



CITY OF MENIFEE

Community Development 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 of Riverside County Clerk

FROM: City of Meniffee Planning Department
29844 Haun Road
Meniffee, CA 92586

Project Title/Case No.: Plot Plan No. PLN25-0050, Conditional Use Permit No. PLN25-0082 "Prime Self-Storage Expansion"

Project Location: The property is located at the northwest corner of Normandy Road and Berea Road. Northeast and south of the property are single-family residential communities. The newly developed mixed-use site, "Boulders Meniffee" is located on the east side of Berea Road in the City of Meniffee. (APN: 339-190-005)

Project Description: Plot Plan No. PLN25-0050, Conditional Use Permit No. 25-0082, The project site consists of a 10.88-acre parcel and proposes the construction of a three-story, 69,266-square-foot climate-controlled self-storage building on approximately 1.3 acres, as an expansion to the existing self-storage facility. The existing facility currently contains 116,830 square feet of building area, which was approved by Riverside County. Existing parking will remain, and additional parking for loading and unloading will be added as a part of the new building.

Name of Public Agency Approving Project: City of Meniffee Community Development Department

Project Sponsor: Anthony Kouardaoughli, Prime Group Holdings, LLC 85 Railroad Place, Sarasota Springs, NY 12866 (518) 615-0552 x 7122

Exempt Status: (Check one)

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|---|---|
| ☐ Ministerial (Sec. 21080(b)(1); 15268) | ☒ Categorical Exemption (15332) |
| ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) | ☐ Statutory Exemption () |
| ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | ☐ Other: _____ |

Reasons for Exemption: The Project has been determined to be Categorically Exempt (Class 32 – Section 15332, "In-Fill Development Projects") under the California Environmental Quality Act (CEQA) and CEQA Guidelines. Class 32 consists of projects characterized as in-fill development and can adequately be served by all utility purveyors. The Project is zoned Economic Development Corridor – Newport Road (EDC-NR) and is consistent with the standards and policies set forth in the general plan and zoning code. The existing facility is located on a 10.88 gross acre parcel and is generally surrounded by single-family residential homes to the north and south, and mixed-use east of the project site. The Project proposes to replace the existing RV parking area with a three-story self-storage building on a 1.3-acre portion of the existing facility. The proposed area is already disturbed and paved. The Project site does not support the possibility of endangered or threatened species, because the site is an existing storage facility, and the proposed expansion area is disturbed has existing pavement. Therefore, the site is not viable for endangered species. Additionally, the Project will not have an adverse effect related to traffic, noise, air quality, or water quality, and 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).

Desiree McGriff

City Contact Person

(951) 723-3770

Phone Number

Signature

Associate Planner

Title

June 10, 2026

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

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