



CITY OF MENIFEE

Community Development Department

Orlando Hernandez · 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
2720 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, Planning Manager
Phone Number: (951) 723-3740

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

Project Title: "Planning Application for a Minor Modification No. PLN25-0200 – "CADO Menifee Industrial Project"

Project Applicant: Mark Hayden, 1545 Faraday Avenue, Carlsbad, CA 92008 (Phone: 760-827-6025, Email: hayden@capstoneadvisors.com)

Project Location: The Project is located north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road in the City of Menifee, County of Riverside, California. The Project site consists of eight parcels (Assessor Parcel Numbers: 330-190-002 through -005 and 330-190-010 through -013).

Project Description: Minor Modification No. PLN 25-0200 proposes a revision to the previously approved Plot Plan (PP) No. PLN 21-0370 (CADO Menifee Industrial Project). PP PLN 21-0370 was approved by Menifee City Council on November 20, 2024.

Under the Minor Modification, the Applicant proposes an increase in the height of the building approved under PP PLN21-0370. The height of the approved building is 49'-0.5" on the east/west elevations and 45'-6" at the north/south sides, with corner treatments reaching a height of 50'-6.5". The proposed building height change will increase the building height to 59'-6" at the east/west centerline reducing to 52'-6" at the north/south sides, with corner treatments reaching a height of 56'-6". This increased height will provide a 48-foot clear height within the building, which according to the Applicant accommodates the market demand. With this submittal, the Applicant is requesting the approval of a maximum building height limit of 60' (to allow for an additional 6" if needed).

The building footprint and square footage will remain the same. There are also no changes proposed to the approved Tentative Parcel Map TPM No. 38139 (TTM PLN 22-0041), the approved landscape plan, conceptual grading, site plan, streetscape, or any other portions of the approved project.

This is to advise that the City of Menifee, as the lead agency, has approved the above-referenced Minor Modification on December 17, 2025, and has made the following determinations regarding the above-described project:

1. The proposed Project will not have a significant effect on the environment. Impacts for the project area were previously addressed and mitigation measures adopted as part of the CADO Menifee Industrial Project Environmental Impact Report (EIR) (SCH#2022040622).
2. This EIR was prepared for the CADO Menifee Industrial Project pursuant to the provisions of the California Environmental Quality Act (CEQA). No further environmental documentation is required because:
 - a. All potentially significant effects of the proposed Project have been adequately analyzed in an earlier EIR (SCH#2022040622) adopted by the City of Menifee pursuant to applicable legal standards;
 - b. All potentially significant effects of the proposed Project have been avoided or mitigated pursuant to that earlier EIR except those for which a Statement of Overriding Considerations was adopted;
 - c. The proposed Project will not result in any new significant environmental effects not identified in the earlier EIR;
 - d. The proposed Project will not substantially increase the severity of the environmental effects identified in the earlier EIR;
 - e. No considerably different mitigation measures have been identified; and
 - f. No mitigation measures found infeasible have become feasible.
3. Mitigation measures were made a condition of the approval of the Final EIR (FEIR) and are applicable to this Project.
4. A Mitigation Monitoring and Reporting Plan/Program (MMRP) was adopted for the FEIR and the Project is subject to that Program.
5. A Statement of Overriding Considerations was adopted for the CADO Menifee Industrial Project and applies to this application.
6. Findings were made pursuant to the provisions of CEQA.

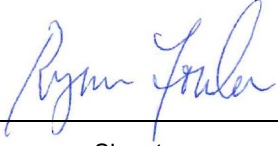
This is to certify the FEIR with comments and responses and record of Project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Ryan Fowler

City Contact Person

(951) 723-3740

Phone Number



Signature

Planning Manager

Title

December 17, 2025

Date

Date Received for Filing and Posting at OPR: _____

County filing fee of \$50.00 is applicable for this project.

FOR COUNTY CLERKS USE ONLY

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