



CITY OF MENIFEE

Planning Department

Orlando Hernandez · Community Development Director

Notice of Exemption

TO:

- ☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
- ☒ County Clerk
County of Riverside

FROM:

Lead Agency: City of Meniffee Community Development Department
Address: 29844 Haun Road, Meniffee, CA 92586
Contact Person: Brandon Cleary, Associate Planner
Phone Number: (951) 723-3761

SUBJECT: Notice of Exemption for Nautical Cove Finance Map PLN25-0163 (TPM 39357)

Project Applicant: Lovett Industrial, LLC. c/o Luke Sarmiento 610 Newport Center Drive Newport Beach, CA 92660

Project Location (include county): The project site is located north of McLaughlin Road, west of Barnett Road, south of Ethanac, and east of Evans Road within the City of Meniffee, County of Riverside, State of California (APNs 331-060-020, 331-060-023, 331-060-007, 331-060-008).

Project Description: **Tentative Parcel Map No. PLN25-0163 (PM39357)** is hereby approved to subdivide 18.74 acres into two parcels. Parcel 1 is approximately 5.3 acres. Parcel 2 is approximately 14.9 acres. Access to the proposed properties will be from Evans Road to the west and Barnett Road to the east. The property is located south of Ethanac Road, west of Barnett Road, east of Evans Road, and north of McLaughlin Road (APNs: 331-060-020, 331-060-023, 331-060-007, 331-060-008).

The applicant is proposing the subdivision for finance purposes only. The proposed subdivision includes the dedication of right-of-way consistent with City standards.

Additionally, the proposed subdivision is in compliance with previously approved Plot Plan No. PLN23-0040 Northern Gateway Logistics Center warehouses approved by City Council on July 16, 2025.

This is to advise that the City of Meniffee, as the lead agency, has approved the above-referenced Finance Map on December 3, 2025 and has made the following determinations regarding the above-described project:

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption (15315)
- ☐ Statutory Exemption ()
- ☐ Other: _____

Reasons why project is exempt: The proposed project has been determined to be Categorically Exempt (Class 15 – Section 15315, “Minor Land Divisions”) under the California Environmental Quality Act (CEQA) and CEQA Guidelines. The proposed project is for the subdivision of 18.74 acres into two parcels. The proposed project is located within an urbanized area zoned for commercial and industrial uses. The proposed subdivision conforms to the City’s General Plan and Zoning. No variances or exceptions are required for implementation of this subdivision. All services and access to the proposed parcels to local standards are available. Lastly, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent. Accordingly, the proposed TPM would meet all of the requirements specified in CEQA Guidelines Section 15315 and therefore would be exempt from formal CEQA review.

In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).



Title: Brandon Cleary, Associate Planner

Date: December 3, 2025

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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