



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**To:** State Clearinghouse, Property Owners, Responsible and Trustee Agencies/Interested Organizations and Individuals

**From:** City of Menifee, Community Development Department

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report (EIR) for the Proposed “Heritage Valley Business Center”; General Plan Amendment No. PLN24-0197; Specific Plan Amendment No. PLN24-0199; Change of Zone No. PLN24-0198; Vesting Tentative Parcel Map No. 39292; and Plot Plan No. PLN24-0195 – DEIR (State Clearinghouse No. 2025051051)

**Comment Period:** **March 18, 2026, through May 1, 2026**

### **Notice of Availability of a Draft EIR:**

The City of Menifee is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared the Draft EIR for the Heritage Valley Business Center (herein after “proposed Project” or “Project”) identified below. The Lead Agency has prepared this NOA, in Compliance with Title 14, Section 15087 of the California Code of Regulations, for the Draft EIR to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the environmental analysis addressing the potential effects of the proposed Project. The Draft EIR evaluates the potentially significant environmental impacts that may result from the Project.

### **Project Location:**

The Project is generally bounded by a Riverside County Flood Control channel, Southern California Edison (SCE) utility corridor, and Mclaughlin Road to the south; commercial, light industrial uses and Ethanac Road beyond to the north; Sherman Road to the east; and Trumble Road to the west. The Project site is generally located in the northeastern part of the City of Menifee, within Riverside County, California. The Project site is comprised of ten parcels (Assessor Parcel Numbers (APNs): 331-110-031, 331-110-024, 331-110-025, 331-110-026, 331-110-035, 331-110-027, 331-110-041, 331-110-038, 331-110-039, and 331-110-023). Refer to **Figure 1, Local Vicinity Map**.

**Project Applicant:** Core5 Industrial Partners, LLC

### **Project Description:**

The Project would include the construction of one concrete tilt-up building totaling 829,755 sq. ft. which includes 10,000 sq. ft. of office and 819,755 square feet of ground floor warehouse space on an approximately 41-acre Project site. The building is contemplated to have a structural height of approximately 60 feet and includes approximately 503 automobile parking spaces, approximately 258 truck trailer parking spaces, and approximately 111 dock high doors. 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). Reference **Figure 2, Site Plan**.

The following entitlement applications are associated with the proposed Project:

**General Plan Amendment No. PLN24-0197** proposes to change the General Plan land use designation of APNs 331-110-024, -025, -026 from Heavy Industrial (HI) to Specific Plan (SP).

**Specific Plan Amendment No. PLN24-0199** proposes to increase the acreage and modify the boundary of the Specific Plan No. 260 (Menifee North Specific Plan) to include APNs 331-110-024, -025, and -026 within Planning Area 2 (“Industrial”). The amendment also proposes to increase the allowable building height within Planning Area 2 from 50 feet to 60 feet.

**Change of Zone No. PLN24-0198** proposes to change the zoning classification of APNs 331-110-024, -025, and -026 from Heavy Industrial (HI) to Menifee North SP.

**Vesting Tentative Parcel Map No. 39292** proposes to combine (APNs 331-110-031, -024, -025, -026, -035, -027, -041, -038, -039, -023) into two parcels for a total of 41.16 acres.

**Plot Plan No. PLN24-0195** is for the design review of one concrete tilt-up building totaling 829,755 sq. ft. which includes 10,000 sq. ft. of office and 819,755 square feet of ground floor warehouse space on an approximately 41-acre Project site. The building proposes a structural height of approximately 60 feet and includes approximately 503 automobile parking spaces, approximately 258 truck trailer parking spaces, and approximately 111 dock doors.

**Potential Environmental Impacts:**

The City of Menifee has prepared a Draft EIR that evaluates the proposed Project’s potential environmental impacts and analyzed Project alternatives. The environmental topic areas addressed in the Draft EIR include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, **Greenhouse Gas Emissions**, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, **Transportation**, Tribal Cultural Resources, and Utilities and Service Systems. Significant and unavoidable impacts are noted in ***bold/italics***.

The Draft EIR addresses the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were evaluated that may reduce impacts that were determined to be significant in the Draft EIR. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the Draft EIR.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

**Public Comment Period:**

This NOA and the Draft EIR will be available for public review and comment for a period of 45-days beginning **March 18, 2026**, and ending **May 1, 2026, at 5 pm**. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project.

This NOA and Draft EIR is available for public review on the City of Menifee's website:

<https://cityofmenifee.us/325/Environmental-Notices-Documents>

Copies of the Draft EIR are also available for review at:

