

## 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 # 2021110379**

**Project Title:** Northern Gateway Logistics Center

Lead Agency: City of Menifee Contact Person: Brandon Cleary  
 Mailing Address: 29844 Haun Road Phone: 951-723-3761  
 City: Menifee Zip: 92586 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: City of Menifee

Cross Streets: South of Ethanac Rd, north of a SCE easement with McLaughlin Rd on the south, east of Evans Rd and west of Barnett Road Zip Code: 92586

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 17.5 " N / 117 ° 11 ' 47 " W Total Acres: 20.17

Assessor's Parcel No.: 331-060-007, -008, -020, -023, and -030 Section: 16 Twp.: 6S Range: 3W Base: San Bernardino

Within 2 Miles: State Hwy #: I-215 Waterways: N/A

Airports: Perris Valley Airport Railways: Metrolink Rail Schools: Romoland, Boulder Ridge, Hans, Heritage

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: Final EIR  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 \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. 14,000 Acres 0.32 Employees 29  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 377,252 Acres 19.85 Employees 663  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD  Other: Mezzanine: 7,000 Sq. ft.

**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:**

Economic Development Corridor (EDC) General Plan Land Use and Economic Development Corridor – Northern Gateway (EDC - NG) Zoning

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

The Northern Gateway Logistics Center Project would include the development of two concrete tilt up warehouses on 20.17 acres of land. Building 1 is proposed to be 105,537 sq. ft. consisting of 6,000 sq. ft. of office space and 99,537 sq. ft. of warehouse space and is located on the north side of the site. Building 2 is on the southern end of the site and is proposed to be 292,715 sq. ft. consisting of 8,000 sq. ft. of office space, 7,000 sq. ft. of mezzanine, and 277,715 sq. ft. of warehouse area. Associated facilities and improvements of the Project site includes loading dock doors (15 for Building 1; 37 for Building 2), on-site landscaping, and related on-site and off-site improvements (including relocation of an underground storm drain). The proposed warehouse use is considered speculative in nature. Major Plot Plan No. PLN23-0040 proposes to construct two concrete tilt-up buildings totaling 398,252 sq. ft building area on the 20.17-acre Project site.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

---

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


Starting Date May 1, 2025 Ending Date \_\_\_\_\_

---

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Lovett Industrial</u>
Address: <u>3801 University Avenue, Suite 300</u>	Address: <u>120 Newport Center Drive, Suite 217</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Kari Cano</u>	Phone: <u>(949) 402-2760</u>
Phone: <u>951-543-9869</u>	

---

**Signature of Lead Agency Representative:**  \_\_\_\_\_ **Date:** May 1, 2025

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