



# CITY OF MENIFEE

## Planning 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

**FROM:**

Lead Agency: City of Menifee Community Development Department  
Address: 29844 Haun Road, Menifee, CA 92586  
Contact Person: Brandon Cleary, Associate Planner  
Phone Number: (951) 723-3761

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

**State Clearing House No. SCH#2021110379**

**Project Title:** Notice of Determination for Northern Gateway Logistics Center PLN23-0040

**Project Applicant:** Tyler Banton, Lovett Industrial, LLC., 610 Newport Center Drive, Suite 340, Newport Beach, CA 92660

**Project Location** (include county): The Project is generally located south of Ethanac Road, east of Evans Road, west of Barnett Road, and north of McLaughlin Road within the City of Menifee (City), County of Riverside, State of California (Assessor Parcel Numbers [APNs]: 331-060-007, 331-060-008, 331-060-030, 331-060-023, and 331-060-020).

**Project Description:** Plot Plan (PP) No. PLN23-0040 includes the development of two speculative warehouses. Building 1 (northern building) is 45 feet 1 inch in height and includes 99,326 square feet of warehousing space with 6,000 square feet of office space for a total of 105,326 square feet. Building 2 is 45 feet 7 inches in height and includes 277,715 square feet of warehousing space, 8,000 square feet of office space and a 7,000 square-foot mezzanine for a total of 292,715 square feet. Both warehouses have a combined total of 398,041 square feet. Additional improvements include a parking lot and loading docks, ornamental landscaping, associated onsite infrastructure, and construction of offsite street improvements.

The Project would include 52 dock-high doors (15 on Building 1 and 37 on Building 2) and four grade-level truck doors (two per building). Approximately 15 trailer stalls (including dock spaces) are provided on the truck court on Building 1 and 78 trailer stalls are provided on Building 2 within areas secured by sliding gates. The proposed Project would also provide 108 passenger car parking spaces on Building 1's site and 244 on Building 2's site. Access to the site would be provided by one driveway on Barnett Road and three driveways on Evans Road. Access to the Evans Road driveways will be provided by Ethanac Road and the proposed westbound driveway on the southern end of the Project site.

The Project would also include approximately 106,512 square feet (approximately 13 percent of the Project site) of ornamental landscaping, split between the two building sites. Building 1 proposes 36,037 square feet of landscaping totaling approximately 15 percent of the site and Building 2 proposes 69,800 square feet of landscaping totaling approximately 11 percent of the Building 2 site.

The truck courts will have an up to 11-foot-tall screen wall along the flood channel and at the entries to screen the truck court from public view.

The Project would also include various road and utility improvements along the southern, eastern and western project frontages.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced project on **May 14, 2025**, and has made the following determinations:

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 Environmental Impact Report for the Northern Gateway Logistics Center 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.

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**Signature**

Brandon Cleary, Associate Planner

**Title**

May 14, 2025

**Date**

Date Received for Filing and Posting at OPR: \_\_\_\_\_ County filing fee of \$50.00 and the Environmental Impact Report fee of \$4,051.25 is applicable for this project.

**FOR COUNTY CLERKS USE ONLY**