

Menifee Business Park Project Environmental Impact Report

SCOPING MEETING

Wednesday, July 31, 2024

City Hall, 5:00 pm



Purpose of this Scoping Meeting

- Provide Information about the proposed Project
- Summarize the Requirements and Process of the California Environmental Quality Act of 1970 (**CEQA**)
- Solicit from the Public and Agencies their **issues of concern** to be addressed in the EIR
- **Listen to the Public** on their concerns about the Project



Purpose of this Scoping Meeting

- Assist the City in determining the scope and content of the environmental information to be included in the Draft EIR.
- Provide Responsible and Trustee Agencies and the public an opportunity to learn more about the Menifee Business Park Project and provide input on the content and analysis of the Draft EIR



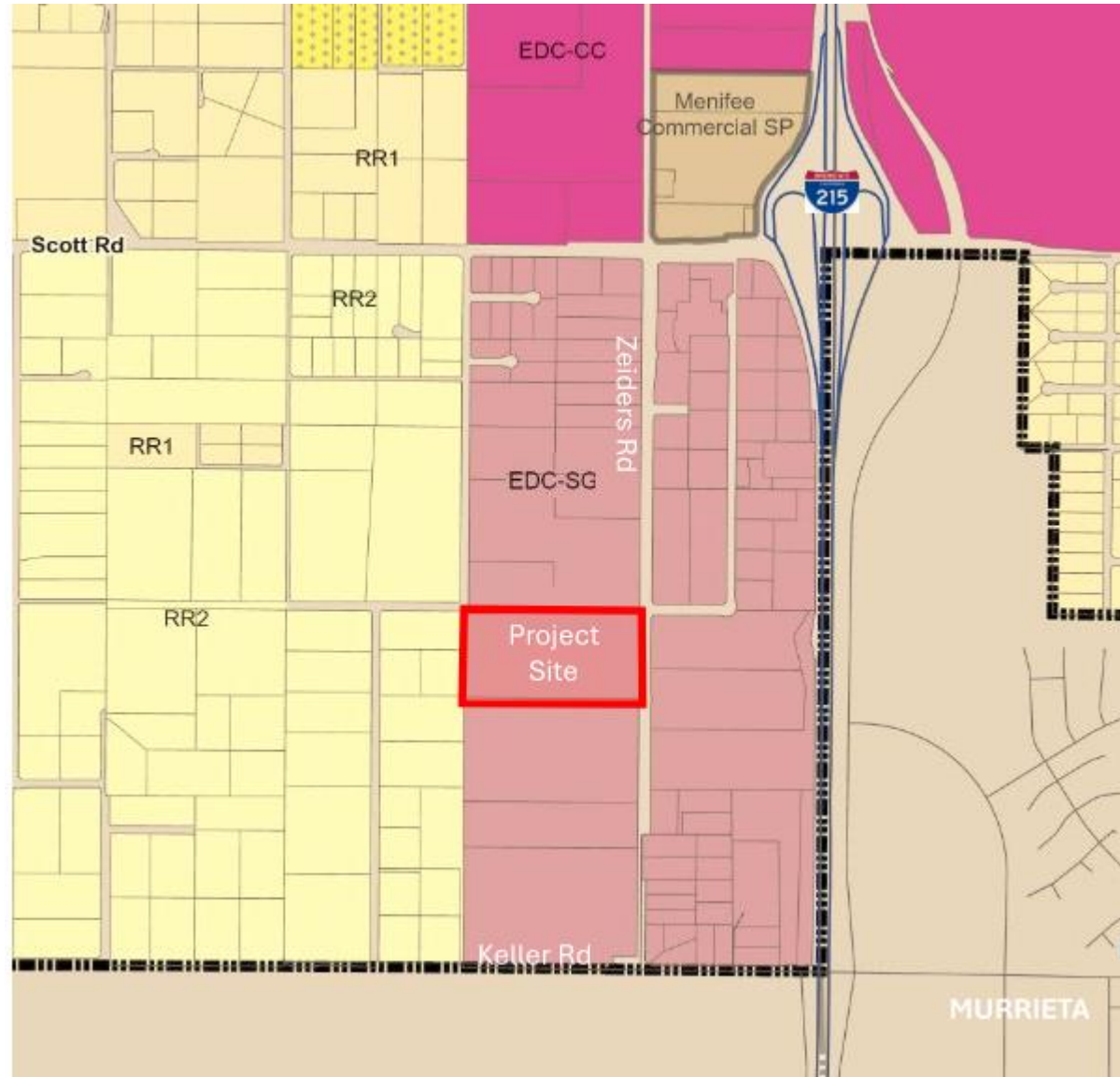
Project Information

- Menifee Business Park – Plot Plan No. PLN23-0245
- The site is located in the southern portion of the City, south of Scott Road, north of Keller Road, west of Interstate 215, along the western side of Zeiders Road, (APN: 384-150-001)
- The 20-acre project site is zoned Economic Development Corridor – Southern Gateway (EDC-SG).
- Commercial/Industrial Business Park with 11 single-story buildings ranging from 23,100 square feet to 37,840 square feet (total 337,770 square feet)

Project Site General Plan/Zoning

Economic Development Corridor- Southern Gateway (EDC-SG)

GP Land Use Designation		
	Rural Mountainous 10 ac min (RM)	 20.1-24 du/ac Residential (20.1-24 R)
	Rural Residential 5 ac min (RR5)	 Commercial Retail (CR) 0.20 - 0.35 FAR
	Rural Residential 2 ac min (RR2)	 Commercial Office (CO) 0.25 - 1.0 FAR
	Rural Residential 1 ac min (RR1)	 Heavy Industrial (HI) 0.15 - 0.50 FAR
	Business Park (BP) 0.25 - 0.60 FAR	 Recreation (OS-R)
	Economic Development Corridor (EDC)	 Water (OS-W)
	Agriculture (AG)	 Public/Quasi Public Facilities (PF)
	Conservation (OS-C)	 Specific Plan (SP)
		 Public Utility Corridor (PUC)
		 Railroad
		 Parcels
		 Freeways



