

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 #: _____

Project Title: Ethanac Business Park

Lead Agency: City of Menifee

Contact Name: Fernando Herrera, Associate Planner

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Phone Number: (951) 723-3718

Project Location: Menifee

City

Riverside

County

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

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.

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 4.20: Wildfire of the IS/MND. As noted in these sections, all 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.

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

Transportation, air quality, noise, and greenhouse gas emission concerns.

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

City of Menifee