



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: Brett Hamilton, Senior Planner
 Phone Number: 951-723-3747

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

State Clearinghouse Number: 2022120083

Project Title: Motte Business Center Project Appeal (PLN23-0249)

Project Applicant: Core5 Industrial Partners, LLC

Project Location: S/E of I-215/Ethanac Road interchange, City of Menifee, County of Riverside, State of California

Project Description: On December 13, 2023, the Planning Commission certified an environmental impact report and approved Tentative Parcel Map No. 38432 and Plot Plan No. PLN22-0115. On December 22, 2023, the City received an application to appeal the Planning Commission decision.

Tentative Parcel Map (TPM) No. 38432 (PLN22-0114) proposes to combine eight parcels (Assessor Parcel Numbers (APNs): 331-150-036, 331-150-037, 331-150-039, 331-150-040, 331-150-041, 331-150-042, 331-150-044, 331-150-045) into one parcel for a total of 46.33 gross acres and 43.94 net-acres.

Plot Plan No. PLN22-0115 proposes to construct one concrete tilt-up building totaling 1,138,638 square feet which includes 10,000 square feet of office, 928,638 square feet of ground floor warehouse and 200,000 square feet of mezzanine space on an approximately 43.94 net-acre project site. The building proposes a structural height of approximately 50 feet and includes 616 automobile and 284 truck trailer parking spaces.

THIS IS TO ADVISE that the City of Menifee City Council, as the lead agency, denied Appeal No. PLN23-0249 on February 21, 2024, upholding the Planning Commission’s certification of an Environmental Impact Report and approval of Tentative Parcel Map No. 38432 (PLN22-0114) and Plot Plan No. PLN22-0115 for the Motte Business Center Project, and has 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.

Brett Hamilton
 Signature

Senior Planner
 Title

February 22, 2024
 Date

Date Received for Filing and Posting at OPR: _____