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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 #: _____

Project Title: 23-0150 Fitwell Health Project

Lead Agency: City of Menifee

Contact Name: Fernando Herrera, Senior Planner

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Project Location: Menifee (*City*) Riverside (*County*)

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

The proposed PLN23-0150 Fitwell Health Project (project) consists of the development of two buildings on an 8.27-acre site in two phases. Phase 1 would include development of an approximately 69,618-square-foot building which would house a fitness center, multipurpose center and museum in the southern portion of the project site. Phase 2, proposed for future development, would include an approximately 16,616-square foot two-story office building in the northern portion of the project site. The proposed building height of the Phase 1 building would be approximately 54 feet. Phase 1 would provide approximately 418 parking spaces, inclusive of 7 ADA spaces, 2 ADA van spaces, 63 electric vehicle (EV) capable spaces, 21 electric vehicle charging station (EVCS) spaces, and 325 standard parking spaces. Phase 2 would provide 50 parking spaces, inclusive of 1 ADA parking space, 1 ADA van parking space, 6 EV capable spaces, 2 EVCS space, and 40 standard parking spaces. In total, the project would provide approximately 468 parking spaces. The project would also include the development of drainage improvements, landscaping, and site access. Additional improvements include installation of water and sewer lines to connect to existing water and sewer facilities on Haun Rd.

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

Potentially significant impacts were identified in the Initial Study for the following environmental topic areas: Biological Resources, Hazards and Hazardous Materials, Public Services, and Transportation.

Impacts to Biological Resources would be reduced to less than significant levels through Mitigation Measures BIO-1 (Burrowing Owl Preconstruction Survey) and BIO-2 (Nesting Birds Preconstruction Survey). Impacts to Hazards and Hazardous Materials would be reduced to less than significant levels through Mitigation Measures TRA-2 (Construction Traffic Management Plan), TRA-3 (Special Event Traffic Management Plan), and HAZ-1 (Application for Alternate Materials and Methods Compliance). Impacts to Public Services would be reduced to less than significant levels through Mitigation Measure HAZ-1 (Application for Alternate Materials and Methods Compliance). Impacts to Transportation would be reduced to less than significant levels through Mitigation Measures TRA-1 (Fair Share Contribution), TRA-2 (Construction Traffic Management Plan), and TRA-3 (Special Event Traffic Management Plan).

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

None Applicable.

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

Refer to Draft IS/MND Section 2.5, Agreements, Permits, and Approvals:

- Stormwater management and associated permitting consistent with the provisions of the Riverside County Flood Control and Water Conservation District (RCFCWCD); and

- National Pollutant Discharge Elimination System (NPDES) Permit under the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB).