



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 Menifee
Community Development Department
29844 Haun Road
Menifee, CA 92586

Project Title/Case No.: “Denny’s” – Major Plot Plan (PP) No. PLN24-0189

Project Location: The Project site is within one parcel totaling 8.62 acres on two lots totaling 1.87 acres in the City of Menifee (City), County of Riverside, California on Haun Road north of Newport Road on accessor parcel number (APN: 336-180-028) Lots 386 and 389.

Project Description: Plot Plan No. PLN24-0189 is a request for the proposed development of a 4,500 square foot Denny’s restaurant. The project proposes the development of 56 parking spaces along with a trash enclosure, landscaping, and associated site improvements. There will be a portion of the site that will remain undeveloped and will be developed at a later time.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: 4M Engineering & Development

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (15303) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption () |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt: The City of Menifee has determined the project is Categorically Exempt under CEQA Guidelines Section 15303 Class 3 (New construction or conversion of small structures). Class 3 projects are for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. More specifically the project falls under letter (c) of section 15303 which notes: A store, motel, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The Project meets the outlined requirements specified. The Project is in an urbanized area and is under the 10,000 square foot requirement. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services or have significant amounts of hazardous substances.

FOR COUNTY CLERK'S USE ONLY

Fernando Herrera

(951) 723-3718

City Contact Person

Phone Number



Signature

Senior Planner

Title

8/18/2025

Date

Date Received for Filing and Posting at OPR: _____