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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021110379

Project Title: Northern Gateway Logistics Center

Lead Agency: City of Menifee

Contact Name: Brandon Cleary

Email: bcleary@cityofmenifee.us Phone Number: (951) 723-3761

Project Location: Menifee *City* Riverside *County*

Project Description (Proposed actions, location, and/or consequences).

The Project site is located on APNs: 331-060-007, -008, -020, -023, and -030. The Project would include the construction of two concrete tilt-up buildings 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.
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 44 feet in height for Building 1 and 43.6 feet in height for Building 2. The Project includes a total of 354 automobile parking spaces, 41 truck trailer parking spaces, and 52 dock doors.

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

The Project's potentially significant impacts and mitigation measures are discussed in Section 4.1: Aesthetics through Section 4.15: Utilities and Service Systems of the Draft EIR. As noted in these sections, most of the potentially significant impacts can be mitigated to a less than significant level through implementation of Project design features, standard conditions, and feasible mitigation measures. No unavoidable significant impacts were identified.

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

Traffic, air quality, noise, and greenhouse gas concerns. Hydrology and water quality, flooding

Provide a list of the responsible or trustee agencies for the project.

City of Menifee