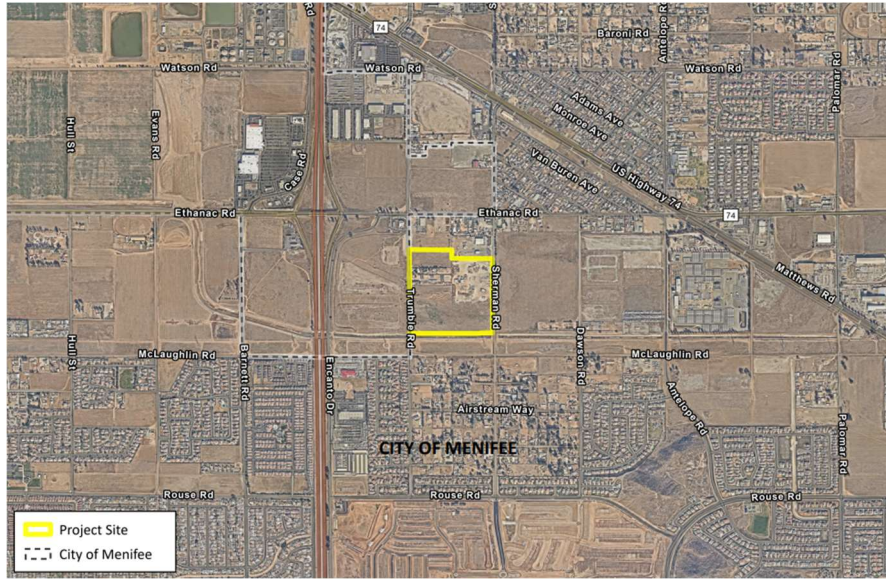
- **Menifee City Hall** - 29844 Haun Road, Menifee, CA 92586
  - Monday to Friday 8am to 5pm
  
- **Sun City Library** - 26982 Cherry Hills Blvd, Menifee, CA 92586
  - Sunday 11am to 4pm
  - Mon, Wed, Thur, 10am to 6pm
  - Fri
  - Tuesday 11am to 7pm
  - Saturday 10am to 3pm
  
- **Menifee Library** - 28798 La Piedra Road, Menifee, CA 92584
  - Sunday Closed
  - Monday to Saturday 10am to 6pm

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than **May 1, 2026, at 5 pm**, deadline. Comments must be submitted via email or in writing to:

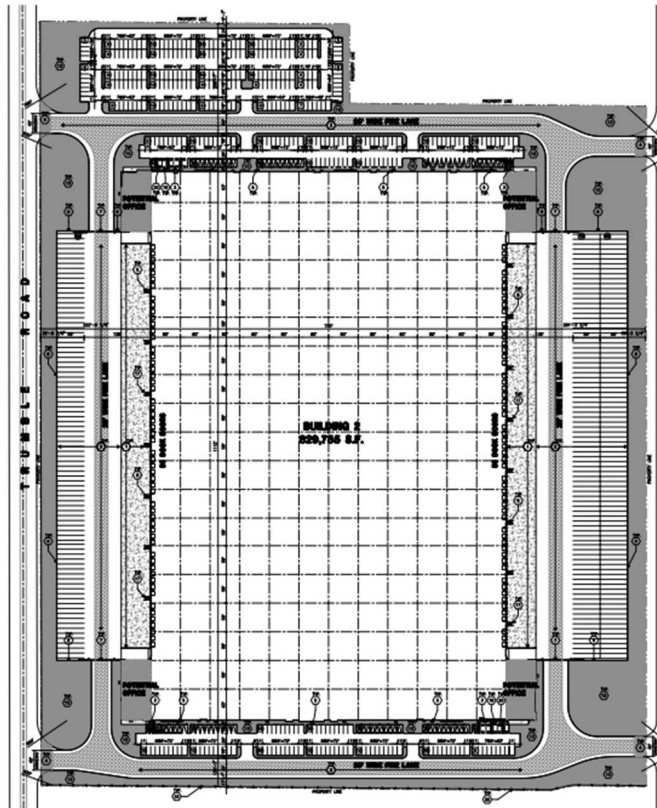
[fherrera@cityofmenifee.us](mailto:fherrera@cityofmenifee.us)

**CITY OF MENIFEE, COMMUNITY DEVELOPMENT DEPARTMENT  
ATTN: FERNANDO HERRERA, SENIOR PLANNER  
29844 HAUN ROAD  
MENIFEE, CA 92586  
(951) 723-3718**

**Figure 1  
Local Vicinity Map**



**Figure 2  
Site Plan**



**PROJECT DATA**

	<b>BLDG. 2</b>
<b>SITE AREA</b>	
In s.f.	1,792,902 s.f.
In acres	41.16 ac
<b>BUILDING AREA</b>	
Office	10,000 s.f.
Warehouse	819,755 s.f.
<b>TOTAL</b>	<b>829,755 s.f.</b>
<b>COVERAGE</b>	
	46.3%
<b>AUTO PARKING REQUIRED</b>	
Office: 1/250 s.f.	40 stalls
Whse: 1/2,000 s.f.	410 stalls
<b>TOTAL</b>	<b>450 stalls</b>
<b>AUTO PARKING PROVIDED</b>	
Standard (9' x 18')	503 stalls
<b>TRAILER PARKING PROVIDED</b>	
Trailer (10' x 55')	258 stalls
<b>ZONING ORDINANCE FOR CITY</b>	
Zoning Designation - Menifee North SP - P.A. 2 Industrial	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - 50 FT	
<b>SETBACKS</b>	
25' Industrial Collector	

**SITE LEGEND**

CONCRETE PAVING SEE "C" DRWG. FOR THICKNESS	LIGHT STANDARD
LANDSCAPED AREA	EXISTING PUBLIC FIRE HYDRANT
STANDARD PARKING STALL (9' X 19')	PRIVATE FIRE HYDRANT APPROXIMATE LOCATION
HANDICAP PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE	STEEL TUBE FENCE
HANDICAP PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE	PROPERTY LINE
	PATH OF TRAVEL
	MAX SLOPE
	MAX CROSS-SLOPE
	25' FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT