

Summary Form for Electronic Document Submittal

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 #: 2024071016

Project Title: Menifee (Pemcor) Business Park Project (PLN23-0245)

Lead Agency: City of Menifee

Contact Name: Russell Brown

Email: rbrown@cityofmenifee.us

Phone Number: 951-723-3745

Project Location: City of Menifee, Riverside County

Project Description: The proposed business park involves the development of 337,770 square feet of building area, which would be spread across 11 buildings (Plot Plan PLN23-0245). The entire 20.03-acre site would be graded and the portions of the site not developed with buildings would either be hardscaped (e.g., parking or sidewalks) or landscaping. The 11 buildings will be massed into five primary groupings. Two buildings will face Howard Way and two buildings will front on to Zeiders Road. The buildings range in size from 23,100 square feet to 37,840 square feet and feature two truck dock bays each that would be oriented toward the center of the site (a total of 22 truck docks at the site) and will not be visible from adjoining streets or neighboring properties. Building heights are 38 to 40 feet above ground level.

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

Air Quality: MM-AQ-1 (Reduce VOC Emissions)

Biological Resources: MM-BIO-1 (Burrowing Owl Survey), MM-BIO-2 (Nesting Bird Survey), and MM-BIO-3 (Regulatory Permitting)

Greenhouse Gases: MM-GHG-1 (Vehicle Miles Traveled/Transp. Demand Mngmt Reduction Plan)

Hazards and Hazardous Materials: HAZ-1 (Pre-Demolition Surveys) and MM-HAZ-2 (Inadvertent Hazmat Discovery)

Noise: MM-NOI-1 (Reduce Potential Construction Noise Levels)

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

Views of the buildings from adjacent properties, noise impacts, greenhouse gas emissions

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

Eastern Municipal Water District (water/sewer service)

California Department of Fish and Wildlife (regulatory permitting)

South Coast Air Quality Management District

Regional Water Quality Control Board, Santa Ana Region

U.S. Fish and Wildlife Service (possible regulatory permitting)