

## 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

<b>SCH #</b>
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**Project Title:** Ethanac Business Park

Lead Agency: City of Menifee Contact Person: Fernando Herrera, Associate Planner  
 Mailing Address: 29844 Haun Road Phone: 951-723-3747  
 City: Menifee Zip: 92586 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Menifee  
 Cross Streets: McLaughlin Road and Ethanac Road Zip Code: 92585

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 23.4 " N / 117 ° 10 ' 53.5 " W Total Acres: 11.47

Assessor's Parcel No.: Various. See project description below Section: 15 Twp.: 5S Range: 3W Base: San Bernardino

Within 2 Miles: State Hwy #: CA-74 Waterways: N/A  
 Airports: N/A Railways: Metrolink Rail Schools: Romoland, Boulder Ridge, Hans, Heritage

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**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: Specific Plan Amendment

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 264,710 Acres 11.47 Employees 323  
 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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Menifee North Specific Plan (Menifee North SP); Heavy Industrial/Manufacturing (HI)

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

The Ethanac Business Park project site is located on APNs: 331-110-023, -038, and -039. The Project would include the construction of a 264,710 square foot (sq. ft.) warehouse consisting of 254,710 sq. ft. of warehouse area and 10,000 square feet of office area and proposes a structural height of 43 feet, 168 automobile parking spaces, and 47 truck trailer parking stalls. Planning Application No. PLN23-0173 (General Plan Amendment) proposes to change APN 331-110-023 (1.16 acres) from Heavy Industrial (HI) to Menifee North SP. Planning Application No. PLN23-0175 (Specific Plan Amendment) proposes to change the boundary of the Menifee North Specific Plan by adding APN 331-110-023 (1.16 acres) and designating it as Planning Area 2 – Industrial. Planning Application No. PLN23-0174 (Change of Zone) proposes to change APN 331-110-023 from Heavy Industrial/Manufacturing (HI) to Menifee North Specific Plan. Planning Application No. PLN23-0171 (Plot Plan) proposes to construct a new approximately 264,710 square foot warehouse consisting of 254,710 square feet of warehouse area and 10,000 square feet of office area on a 11.47-acre site. The Project proposes approximately 168 automobile parking spaces and 47 truck trailer parking stalls along with approximately 58,864 square feet of landscaping.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

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

<input checked="" 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 # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<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 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 # <u>6</u>	<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 25, 2024 Ending Date October 14, 2024

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Jon Kelly</u>
Address: <u>3801 University Avenue, Suite 300</u>	Address: <u>300 Spectrum Center Drive, Suite 880</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Kari Cano</u>	Phone: <u>949-467-3290</u>
Phone: <u>951-543-9869</u>	

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Signature of Lead Agency Representative: Fernando Herrera

Digitally signed by Fernando Herrera  
Date: 2024.09.24 10:01:48 -0700

Date: 09/24/2024

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