

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Riverside
 Address: _____

From:

Public Agency: City of Menifee
 Address: 29844 Haun Rd
Menifee, CA 92586
 Contact: Russell Brown
 Phone: 951-723-3745

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): 2024071016

Project Title: Menifee (Pemcor) Business Park Project, Plot Plan PLN23-0245

Project Applicant: Pemcor Properties, Inc

Project 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 February 4, 2026 and has 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, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): Russell Brown Digitally signed by Russell Brown
DN: cn=US, E=russell@cityofmenifee.us,
ou=City of Menifee, C=United States Title: Senior Planner

Date: 2-4-2026 Date Received for filing at OPR: _____