

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:** Boulders II Project

Lead Agency: City of Menifee

Contact Person: Ryan Fowler

Mailing Address: 29844 Haun Road

Phone: 951-723-3740

City: Menifee

Zip: 92586

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Menifee

Cross Streets: Berea Road/Newport Road

Zip Code: 92586

Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 07.9 " N / 117 ° 12 ' 43.1 " W Total Acres: 10.15

Assessor's Parcel No.: 339-200-012 and -013

Section: 26

Twp.: 5 South

Range: 3 West

Base:

Within 2 Miles: State Hwy #: None

Waterways: None

Airports: None

Railways: None

Schools: Taawila Elem. School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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:**Development Type:**☐ Residential: Units 240 Acres 10.15☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☐ Educational: Type MGD☐ Waste Treatment: Type☐ Recreational: Type☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

5.1-8 Dwelling Units/Acre (5.1-8R) and Low Medium Density Residential (LMDR)

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

The Boulders II development consists of an approximately 10.15-acre parcel with a proposed developed area of roughly 9.6-acres. The proposed multi-family residential development includes 240 total units within five (5) four-story buildings, ten (10) two-story buildings, and two (2) one-story recreational and maintenance buildings totaling 126,028 square feet of development ("Proposed Project" or "Project"). The Proposed Project also includes 378 parking stalls to accompany residents and guests visiting the Project Site. As part of the approval process, the Applicant is requesting approval of a Zone Change, General Plan Amendment, and Minor Plot Plan (MPP# 24-0251).

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".

☒ 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
☒ Caltrans District # <u>8</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>7</u>
☒ 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
☒ Fish & Game Region # <u>6</u>	☐ 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: _____
☐ Native American Heritage Commission	

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

Starting Date 7/29/2026 Ending Date 8/18/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Trademark Construction Co., Inc.</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>15916 Bernardo Center Drive</u>
City/State/Zip: <u>Los Angeles, CA 90012</u>	City/State/Zip: <u>San Diego, CA 92127</u>
Contact: <u>Ryan Luckert</u>	Phone: _____
Phone: <u>213-788-4842</u>	

Signature of Lead Agency Representative: Ryan Fowler  Digitally signed by Ryan Fowler
DN: cn=US, email=ryan.fowler@cityofmonterey.us, o=City of Monterey, CN=Ryan Fowler
Date: 2026.07.29 17:07:54-0700 Date: 7/29/2026

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