that are not so bright? The city has requirements for parking lot lighting to decrease overflow lighting from reaching near by properties. The builder is required to submit a lighting plan showing the lighting measurements at various points across the site. The parking lot lights are required to be constructed with horizontal cutoffs, limiting light leakage.

5. Will there be properly maintained landscaping on the roads, as some of the trees on Zeiders Road are not properly staked and are falling over. All landscaping is reviewed and inspected by the city. Landscaping in the ROW becomes the maintenance responsibility of the city (builder pays into a fund for maintenance). On-site landscaping is at the responsibility of the builder/owner of the site. The City holds a bond for 12 months post final inspection to ensure the landscaping and irrigation is properly maintained. After 12 months, it then would become a code case if its not being maintained properly.

6. Will there be a paved road around the site next to the adjacent properties. If so, how wide? The latest plans show road improvements along the project frontage along Zeiders Road. The project does not propose direct access to/from Howard. Whether or not they will be responsible to improve Howard is still being discussed. If they do not improve Howard with the project, then they will likely pay a dollar amount (as determined in a traffic study) that will be set aside for future road improvements.

7. Right now the "eyesores" across Zeiders Road are vacant and don't seem to be rented. We don't want to have an area that attracts homeless people and criminal activity. Right now there seems to be problems with vehicles doing donuts and other racing type activities in the vacant building area that police have had to monitor. Agreed

8. Will the businesses that are renting the property being developed have a curfew or will there be traffic 24 hours a day. It would definitely be hard if people driving into the property after a curfew shined lights from their vehicles directly into our property or our neighbor's property, especially late at night. If there is 24 hour business operations, would there be a noise restriction during the night hours? According to the applicant, Hours of operation are proposed from 6:00 a.m. to 11:00 p.m. The project will be required to comply with the City Noise Ordinance for operations.

We would appreciate you considering these questions and making this development area as friendly to us and our neighbors, many of which have lived here a number of years. We would appreciate a reply to these comments.

Andrew and Sharon Johnson
33466 Howard Road
Menifee, CA 92584
smjlamb2@yahoo.com

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5. Will there be properly maintained landscaping on the roads, as some of the trees on Zeiders Road are not properly staked and are falling over.
6. Will there be a paved road around the site next to the adjacent properties. If so, how wide?
7. Right now the "eyesores" across Zeiders Road are vacant and don't seem to be rented. We don't want to have an area that attracts homeless people and criminal activity. Right now there seems to be problems with vehicles doing donuts and other racing type activities in the vacant building area that police have had to monitor.
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Andrew and Sharon Johnson
33466 Howard Road
Menifee, CA 92584
smjlamb2@yahoo.com