



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 “Northern Gateway Logistics Center Project”; Major Plot Plan (PP) No. PLN23-0040.

Purpose of the Notice of Preparation: The purpose of this NOP is to fulfill legal notification requirements and inform the public, and California Environmental Quality Act (CEQA) Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested parties 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 written responses 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.

EIR Public Scoping Meeting: To be held in-person on June 27, 2023, at 5:30 p.m.

The City of Menifee, Community Development Department will hold an environmental Scoping meeting for the general public and any interested agencies regarding the proposed EIR addressing the proposed Project. The scoping meeting will be held at the City of Menifee, City Council Chambers located at 29844 Haun Road, Menifee, CA 92586.

Comment Period: June 21, 2023, through July 20, 2023

Notice of Preparation of a Draft Environmental Impact Report (DEIR):

The Project site is generally located southwest of the Interstate (I-) 215/Ethanac Road interchange in the northwestern part of the City, within the County of Riverside; refer to Exhibit 2-1: Regional Location. The Project is composed of 5 parcels. The Project site is located south of Ethanac Road and the Ethanac Wash channel adjacent, north of a 300-foot-wide Southern California Edison (SCE) utility corridor with McLaughlin Road beyond, east of Evans Road and west of Barnett Road. The Project site is located in the Economic Development Corridor- Northern Gateway (EDC-NG) zone of the City of Menifee and is currently bordered by a scattering of existing rural residential homes (1-5 acres) and outbuildings, proposed future industrial sites, and vacant land. Reference **Figure 1, Local Vicinity Map**.

Project Applicant:
Lovett Industrial

Project Description:

The Northern Gateway Logistics Center Project (herein after “proposed Project” or “Project”) would include the development of two concrete tilt up warehouses on 20.17 acres of land. Building 1 is proposed to be 105,537 square feet (sq. ft.) consisting of 6,000 sq. ft. of office space and 99,537 sq. ft. of warehouse space and is located on the north side of the site. Building 2 is on the southern end of the site and is proposed to be 292,715 sq. ft. consisting of 8,000 sq. ft. of office space, 7,000 sq. ft. of mezzanine, and 277,715 sq. ft. of warehouse area. Associated facilities and improvements of the Project site includes loading dock doors (15 for Building 1; 37 for Building 2), on-site landscaping, and related on-site and off-site improvements (including relocation of an underground storm drain). The proposed warehouse use is considered speculative in nature; reference **Figure 2, Site Plan**). See **Table 1** for details on the Project site. A list of all APN’s that are part of the Project is provided in **Table 2**. Associated facilities and improvements of the Project site include parking, on-site landscaping, and related on-site and off-site improvements. Reference **Figure 2, Site Plan**.

Table 1 - Project Data (Building 1 and 2 Combined)	
Site Area	Project Site
Gross Acres	20.17
Office	14,000 sf
Mezzanine	7,000 sf
Warehouse	377,252 sf
Total Building Area	398,252 sf

Table 2 - Assessor Parcel Numbers
Project Site
331-060-007
331-060-008
331-060-020
331-060-023
331-060-030

The following entitlement applications are associated with the Project:

Major Plot Plan No. PLN23-0040 proposes to construct two concrete tilt-up buildings totaling 398,252 sq. ft building area on the 20.17-acre Project site. The maximum building height allowed is 100 feet. The proposed building heights fall below this limit at 54 feet in height. The Project includes a total of 354 automobile parking spaces, 41 truck trailer parking spaces, and 52 dock doors. Additionally, a conceptual landscape plan that proposes an approximate total of 105,837 sq. ft. of landscape area or approximately 12 percent of the Project site is included as part of this approval.

Potential Environmental Effects:

The following issues 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, 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 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.

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 **June 21, 2023**, through **July 20, 2023, 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 at the earliest possible date, but no later than the **July 20, 2023**, deadline. Comments must be submitted in writing, or via email, to:

CITY OF MENIFEE

ATTN: BRANDON CLEARY, ASSOCIATE PLANNER

29844 HAUN ROAD

MENIFEE, CALIFORNIA 92586

PHONE: (951) 723-3761

EMAIL: bcleary@cityofmenifee.us

Figure 1, Local Vicinity Map

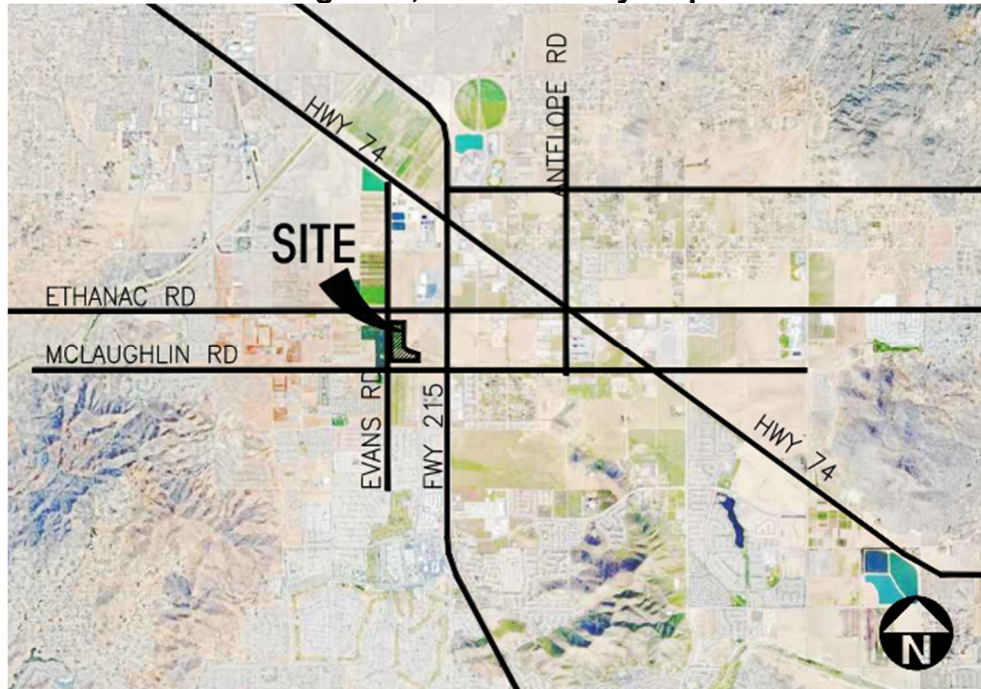


Figure 2, Site Plan

