



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 “**Menifee Business Park**” Project, also known as PEMCOR; **Plot Plan No. PLN23-0245**

Scoping Meeting: To be held in-person on **Wednesday, July 31st, 2024 at 5 p.m.**
Additional information provided below (EIR Public Scoping Meeting)

Comment Period: **Wednesday, July 24, 2024 through Thursday, August 22, 2024 (updated)**

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. The site is generally located in the southern area of the City, south of Scott Road, north of Keller Road, west of Interstate 215, along the western side of Zeiders Road, City of Menifee, County of Riverside, State of California (APN: 384-150-001). Refer to **Figure 1, Local Vicinity Map.**

Project Description:

Plot Plan No. PLN23-0245 proposes a commercial/industrial business park development consisting of eleven single-story buildings ranging in size from approximately 23,100 square feet to 37,840 square feet (total 337,770 square feet) on approximately 20-acres. The project site is zoned Economic Development Corridor – Southern Gateway (EDC-SG). The anticipated end users are expected to provide services ranging from industrial and manufacturing users 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 for the entire project.

The project proposes 677 parking spaces and 121,879 square feet (15%) of irrigated landscaped area. The applicant is proposing approximately 53,300 cubic yards of grading. Furthermore, the project includes two (2) driveways along Zeiders Road with the southernmost driveway being signalized and aligning with Scott Road Commerce Center.

No specific tenants have been confirmed for the project, however, any proposed tenants will be geared towards a mixture of commercial, light industrial, assembly/light manufacturing and business park type uses. Reference **Figure 2, Site Plan.**

Potential Environmental Effects*:

The following environmental effects are anticipated to be addressed in the DEIR: Aesthetics, Agriculture, *Air Quality*, *Biological Resources*, *Cultural Resources*, *Energy*, *Geology/Soils*, *Greenhouse Gases*, Hazards and Hazardous Materials, *Hydrology/Water Quality*, Land Use/Planning, Mineral Resources, *Noise*, Population/Housing, Public Services, *Transportation/Traffic*, *Tribal Cultural Resources*, and *Utilities/Service Systems*, and Wildfire.

*Technical studies provided for items in *italics* above

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 **Wednesday, July 31, 2024 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 concerns of agencies and interested parties 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 **Wednesday, July 24, 2024 through Thursday, August 22, 2024 (updated)** 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 **Thursday, August 22, 2024**, deadline. Comments must be submitted in writing, or via email, to:

Russell Brown, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586
(951) 723-3745
rbrown@cityofmenifee.us

Figure 1
Local Vicinity Map



Figure 2
Site Plan

