Print Form

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

☒ County Clerk
County of: Riverside
Address: 4080 Lemon St
Riverside, CA 92501

From:

Public Agency: City of Menifee
Address: 29844 Haun Road
Menifee, CA 92586
Contact: Fernando Herrera, Senior Planner
Phone: 951-723-3718

Lead Agency (if different from above):

Address:

Contact:
Phone:

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): 2025090046

Project Title: PLN23-0150 Fitwell Health Project

Project Applicant: Fitwell Realty, LLC

Project Location (include county): Menifee, Riverside County

Project Description:

The proposed PLN23-0150 Fitwell Health Project (project) consists of the development of two buildings on an 8.27-acre site in two phases. Phase 1 would include development of an approximately 69,618-square-foot building which would house a fitness center, multipurpose center and museum in the southern portion of the project site. Phase 2, proposed for future development, would include an approximately 16,616-square foot two-story office building in the northern portion of the project site. The proposed building height of the Phase 1 building would be approximately 54 feet. Phase 1 would provide approximately 418 parking spaces, inclusive of 7 ADA spaces, 2 ADA van spaces, 63 electric vehicle (EV) capable spaces, 21 electric vehicle charging station (EVCS) spaces, and 325 standard parking spaces. Phase 2 would provide 50 parking spaces, inclusive of 1 ADA parking space, 1 ADA van parking space, 6 EV capable spaces, 2 EVCS space, and 40 standard parking spaces. In total, the project would provide approximately 468 parking spaces. The project would also include the development of drainage improvements, landscaping, and site access. Additional improvements include installation of water and sewer lines to connect to existing water and sewer facilities on Haun Road.

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

described project on 10/8/25 (date) 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:
http://www.cityofmenifee.us/325/Environmental-Notices-Documents

Signature (Public Agency): _____ Title: Senior Planner

Date: 10/9/25 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011