



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
Community Development Department
29844 Haun Road
Meniffee, CA 92586

Project Title/Case No.: “Heritage Valley Business Center” – Tentative Parcel Map No. PLN25-0085

Project Location: The Project site is located along Sherman Road, in the City of Meniffee (City), County of Riverside, California, on Assessor Parcel Numbers (APNs) 331-110-023 through -027, -031, -035, -038, -039, and -041. The Project is generally located in the northeastern portion of the City, approximately 0.37 miles to the east of Interstate 215 (I-215), east of Trumble Road, south of Ethanac Road, west of Sherman Road and north of McLaughlin Road.

Project Description: Tentative Parcel Map PLN25-0085 is for the proposed consolidation of ten parcels (APNs: 331-110-023, 024, 025, 026, 027, 031, 035, 038, 039, and 041) into one parcel.

Name of Public Agency Approving Project: City of Meniffee

Project Sponsor: Core5 Industrial Partners LLC

Exempt Status: (Check one)

- | | |
|---|---|
| ☐ Ministerial (Sec. 21080(b)(1); 15268) | ☒ Categorical Exemption (15305) |
| ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) | ☐ Statutory Exemption () |
| ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | ☒ Other: <u>15061(b)(3)</u> |

Reasons why project is exempt: The City of Meniffee has determined the project is Categorically Exempt under CEQA Guidelines Section 15305 Class 5 (Minor Alterations in Land Use Limitations). Class 5 projects consist of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel; (b) issuance of minor encroachment permits; (c) reversion to acreage in accordance with the Subdivision Map Act. The project site does not include average slopes over 20% and would consolidate ten parcels into one.

The project is also exempt per Section 15061(b)(3) which is for projects that there is no possibility that the activity will have a significant effect on the environment.

Fernando Herrera

(951) 723-3718

City Contact Person

Phone Number

Signature

Senior Planner

Title

6/17/2026

Date

Date Received for Filing and Posting at OPR: _____

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