CITY OF MENIFEE

Community Development Department

Orlando Hernandez - Community Development Director

Notice of Determination

To:

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk County of
Riverside 2724 Gateway
Drive, Riverside, CA 9250

From:

Lead Agency: City of Menifee
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 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2023110162

Project Title: Murrieta Road Warehouse Project (Plot Plan No. PLN 22-0179)

Project Applicant: IPT Menifee CC LCC

Project Location (include county): South of Floyd Avenue, east of Geary Street, west of Murrieta Road, and north of McLaughlin Road. City of Menifee, Riverside County, CA 92585. Assessor Parcel Numbers [APNs]: 330-210-010, -011, -013, and -062, 330-560-001 through 330-560-040, 330-570-001 through 330-570-033, and 330-571-001 through 330-571-005

Project Description:

The Project applicant proposes to develop a new high cube industrial warehouse facility, with related site improvements, on a 28.27-acre site within the City of Menifee. The proposed Project includes development of an approximately 517,720-square foot (SF) speculative warehouse building, approximately 55 feet in height, with a FAR of 0.48. The environmental analysis includes a development buffer to account for final design changes, equivalent to three percent of the building square footage, or 15,532 SF, which would result in a building area of 533,252 SF and an FAR of 0.50. Additional improvements include a parking lot and loading docks, ornamental landscaping, associated onsite infrastructure, and construction of offsite street and utility improvements.

THIS IS TO ADVISE that the City of Menifee City Council, as the lead agency, certified an Environmental Impact Report on June 17, 2026, and filed and posted a Notice of Determination with the County of Riverside, Clerk of the Board of Supervisors on June 18, 2026. On June 17, 2026, the City Council adopted resolutions approving the Murrieta Road Warehouse Project and 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.
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 with comments and responses and record of project approval is available for review at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586 and at the following web address: https://cityofmenifee.us/325/Environmental-Notices-Documents

Signature (Public Agency): _____ Title: Planning Manger

Date: June 17, 2026 Date Received for filing at OPR: _____

FOR COUNTY CLERK'S USE ONLY

F I L E D / P O S T E D
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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06/18/2026 04:15 PM Fee: $ 4277.50
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