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.: Menifee West Coast Self Storage Finance Map PLN26-0054 (TPM 39472)

Project Location: The property is located northeast of the intersection of 3rd Street and Jackson Avenue and consists of Assessor Parcel Numbers (APN) 329-173-011, 329-141-003, and -008.

Project Description: Planning Application Tentative Parcel Map No. PLN26-0054 (PM39472) is to merge three existing parcels Assessor Parcel Numbers (APN) 329-173-011, 329-141-003, and -008. The applicant is proposing the merge for finance purposes only. Additionally, the proposed merge is in compliance with previously approved Plot Plan No. PLN23-0215 and Conditional Use Permit PLN23-0216 for the Menifee West Coast Self Storage approved by Planning Commission on October 9, 2024.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Roger Wright NWB Menifee LLC

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
☐ Statutory Exemption (Sec. 15183)
☒ Other: _____

Reasons why project is exempt: The proposed project has been determined to be Categorically Exempt (Class 05 – Section 15305, "Minor Alterations of Land") under the California Environmental Quality Act (CEQA) and CEQA Guidelines which consists of applies to minor lot line adjustments, minor lot mergers, or consolidations of contiguous parcels that do not create any new parcels, change allowed land use, or increase density. The project is also exempt per Section 15061(b)(3) as it clear that merging the three existing parcels into one parcel will not have a significant effect on the environment. No variances or exceptions are required, in addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites) and therefore would be exempt from formal CEQA review.

In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites)

Fernando Herrera — *City Contact Person*

(951) 723-3718 — *Phone Number*

Signature

Senior Planner — Title

10/09/2026 — Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY