



**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: Fernando Herrera, Associate Planner  
Phone Number: 951-723-3718

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

State Clearinghouse Number: 2024091019

Project Title: Ethanac Business Park

Project Applicant: Core5 Industrial Partners, LLC, Jon Kelly

Project Location: The Project is generally located in the northeastern portion of the City, approximately 0.37 miles to the east of Interstate 215 (I-215), east of Trumble Road, south of Ethanac Road, west of Sherman Road and north of McLaughlin Road at APNs 331-110-023, -038, and -039.

Project Description: General Plan Amendment (GPA) No. PLN23-0173 proposes an amendment to the General Plan by changing the land use designation of APN 331-110-023 (1.16 acres) from Heavy Industrial (HI) to Specific Plan (SP), more specifically the Menifee North SP.

Specific Plan Amendment (SPA) No. PLN23-0175 proposes to change the boundary of the Menifee North SP by adding APN 331-110-023 (1.16 acres) and designating it as Planning Area 2 – Industrial.

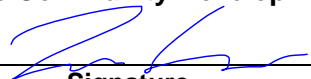
Zone Change (ZC) No. PLN23-0174 proposes to change APN 331-110-023 (1.16 acres) from HI to Menifee North SP.

Plot Plan (PP) No. PLN23-0171 proposes to construct a new approximately 264,710 square-foot warehouse consisting of 254,710 square feet of warehouse area and 10,000 square feet of office area on a 11.47-acre site along with associated improvements. The building proposes a maximum overall height of 41 feet and will include 32 dock doors.

**THIS IS TO ADVISE** that the City of Menifee City Council, as the lead agency, adopted a Mitigated Negative Declaration 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, making 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Mitigated Negative Declaration is adequate for this approval. 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.**

  
\_\_\_\_\_  
**Signature**

Associate Planner  
\_\_\_\_\_  
**Title**

November 21, 2024  
\_\_\_\_\_  
**Date**

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**