

# Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # \_\_\_\_\_

Lead Agency: CITY OF MENIFEE

Project Title: PP 2017-225; CUP 2017-226; TPM 2017-227 – "Harvest Glen"

Project Location: NW CORNER BRIGGS RD/HWY 74 - MENIFEE RIVERSIDE COUNTY  
*City* *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

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 is 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 Meniffee 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. An off-site interim basin (approximately 55,000 sq. ft.) will be located on the western portion of APN 327-320-019.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attached SUMMARY OF MITIGATION MEASURES.

Governor's Office of Planning & Research  
**AUG 05 2019**  
STATE CLEARINGHOUSE

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Please provide a list of the responsible or trustee agencies for the project.

US Army Corps of Engineers  
California Department of Transportation – District 8  
~~Santa Ana Regional Water Quality Control Board~~  
South Coast Air Quality Management District  
Department of Toxic Substances Control  
Department of Conservation  
CA Department of Fish and Wildlife  
CA State Water Resources Control Board  
Riverside County Flood Control & Water Conservation District  
US Fish & Wildlife Service