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 #

Project Title: PLN23-0150 Fitwell Health Project

Lead Agency: City of Menifee | Contact Person: Fernando Herrera, Senior Planner

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: Garbani Road and Haun Road | Zip Code: 92584

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ′ 11.48 ″ N / 117 ° 10 ′ 24.82 ″ W Total Acres: 8.27

Assessor's Parcel No.: 360-350-014 | Section: 15 | Twp.: 6S | Range: 3W | Base: SBM

Within 2 Miles: State Hwy #: N/A | Waterways: N/A

Airports: N/A | Railways: N/A | Schools: Paloma Valley High School; Menifee Valley Middle Schoc

Document Type:

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

Development Type:

☐ Residential: Units ____ Acres ____
☒ Office: Sq.ft. 16,616 Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☒ Other: Fitness center, multipurpose center, museum totaling appx 69,618 sq. ft.

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: Energy, GHG, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant / Zoning: Economic Development Corridor Community Core (EDC-CC) / General Plan Designation: Economic Development Corridor (EDC)

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

The proposed PLN23-0150 Fitwell Health Project (project) consists of the development of two buildings on an 8.27-acre site in two phases. Phase 1 would include development of an approximately 69,618-square-foot building which would house a fitness center, multipurpose center and museum in the southern portion of the project site. Phase 2, proposed for future development, would include an approximately 16,616-square foot two-story office building in the northern portion of the project site. The proposed building height of the Phase 1 building would be approximately 54 feet. Phase 1 would provide approximately 418 parking spaces, inclusive of 7 ADA spaces, 2 ADA van spaces, 63 electric vehicle (EV) capable spaces, 21 electric vehicle charging station (EVCS) spaces, and 325 standard parking spaces. Phase 2 would provide 50 parking spaces, inclusive of 1 ADA parking space, 1 ADA van parking space, 6 EV capable spaces, 2 EVCS space, and 40 standard parking spaces. In total, the project would provide approximately 468 parking spaces. The project would also include the development of drainage improvements, landscaping, and site access. Additional improvements include installation of water and sewer lines to connect to existing water and sewer facilities on Haun Road.

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**".

_____	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 September 2, 2025 Ending Date September 22, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Michael Baker International
Address: 40810 County Center Drive, Suite 200
City/State/Zip: Temecula, CA
Contact: Alicia Gonzalez, Project Manager
Phone: (909) 974-4933

Applicant: Fitwell Realty, LLC
Address: 28507 Lilac Court
City/State/Zip: Murrieta, CA 92563
Phone: 949-842-6155

Signature of Lead Agency Representative: Alicia E Gonzalez **Date:** 8/28/25

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