



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow – Community Development Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: City of Meniffee Planning Department
29844 Haun Road
Meniffee, CA 92586

Project Title/Case No.: Tentative Parcel Map No. 38469 (PLN22-0180)

Project Location: The site is located 300 feet south of Floyd Avenue, north of a Southern California Edison utility corridor with McLaughlin Road beyond, east of Geary Street, and west of Murrieta Road, in the City of Meniffee, County of Riverside, State of California; Assessor Parcel Numbers: 330-210-010, 330-210-013, 330-210-011, 330-210-062, 330-560-001 through 330-560-040, 330-570-001 through 330-570-033, 330-571-001 through 330-571-005

Project Description: Tentative Parcel Map No. 38469 (PLN22-0180) proposes to consolidate Tract Map No. 31856 (lot 1 through lot 78) and Parcel Map No. 7285 (lot 1 through lot 4) into one parcel totaling 28.24 gross acres. Multiple right-of-way areas are proposed to be vacated including Elm Street. The parcel is intended to accommodate a future industrial facility. Access to the site is provided on Murrieta Road, Geary Street, and a future truck corridor.

Name of Public Agency Approving Project: City of Meniffee

Project Sponsor: IPT Meniffee CC LLC, Jamie McLaughlin, 4675 MacArthur Court, Suite 625, Newport Beach, CA 92660

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (15315) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption () |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt: The proposed project has been determined to be Categorically Exempt (Class 15 – Section 15315, “Minor Land Divisions”) under the California Environmental Quality Act (CEQA) and CEQA Guidelines. The proposed project is for the consolidation of 28.24 gross acres into one parcel. The proposed subdivision conforms to the City’s General Plan and Zoning. No variances or exceptions are required for implementation of this subdivision. All services and access to the proposed parcels to local standards are available. Lastly, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent.

Brett Hamilton
City Contact Person

(951) 723-3747
Phone Number

Brett Hamilton
Signature

Senior Planner
Title

April 18, 2023
Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY