



CITY OF MENIFEE
Community Development Department
Cheryl Kitzerow - 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: Ryan Fowler, Principal Planner
Phone Number: 951-723-3740

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

State Clearinghouse Number: 2022040622

Project Title: CADO Menifee Industrial Warehouse Project

Project Applicant: CADO Menifee LLC

Project Location: The Project site is located north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road, within the City of Menifee, County of Riverside, California (Assessor's Parcel Numbers [APN] 330-190-002, 330-190-003, 330-190-004, 330-190-005, 330-190-010, 330-190-011, 330-190-012, 330-190-013)

Project Description:

Tentative Parcel Map No. PLN 22-0041 proposes to consolidate 8 parcels into one (1) industrial parcel. The Project site is approximately 40.03 gross acres and 36.81 net acres.

Plot Plan No. PLN 21-0370 proposes a 700,037 square foot warehouse/industrial building with 10,000 square feet of office space and 690,037 square feet of warehouse space on a 36.8 net acre (40.03 gross acre) site. There will be three (3) points of access on Byers Road and two (2) points of access on Wheat Street.

THIS IS TO ADVISE that the City of Menifee City Council, as the lead agency, certified an Environmental Impact Report on November 20, 2024, and filed and posted a Notice of Determination with the County of Riverside, Clerk of the Board of Supervisors on November 21, 2024. On November 20, 2024, the City Council adopted resolutions approving Plot Plan No. PLN 21-0370 and Tentative Parcel Map No. PLN 22-0041 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.

<p>_____ Signature</p>	<p>_____ Principal Planner _____ Title</p>	<p>_____ November 21, 2024, _____ Date</p>
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Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY