



# 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.: PLN23-0138 (Minor Plot Plan) and Minor CUP PLN26-0010 - Revision to Skilled Nursing Facility located at 27600 Encanto Drive (APN 333-030-005)**

**Project Location:** The project is located at 27600 Encanto Road, north of Shadel Road, south of Rouse Road in the City of Menifee. (APN: 333-030-005)

**Project Description:** Planning Application PLN23-0138 is a minor plot plan to revise and expand the parking lot and modify the internal circulation for an existing Long-Term Care/Skilled Nursing Facility located at 27600 Encanto Road to accommodate the road widening along Encanto Drive. The road is being widened by the developer of the Legado Specific Plan and these improvements are a condition of approval and mitigation measure of their development; in addition, the improvements are identified in the City’s General Plan.

Planning Application PLN26-0010 is a minor Conditional Use Permit to generally allow improvements of the nonconforming use pursuant to Section 9.15.050 of the Menifee Municipal Code (“MMC”). In order that nonconforming uses may gradually be brought into greater conformity with Title 9 of the MMC and the adverse external effects of such uses may be reduced, upon application to and approval of a Conditional Use Permit, the owner of any land or structure so used may be permitted to make limited changes to such structure or use in conjunction with a plan whereby through the addition of landscaped screening and buffer areas, the improvement of lighting, or redesign of parking areas and access drives, the approval authority finds that the purposes of Title 9 of the MMC would be furthered by such action. The existing landscaping does not meet current MMC requirements and is considered nonconforming. Even with the proposed site revisions, the site will be unable to accommodate the onsite landscaping currently required by the MMC. However, the site access, fire truck circulation, lighting, and landscaping are all improved by the proposed site revisions and are brought into greater conformity with the MMC.

**Name of Public Agency Approving Project:** City of Menifee

**Project Sponsor:** BLC Fleming LLC, 100 Bayview Circle, Suite 240, Newport Beach, CA 92660

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (15332) |
| <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 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 meeting certain conditions. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within the city limits of Menifee on a project site of no more than five acres and substantially surrounded by urban uses. The project site is 3.3 acres and is surrounded by vacant land (zoned for commercial uses) to the north, commercial buildings and motel to the south, the planned Legado Community Park to the east, and Encanto Drive and Interstate 215 to the west. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects related to traffic noise, air quality or water quality. The site can be adequately served by all required utilities and public services, and the project site is not

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included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Brandon Cleary

*City Contact Person*

(951) 723-3761

*Phone Number*

FOR COUNTY CLERK'S USE ONLY

Signature

Associate Planner

Title

March 5, 2026

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_