

Notice of Determination**Appendix D****To:**☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:Public Agency: City of MenifeeAddress: 29844 Haun RdMenifee, CA 92586Contact: Russell BrownPhone: 951-723-3745☒ County ClerkCounty of: Riverside

Address: _____

Lead Agency (if different from above): _____

Address: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.State Clearinghouse Number (if submitted to State Clearinghouse): 2024071016Project Title: Menifee (Pemcor) Business Park Project, Plot Plan PLN23-0245Project Applicant: Pemcor Properties, IncProject Location (include county): 33521 Zeiders Road Menifee, CA 92584, County of Riverside**Project Description:**

A commercial/industrial business park development consisting of 11 single-story buildings ranging in size from 23,100 square feet to 37,840 square feet (total 337,770 square feet) on approx 20 acres. The Project site is zoned Economic Development Corridor – Southern Gateway (EDC-SG). The anticipated end users are expected to provide services ranging from industrial and manufacturing users to service commercial and office. Each building includes two dock-high doors for a total of 22 for the entire project. The Project proposes 677 parking spaces and 121,879 square feet (15%) of irrigated landscaped area. The applicant is proposing approximately 53,300 cubic yards of grading.

This is to advise that the City of Menifee has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on November 12, 2025 and has made the following determinations regarding the
above (date)
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, or the negative Declaration, is available to the General Public at:

<https://www.cityofmenifee.us/325/Environmental-Notices-Documents>

Signature (Public Agency): Russell Brown Title: Senior Planner

Date: 11.13.25

Date Received for filing at OPR: _____