



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.: Minor Plot Plan PLN25-0068 "Neighborhood Healthcare"

Project Location: The Project will be on an existing vacant parcel (APN:336-030-004) on the east side of Bradley Road, south of Cherry Hills Boulevard, and west of Interstate 215 (I-215) in the City of Menifee, County of Riverside, State of California.

Project Description: Plot Plan (PP) No. PLN25-0068 is for the proposed development of Neighborhood Healthcare (Project), an approximately 22,000 square-foot medical clinic on 2.03 acres. The Project will provide one point of access from Bradley Road, approximately 110 parking stalls, landscaping, lighting, and associated improvements to the parcel.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: David Mann on Behalf of Neighborhood Healthcare

Exempt Status: (Check one)

- | | |
|---|---|
| ☐ 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 why project is exempt: The proposed use has been determined to be Categorically Exempt under the following California Environmental Quality Act (CEQA) and CEQA Guidelines. Section 15332 Class 32 In-fill Development. Class 32 consists of projects that can be categorized as in-fill. The project is located within the city limits, is consistent with the zoning code and general plan, is no larger than five acres, the site has no value to endangered species, will not cause significant effects in regard to traffic and noise, and is already serviced by all utilities and public services. The Project is consistent with the General Plan and zoning code. The proposed Project occurs within City limits on a site no larger than five acres. The Project has no value for endangered species, and the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services. The Project meets the specified requirements outlined. The Project site is 2.03 acres, is consistent with all development and General Plan requirements, and is not of value to endangered species. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Fernando Herrera
City Contact Person

(951) 723-3718
Phone Number


Signature

Senior Planner
Title

8/13/2026
Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY