



## 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 “Heritage Valley Business Center” Project; Vesting Tentative Parcel Map (TPM) No. 39292 (PLN25-0085); Plot Plan No. (PLN24-0195); General Plan Amendment No. PLN24-0197; Change of Zone No. PLN24-0198; Specific Plan Amendment No. PLN24-0199

**Scoping Meeting:** To be held in-person on **June 3<sup>rd</sup>, 2025**, at 5:30 p.m.  
Additional information provided below

**Comment Period:** **May 23, 2025** through **June 23, 2025**

### **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, a planned warehouse building and associated infrastructure on approximately 41 acres. Project-related improvements would occur on a site generally located southeast of the Interstate 215/Ethanac Road interchange in the northeastern part of the City of Menifee, County of Riverside, State of California. The Project site is generally bounded by a Riverside County Flood Control channel, Southern California Edison utility lines and future McLaughlin Road to the south, Ethanac Road to the north, Sherman Road to the east, and Trumble Road to the west, and consists of ten parcels total (Assessor Parcel Numbers: 331-110-031, 331-110-024, 331-110-025, 331-110-026, 331-110-035, 331-110-027, 331-110-041, 331-110-038, 331-110-039, and 331-110-023). Refer to **Figure 1, Local Vicinity Map**.

### **Project Description:**

The Heritage Valley Business Center (herein after “proposed Project” or “Project”) site consists of predominately vacant undeveloped land that has been subject to a variety of anthropogenic disturbances associated with prior ground disturbance activities and discing. The west-central portion (APNs 331-110-024, -025, and -026) are currently occupied by non-conforming single-family residences with associated light industrial activity and truck storage. The northeast portion of the site (APNs 331-110-023, -039, and -038) are occupied by an equipment yard that is currently in operation. The Project would include the construction of a concrete tilt-up building that would total 829,755 square feet (including 10,000 square feet of office space), approximately 503 automobile parking spaces, and approximately 258 truck trailer parking spaces.

Associated facilities and improvements of the Project include loading dock doors, on-site landscaping, and related on-site and off-site improvements (roadway improvements, sewer, storm drain, utilities). Reference **Figure 2, Site Plan**.

The following entitlement applications are associated with the proposed Project:

**Vesting Tentative Parcel Map No. 39292 (PLN25-0085)** proposes to combine (APNs 331-110-031, -024, -025, -026, -035, -027, -041, -038, -039, -023) into two parcels for a total of 41.16 acres.

**Plot Plan No. PLN24-0195** is for the design review of one concrete tilt-up building totaling 829,755 sq. ft. which includes 10,000 sq. ft. of office and 819,755 square feet of ground floor warehouse space on an approximately 41-acre Project site. The building includes approximately 503 automobile parking spaces, approximately 258 truck trailer parking spaces, and approximately 111 dock doors.

**General Plan Amendment No. PLN24-0197** proposes to change the General Plan land use designation of APNs 331-110-024, -025, -026 from Heavy Industrial (HI) to Specific Plan (SP).

**Change of Zone No. PLN24-0198** proposes to change the zoning classification of APNs 331-110-024, -025, and -026 from Heavy Industrial (HI) to Menifee North SP.

**Specific Plan Amendment No. PLN24-0199** proposes to increase the acreage and modify the boundary of the Specific Plan No. 260 (Menifee North Specific Plan) to include APNs 331-110-024, -025, and -026 within Planning Area 2 ("Industrial"). The amendment also proposes to increase the allowable building height within Planning Area 2 from 50 feet to 55 feet.

#### **Potential Environmental Effects:**

The following environmental effects are anticipated to be addressed in the EIR: 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.

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 Notice of Preparation (NOP) for the proposed Project Draft EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed EIR 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 EIR addressing the proposed Project. The Scoping meeting will be held on **June 3<sup>rd</sup>, 2025 at 6:00 p.m.** The scoping meeting will be held at:

City of Menifee, 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 an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns 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 on **May 23, 2025, and conclude on June 23, 2025, at 5:00 p.m.** 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:

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 **June 23, 2025**, deadline. Comments must be submitted in writing, or via email, to:

Fernando Herrera, Senior Planner  
City of Menifee, Community Development Department  
29844 Haun Road  
Menifee, CA 92586  
(951) 723-3718  
[fherrera@cityofmenifee.us](mailto:fherrera@cityofmenifee.us)

# Figure 1 Local Vicinity Map



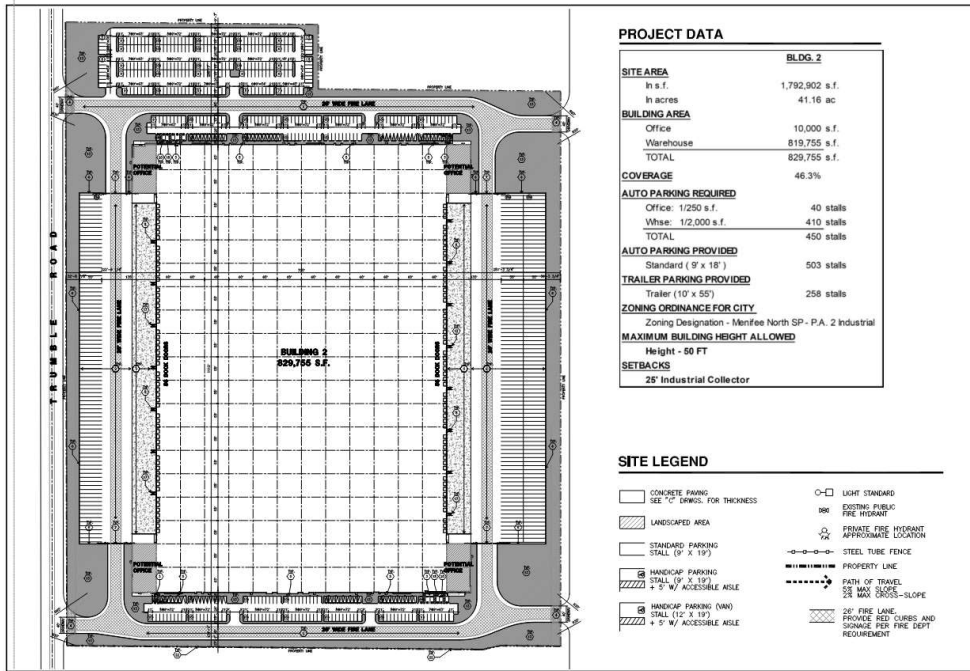
Sources: Nearmap Aerial Imagery, 2025; Riverside County Open Data [Cities Data set], 2022.

**FIGURE 1:** Local Vicinity Map  
Heritage Valley Business Center Project, City of Menifee



Kimley»Horn

# Figure 2 Site Plan



Source: HPA Architecture, Inc., 2024.

**FIGURE 2:** Site Plan  
Heritage Valley Business Center Project, City of Menifee



Kimley»Horn