



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.: PLN24-0242 and PLN25-0189 – Commercial on Encanto Site Revisions and Minor CUP

Project Location: The project is located at 27620, 27636, 27640 and 27680 Encanto Drive, north of Shadel Road, south of Rouse Road in the City of Menifee. (APN: 333-030-025, 333-030-026 and 333-030-027)

Project Description: **Planning Application PLN24-0242** is a minor plot plan to revise the parking and circulation around existing commercial buildings located at 27620, 27636, 27640 and 27680 Encanto Drive in order to accommodate Encanto Road right-of-way improvements. Encanto Road is in the process of being widened to its ultimate right-of-way and sidewalks and parkways added as part of the off-site road improvement requirements associated with the Legado Specific Plan. In order to complete these improvements, right-of-way from the existing commercial properties is needed. The right-of-way dedication will extend into the site in areas currently used for driveways and parking spaces. The access to the existing motel site at 27680 Encanto Drive will be generally the same, but the existing driveway will be replaced with a new driveway that is consistent with current City standards. No parking will be impacted at the motel site. The number of driveways into the site containing the commercial buildings will be reduced from three to two. Parking in front of the buildings will be eliminated and replaced with three parallel parking spaces in front of 27636/640 Encanto Drive. Circulation will be modified through the site and fencing and gates will be removed. The existing parking lot for the commercial building site provide 35 parking stalls and with the revisions, 26 parking stalls will be provided. Parking spaces are proposed to be removed from the front of the buildings and moved to the rear of the site which is currently being used for storage. Three parallel spaces will also be provided in front of 27636/640 Encanto. Total landscaping area proposed is approximately 900 square feet. The commercial buildings and motel were constructed between 1967 and 1969. The County issued the building permits prior to the City's incorporation. The commercial buildings and motel have been occupied by various uses since their construction.

Planning Application PLN25-0189 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 onsite parking and landscaping of the commercial building site does not meet current MMC requirements and is considered nonconforming. Even with the proposed site revisions, the site will be unable to accommodate the parking and onsite landscaping currently required by the MMC. However, the site access, fire truck circulation, and landscaping are all improved by the proposed site revisions and are brought into greater conformity with the MMC.

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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)

- 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 (15301 and 15332)
- Statutory Exemption ()
- Other: _____

Reasons why project is exempt: The Project involves modifications to onsite circulation, driveways and parking for existing uses along Encanto Road in the City of Menifee. No expansion of the existing use is proposed. The Project has been determined to be Categorical Exempt (Class 1 – Section 15301 “Existing Facilities” and Class 32 – Section 15332, “In-Fill Development Projects”) under the California Environmental Quality Act (CEQA) and CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project involves modifications to the existing access, driveways and parking areas for existing permitted uses. The project does not involve expanding the existing uses or adding square footage to the existing buildings. Therefore, the project is exempt from CEQA pursuant to Section 15301. 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 4.26 acres and is surrounded by Encanto Drive and Interstate 215 to the west, an assisted living facility to the north, a small portion of vacant land and a commercial shopping center to the south and the Bel Air Estates Mobile Home Park to the east. 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 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



Signature

For: Associate Planner
Title

March 27, 2026
Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY