

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 # 2025051051

Project Title: Heritage Valley Business Center
Lead Agency: City of Menifee **Contact Person:** Fernando Herrera
Mailing Address: 29844 Haun Road **Phone:** (951) 723-3718
City: Menifee **Zip:** 92586 **County:** Riverside

Project Location: County: Riverside City/Nearest Community: Menifee
 Cross Streets: Ethanac Road, Trumble Road, Sherman Road Zip Code: 92585
 Longitude/Latitude (degrees, minutes and seconds): -117 ° 10 ' 57.5076 " N / 33 ° 44 ' 21.1344 " W Total Acres: 41
 Assessor's Parcel No.: 331-110-031, -024, -025, -026, -035, -027, -041, -038, -039, -023 Section: 15 Twp.: 5 South Range: 3 West Base: San Bernardino Princip
 Within 2 Miles: State Hwy #: SR-74, I-215 Waterways: None
 Airports: None Railways: BNSF Schools: Romoland ES, Hans MS

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: SPA, VTPM, PP

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 829,755 Acres 41 Employees _____
 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:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:
Non-conforming residential, vacant, storage yard/Heavy Industrial/Manufacturing and Menifee North SP/Heavy Industrial and Menifee North SP

Project Description: *(please use a separate page if necessary)*
 The Heritage Valley Business Center (Project) site consists of predominately vacant undeveloped land that has been subject to a variety of anthropogenic disturbances associated with prior ground disturbance activities and discing. The west-central portion (APNs 331-110-024, -025, and -026) are currently occupied by non-conforming single-family residences with associated light industrial activity and truck storage. The northeast portion of the site (APNs 331-110-023, -039, and -038) are occupied by an equipment yard that is currently in operation. The Project would include the construction of a concrete tilt-up building that would total 829,755 square feet (including 10,000 square feet of office space), approximately 503 automobile parking spaces, and approximately 258 truck trailer parking spaces. Associated facilities and improvements of the Project include loading dock doors, on-site landscaping, and related on-site and off-site improvements (roadway improvements, sewer, storm drain, utilities). The Project would include a Vesting TPM, Plot Plan, GPA, Change of Zone, and SPA.

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 # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<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 # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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	

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

Starting Date March 18, 2026 Ending Date May 1, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</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>951-543-9868</u>	

Signature of Lead Agency Representative: Fernando Herrera

Digitally signed by Fernando Herrera
Date: 2026.03.12 15:55:29 -0700

Date: March 12, 2026

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