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

SCH # 2023110162

Project Title: Murrieta Road Warehouse Project

Lead Agency: City of Menifee | Contact Person: Ryan Fowler, Principal Planner

Mailing Address: 29844 Haun Road | Phone: (951) 723-3740

City: City of Menifee | Zip: 92586 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: City of Menifee

Cross Streets: South of Floyd Avenue, east of Geary Street, west of Murrieta Road, and north of McLaughlin Road | Zip Code: 92585

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ′ 17 ″ N / -117 ° 12 ′ 30 ″ W Total Acres: 28.27

Assessor's Parcel No.: 330-210-010, -011, -013, -062 and 330-560-001 through 330-560-040, 330-570-001 tl | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: Interstate 215 (I-215) | Waterways: N/A

Airports: Perris Valley Airport | Railways: N/A | Schools: I Can Preschool and Child Care

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☒ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units | Acres
☐ Office: Sq.ft. 20,320 | Acres | Employees
☐ Commercial: Sq.ft. | Acres | Employees
☐ Industrial: Sq.ft. 512,932 | Acres | Employees 652
☐ 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 ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☒ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Land use designation of Economic Development Corridor (EDC) and is zoned Economic Development Corridor – Northern Gateway (EDC-NG)

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

The Project applicant proposes to develop a new high cube industrial warehouse facility, with related site improvements, on a 28.27-acre site within the City of Menifee. The proposed Project includes development of an approximately 517,720-square foot (SF) speculative warehouse building with a FAR of 0.48. The environmental analysis includes a development buffer in order to account for final design changes, equivalent to three percent of the building square footage, or 15,532 SF, which would result in a building area of 533,252 SF and an FAR of 0.50. Additional improvements include a parking lot and loading docks, ornamental landscaping, associated onsite infrastructure, and construction of offsite street and utility improvements.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
S	Caltrans District # 8		Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional WQCB # 8
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
S	Fish & Game Region # 6		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
S	Native American Heritage Commission		

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions
Address: 3333 Michelson Drive., Suite 500
City/State/Zip: Irvine, CA 92612
Contact: Konnie Dobreva
Phone: (949) 794 1183

Applicant: IPT Menifee CC LLC
Address: 4675 MacArthur Court., Suite 625
City/State/Zip: Newport Beach, CA 92660
Phone: (626) 786 2112

Signature of Lead Agency Representative: Ryan Fowler Digitally signed by Ryan Fowler DN: C=US, E=rfowler@cityofmenifee.us, O=City of Menifee, CN=Ryan Fowler Date: 2024.10.07 14:04:17-07'00' **Date:** 10/7/24

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