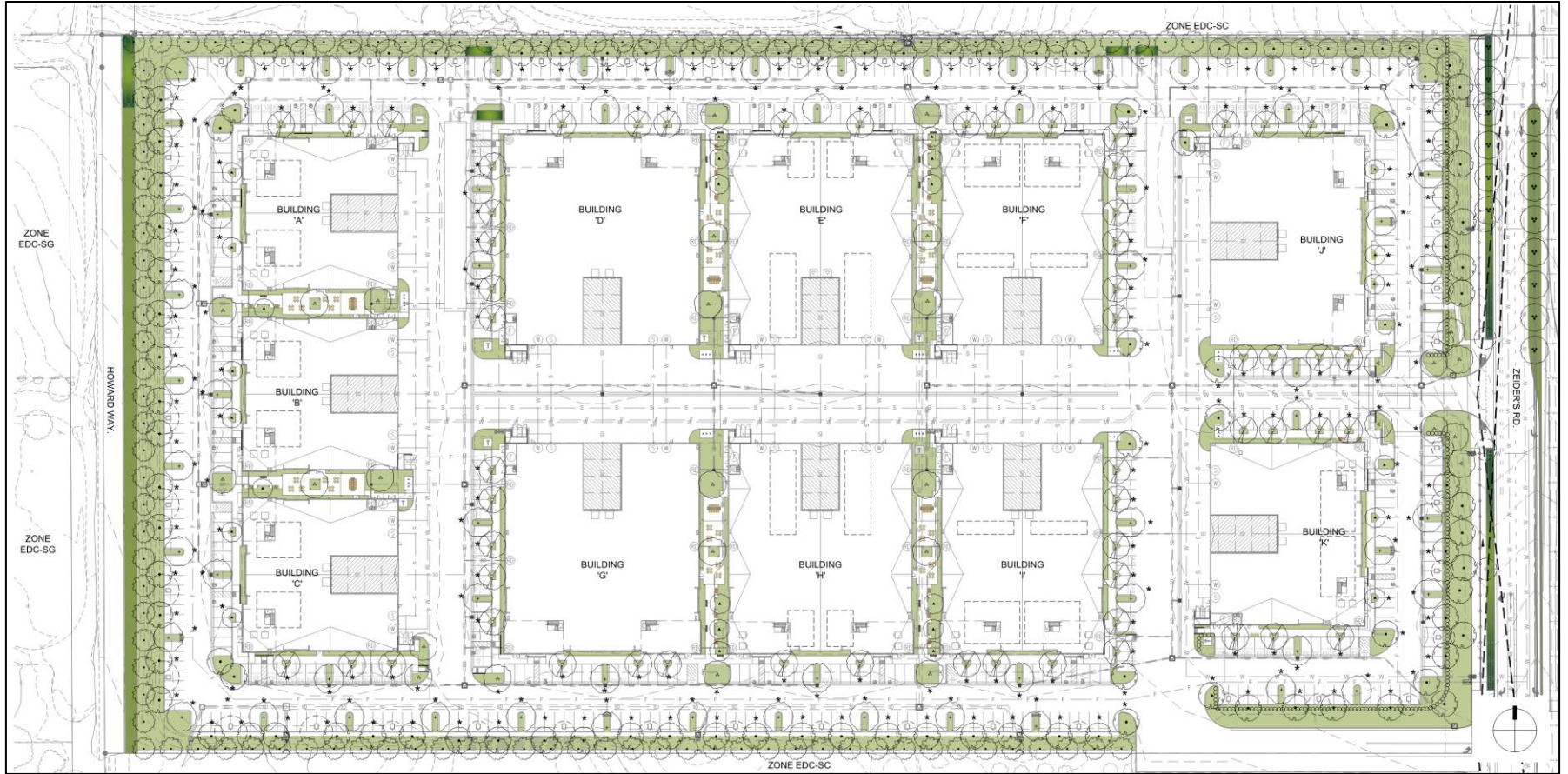
Project Information

- The anticipated end users will provide services ranging from industrial and manufacturing to service commercial and office (tenants are not known at this time).
- Each building includes two (2) dock-high doors for a total of 22 dock doors for the entire project.
- The project proposes 677 parking spaces and 121,879 square feet (15%) of irrigated landscaped area.

Project Information

- The project includes two (2) driveways along Zeiders Road with the southernmost driveway being signalized and aligning with Scott Road Commerce Center.
- The 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).

Project Site Plan



Purpose of CEQA and EIR

- California Environmental Quality Act of 1970 (**CEQA**) is the state process for public involvement and transparency in the local decision-making process for evaluating new development
- **EIR** is the most extensive CEQA compliance document
- Public **disclosure** of environmental consequences and considerations (issues and impacts)
- Identification of **mitigation measures and examination of alternatives** to reduce or avoid potentially significant impacts
- Planning tool to **assist decision-makers** in evaluating benefits/disadvantages of the proposed project

Topics To Be Addressed in the Draft EIR

- Aesthetics
- Agriculture and Forestry
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- **Energy**
- **Geology and Soils**
- **Greenhouse Gases and Climate Change**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**

