



NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF A FINAL 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 Public Hearing and Notice of Availability (NOA) of a Final 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; and Plot Plan No. PLN24-0195 – FEIR (State Clearinghouse No. 2025051051)

Time and Date of Hearing: June 17, 2026, at 6:00 p.m.

Location of Hearing: Menifee City Council Chambers
29844 Haun Road, Menifee, CA 92586

A public hearing has been scheduled before the City of Menifee City Council to consider the project described below:

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.

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.

Environmental Information:

On March 18, 2026, a Notice of Availability of the Draft EIR was sent to Responsible and Trustee Agencies, and mailed to surrounding property owners and non-owner residents within 300 feet of the Project site, stating that copies of the Draft EIR were available for public review on the City's website, at the City of Menifee City Hall, the Sun City Library, and the Menifee Library. The public review period was for the state-mandated 45 days, from March 18, 2026 through May 1, 2026. Analysis presented in the Draft EIR indicated that the proposed Project would have certain significant and unavoidable greenhouse gas and transportation impacts. The Draft EIR also presented mitigation measures, which will reduce project-specific and cumulative impacts. All other environmental effects evaluated in the Draft EIR are considered less than significant or can be successfully mitigated below the applicable significance thresholds.

The Final Environmental Impact Report (FEIR) responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the FEIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Council as part of the staff report for the Project. The Draft EIR and FEIR will be submitted to the City Council for requested certification and action on the Project. 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).

The FEIR is available on the City of Menifee Community Development Department website: <https://cityofmenifee.us/325/Environmental-Notices-Documents>. A hard copy of the FEIR can be viewed at Menifee City Hall – 29844 Haun Road, Menifee, CA 92586.

For further information regarding this project or to provide written correspondence, please contact Fernando Herrera at (951) 723-3718 or email fherrera@cityofmenifee.us.

**CITY OF MENIFEE, COMMUNITY DEVELOPMENT DEPARTMENT ATTN: FERNANDO HERRERA,
SENIOR PLANNER
29844 HAUN ROAD
MENIFEE, CA 92586**

Figure 1 Local
Vicinity Map

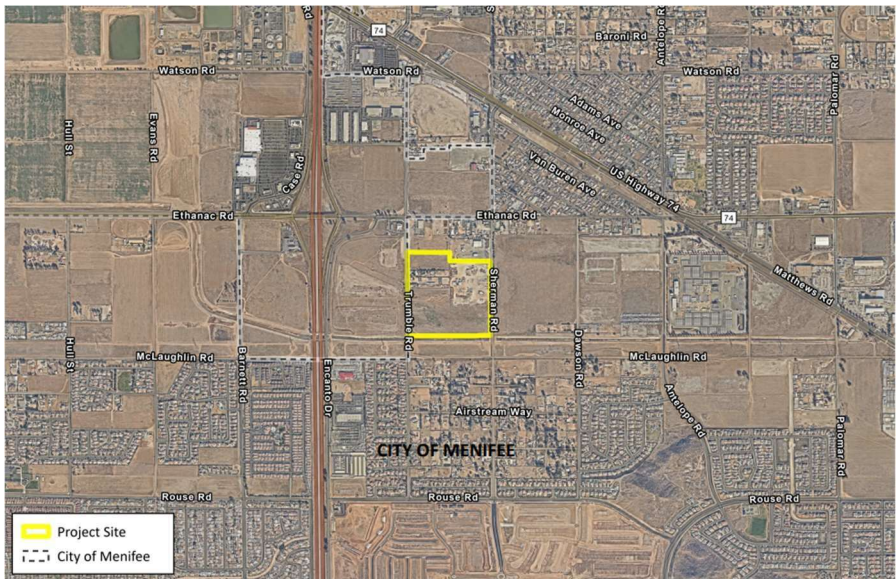
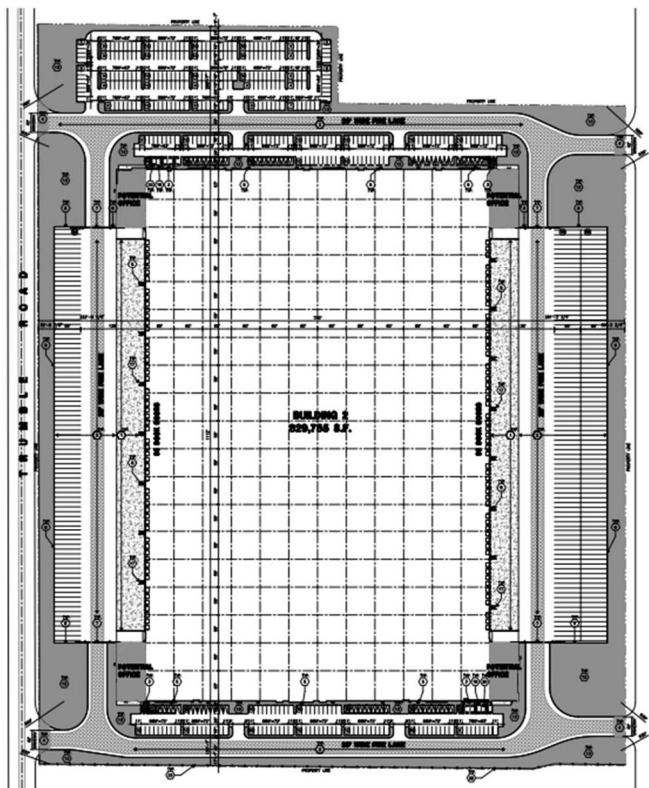


Figure 2
Site Plan



PROJECT DATA	
BLDG. 2	
SITE AREA	
In s.f.	1,792,902 s.f.
In acres	41.16 ac
BUILDING AREA	
Office	10,000 s.f.
Warehouse	819,755 s.f.
TOTAL	829,755 s.f.
COVERAGE	46.3%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	40 stalls
Whse: 1/2,000 s.f.	410 stalls
TOTAL	450 stalls
AUTO PARKING PROVIDED	503 stalls
TRAILER PARKING PROVIDED	258 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Menifee North SP - P.A. 2 Industrial	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 60 FT	
SETBACKS	
25' Industrial Collector	

SITE LEGEND	
CONCRETE PAVING SEE "C" DRWS. 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')	STEEL TUBE FENCE
HANDICAP PARKING (VAN) STALL (12' X 19')	PROPERTY LINE
5' W/ ACCESSIBLE ASILE	PATH OF TRAVEL
25' FIRE LANE PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT	5% MAX SLOPE
	2% MAX CROSS-SLOPE