

2019089014

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Plot Plan (PP) 2017-225, Conditional Use Permit (CUP) 2017-226, and Tentative Parcel Map (TPM) No. 2017-227 - 'Harvest Glen'
Lead Agency: CITY OF MENIFEE Contact Person: MANNY BAEZA
Mailing Address: 29844 Haun Road Phone: (951) 723-3742
City: Menifee Zip: 92586 County: Riverside

Project Location: County: RIVERSIDE City/Nearest Community: CITY OF MENIFEE
Cross Streets: BRIGGS ROAD AND HWY 74 - NW CORNER Zip Code: 92585
Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 37.4 " N / 117 ° 8 ' 16.4 " W Total Acres: 5.04
Assessor's Parcel No.: PORTION OF 327-320-019 and 327-320-016 Section: 11 & 12 Twp.: 5S Range: 3W Base: ROMOLAND
Within 2 Miles: State Hwy #: 74 Waterways: N/A
Airports: N/A Railways: N/A Schools: HARVEST VALLEY ELEM. HERITAGE HS

Document Type:
CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] EA [ ] Final Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Draft EIS [ ] Other:
[ ] Neg Dec (Prior SCH No.)
[ ] Mit Neg Dec Other:
AUG 05 2019

Local Action Type:
[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:
[ ] Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
[ ] Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Commercial: Sq.ft. 18,501 Acres 5.04 Employees TBD
[ ] Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Educational: \_\_\_\_\_
[ ] Recreational: \_\_\_\_\_
[ ] Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Transportation: Type \_\_\_\_\_
[ ] Mining: Mineral \_\_\_\_\_
[ ] Power: Type \_\_\_\_\_ MW \_\_\_\_\_
[ ] Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Hazardous Waste: Type \_\_\_\_\_
[ ] Other: \_\_\_\_\_

Project Issues Discussed in Document:
[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other: ENERGY

Present Land Use/Zoning/General Plan Designation:
VACANT / SP-260 PA 23B Commercial

Project Description: (please use a separate page if necessary)

SEE ATTACHED

State Clearinghouse Contact: A.H. (916) 445-0613
State Review Began: 8 - 5 - 2019
SCH COMPLIANCE 9 - 3 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
X Conservation
X CDFW # 6
Cal Fire
X Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
X DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
X ARB: Major Industrial/Energy Resources, Recycl.& Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB 8
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019089014

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 8 / 10)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".


- |                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 8               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 8                        |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 6              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |                                                                              |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____                                                                 |
| <input type="checkbox"/> Housing & Community Development                | Other: _____                                                                 |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date August 7, 2019 Ending Date September 6, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>MATTHEW FAGAN CONSULTING SERVICES, INC.</u>	Applicant: <u>Briggs &amp; 74, LLC</u>
Address: <u>42011 AVENIDA VISTA LADERA</u>	Address: <u>41391 Kalmia Street, Suite 200</u>
City/State/Zip: <u>TEMECULA, CA 92591</u>	City/State/Zip: <u>Murrieta, CA 92562</u>
Contact: <u>MATTHEW FAGAN</u>	Phone: <u>951-200-2367</u>
Phone: <u>951-265-5428</u>	

Signature of Lead Agency Representative:  Date: July 30, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Project Description:** **Plot Plan No. 2017-225** proposes the development of a 5.04 acre site with a new commercial center to include a gas station with a 4,967 sq. ft. convenience store and attached 1,102 sq. ft. quick serve restaurant, eight (8) fuel pumps under a 6,164 sq. ft. canopy, a 3,000 sq. ft. drive through car wash with outdoor vacuum stalls, and a 3,268 sq. ft. fast food restaurant with drive through. A large interim basin is also proposed which would partially develop the west half of the property. Ingress and egress are provided to the site from two (2) driveways off of Highway 74 and two (2) driveways off of Briggs Road. The project also partially develops a 20.35 acre property to the north with shopping center improvements and a driveway onto Briggs Road. The project proposes 73 parking spaces. **Conditional Use Permit No. 2017-226** is specifically to allow for the car wash and convenience store with the sale of motor vehicle fuel. The project is located within the Menifee North Specific Plan (SP260), which refers back to the Scenic Highway Commercial (C-P-S) zone of Ordinance No. 348. This zone requires a Conditional Use Permit for the uses noted above. **Tentative Parcel Map No. 2017-227** proposes to subdivide 5.04 acres into 3 commercial parcels: Parcel 1 – 1.25 gross/0.98 ac net; Parcel 2 – 1.69 gross/1.30 net; and Parcel 3 - 2.10 gross/1.36 net.

**Project Location:** The project site is located on the north side of State Highway 74 (Picante Road) and west side of Briggs Road on the east half APN 327-320-019 and a portion of the south end of APN 327-320-016, in the City of Menifee, county of Riverside, state of California. An off-site interim basin (approximately 55,000 sq. ft.) will be located on the western portion of APN 327-320-019.

Governor's Office of Planning & Research.

AUG 05 2019

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