



CITY OF MENIFEE

Community Development Department

Orlando Hernandez - Community Development Director

Notice of Determination

TO:
☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County Clerk
County of Riverside
2724 Gateway Drive, Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Fernando Herrera, Senior Planner
Phone Number: 951-723-3718

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the California Public Resources Code.

State Clearinghouse Number: 2025051051

Project Title: Heritage Valley Business Center

Project Applicant: Core5 Industrial Partners LLC

Project Location: The Project site is located along Sherman Road, in the City of Menifee (City), County of Riverside, California, on Assessor Parcel Numbers (APNs: 331-110-023, 024, 025, 026, 027, 031, 035, 038, 039, and 041). The Project is generally located in the northeastern portion of the City, approximately 0.37 miles to the east of Interstate 215 (I-215), east of Trumble Road, south of Ethanac Road, west of Sherman Road and north of McLaughlin Road.

Project Description:

General Plan Amendment (GPA) No. PLN24-0197 proposes an amendment to the General Plan by changing the land use designation of APNs 331-110-024, 025, and 026 from Heavy Industrial (HI) to Specific Plan (SP), more specifically the Menifee North Specific Plan (SP).

Zone Change (ZC) No. PLN24-0198 proposes to change APNs 331-110-024, 025, and 026 from HI to Menifee North SP.

Specific Plan Amendment (SPA) No. PLN24-0199 proposes to change the boundary of the Menifee North SP by adding APNs 331-110-024, 025, and 026 and designating it as Planning Area 2 – Industrial as well as increasing the height of Planning Area 2 to 60 feet.

Plot Plan (PP) No. PLN24-0195 proposes to construct an 829,755 square-foot warehouse facility on a 41.16-acre site. The warehouse will consist of 10,000 square feet of office space and 819,755 square feet of warehouse space. The proposed development will have 503 parking spaces and 258 trailer parking spaces along with landscaping improvements. The Project is located on ten parcels (APNs: 331-110-023, 024, 025, 026, 027, 031, 035, 038, 039, and 041) in the City of Menifee.

THIS IS TO ADVISE that the City of Menifee City Council, as the lead agency, certified an Environmental Impact Report on June 17, 2026, and filed and posted a Notice of Determination with the County of Riverside, Clerk of the Board of Supervisors on June 22, 2026. The City Council adopted a resolution approving the project on June 17, 2026 for Plot Plan (PP) No. PLN24-0195 and General Plan Amendment (GPA) No. PLN24-0197, and on July 15, 2026 an ordinance for Zone Change (ZC) No. PLN24-0198 and Specific Plan Amendment (SPA) No. PLN24-0199 and made the following determinations regarding the above-described project:

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Negative Declaration is adequate for these approvals. See, e.g., CEQA Guidelines § 15162.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and record of project approval is available for review at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Senior Planner

July 16, 2026

Signature	Title	Date
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Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY