



CITY OF MENIFEE

Community Development Department

Orlando Hernandez – Acting 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
2720 Gateway Dr., Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Comm. Dev. Department
Address: 29844 Haun Road,
Menifee, CA 92586
Contact Person: Ryan Fowler, Principal Planner
Phone Number: (951) 723-3740

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

State Clearinghouse Number: 2022030233

Project Title: Plot Plan No. PLN 24-0067 - "Menifee Valley Business Park"

Project Applicant: Brookfield Properties (USA) LLC (Attn: Tina Prater, 2101 Rosecrans Avenue, Suite 6250, El Segundo, CA 90245, Phone: (714) 757-8462)

Project Location (include county): The Project site is located north of McLaughlin Road, south of Highway 74, east of Menifee Road, and west of Briggs Road, in the City of Menifee, County of Riverside, California and is comprised of APNs 331-270-005, 331-280-005, 331-290-004, 331-300-002, and 331-300-013.

Project Description: **Plot Plan No. PLN 24-0067** proposes the "Menifee Valley Business Park" Project which consists of three general warehouse/distribution buildings totaling 2,626,302 square feet (sq. ft.) on 127.15 acres. The square footages of the three proposed buildings are as follows:

- Building 1: 569,978 sq. ft.
- Building 3: 613,734 sq. ft.
- Building 4: 1,442,590 sq. ft.

The project will provide a total of 1,288 (passenger) vehicular parking stalls and 659 trailer stalls. Vehicular access to the Project site would be provided by various driveway entrances along Menifee Road, McLaughlin Road, and Malaga Road.

This is to advise that the City of Menifee Community Development Department, as the lead agency, has approved the above-referenced project on January 29, 2025, and has made the following determinations regarding the above described project:

1. The proposed implementing Plot Plan will not have a significant effect on the environment. Impacts for the Project area were previously addressed and mitigation measures adopted as part of the Menifee Valley Specific Plan Environmental Impact Report (EIR) (State Clearinghouse [SCH] # 2022030233).
2. Menifee Valley Specific Plan EIR was prepared for the Menifee Valley Specific Plan development pursuant to the provisions of CEQA. No further environmental documentation is required because:
 - a. All potentially significant effects of the proposed Project have been adequately analyzed in an earlier EIR (SCH # 2022030233) adopted by the City of Menifee pursuant to applicable legal standards;
 - b. All potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR except those for which a Statement of Overriding Considerations was adopted;
 - c. The proposed Project will not result in any new significant environmental effects not identified in the earlier EIR;
 - d. The proposed Project will not substantially increase the severity of the environmental effects identified in the earlier EIR;
 - e. No considerably different mitigation measures have been identified; and
 - f. No mitigation measures found infeasible have become feasible.

NOTICE OF DETERMINATION

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3. Mitigation measures were made a condition of the approval of the FEIR and are applicable to this project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for the FEIR and the Project is subject to the Program.
5. A Statement of Overriding Considerations was adopted for the Menifee Valley Specific Plan project and applies to this application.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the FEIR with comments and responses and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Ryan Fowler

City Contact Person

(951) 723-3740

Phone Number



Signature

Principal Planner

Title

4/8/2025

Date

Date Received for Filing and Posting at OPR: _____

OR COUNTY CLERK'S USE ONLY