Technical Studies

Topics To Be Addressed in the Draft EIR (cont.)

- Land Use and Planning
- Mineral Resources
- **Noise**
- Population and Housing
- Public Services
- Recreation
- **Transportation and Circulation**
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Technical Studies

Other Elements of the Draft EIR

- **Cumulative Impacts:** (project plus anticipated growth), evaluate individual project contribution to broader impacts
- **Growth-inducing Impacts:** evaluate potential to cause substantial growth
- **Significant Adverse Unavoidable Impacts:** Impacts that cannot be mitigated to a level of non-significance
- **Alternatives to the Project:** Evaluation of alternatives that can avoid and reduce significant impacts
- **Irreversible Long-term Environmental Changes:** evaluate long-term commitment of resources, such as energy and building materials

CEQA PROCESS OVERVIEW (2024-25)

Issue Notice of Preparation (30 days)	July 24 – Aug 23, 2024
Scoping Meeting (1 Day)	July 31
Public Review Draft EIR (45 days)	Oct 15 – Nov 30*
Prepare Final EIR	December 30*
Public Hearings (2 months)	Jan - Feb 2025*

bold = point of public input

* dates are tentative



REVIEW and COMMENT on NOP

Notice of Preparation (NOP) is being circulated for
30-day review: July 24 – August 23, 2024

Written or email comments can be
submitted through Aug. 23, 2024 to:

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PUBLIC COMMENTS



THANK YOU FOR ATTENDING!

