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 Modification No. PLN26-0165 Mister Car Wash

Project Location: The project site is located at the northwest corner Rockport Road and Laguna Vista Drive within the City of Menifee, County of Riverside, State of California (APN's: 364-390-010 and 364-390-011)

Project Description: Minor Modification No. PLN26-0165 proposes to modify the site plan to remove the day care use from the development. Plot Plan No. PLN22-0289 and Major Conditional Use Permit No. PLN22-0288 previously approved a 15,219-square-foot development which included a 9,785-square-foot day care and a 5,434-square-foot drive-thru car wash and associated site improvements, mainly parking, landscaping and drive aisles. The New Project, Minor Modification No. PLN26-0165, eliminates the 9,785-square-foot day care use.

This Minor Modification is a separate discretionary approval of the New Project, supported by its own findings and its own environmental determination based on the New Project as approved. It does not implement, and is not dependent upon, the Class 32 (In-Fill Development) categorical exemption determination previously made for the prior project. The New Project eliminates the day care use and the sound wall, which were the features of the prior project addressed by the Court of Appeal in Menifee Neighbors Care v. City of Menifee (No. E086831), in which the court directed issuance of a writ requiring the City to set aside its Class 32 exemption finding for the prior project.

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Mister Car Wash, 222 E 5th Street Tucson, Arizona 85705

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 (15303)
☐ Statutory Exemption ( )
☐ Other: _____

Reasons why project is exempt: The City has independently determined the project is categorically exempt from CEQA pursuant to Section 15303 (New Construction of Small Structures) which qualifies for up to 4 commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use in an urbanized area, no hazardous materials located on the site, all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project proposes a 5,434-square-foot drive-thru car wash on a 1-acre site at the northwest corner of Rockport and Laguna Vista Drive, adjacent to an existing commercial center. The proposed use meets the categorical exemption as it is one commercial building less than 10,000 square feet with no hazardous materials on-site, served by all necessary public services and utilities and is not located in an environmentally sensitive area.

This determination does not rely on any mitigation measure, including the sound wall included in the prior project, to avoid a significant effect on the environment. It is not based on, and does not implement, the Class 32 exemption determination made for the prior project. By removing the day care use the City has removed any concerns related to the noise impacts on that use.

None of the exceptions in CEQA Guidelines Section 15300.2 applies: (a) the project is not located in a particularly sensitive environment designated, precisely mapped, and officially adopted by a federal, state, or local agency; (b) no significant cumulative impact will result from successive projects of the same type in the same place over time; (c) there is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances, and the noise analysis demonstrates that project noise will not exceed applicable standards at surrounding properties; (d) the project will not damage scenic resources within a highway officially designated as a state scenic highway; (e) the site is not included on any list compiled pursuant to Government Code Section 65962.5; and (f) the project will not cause a substantial adverse change in the significance of a historical resource.

Brandon Cleary	(951) 723-3761
City Contact Person	*Phone Number*

	Associate Planner	November 24, 2026
Signature	**Title**	**Date**

Date Received for Filing and Posting at OPR: _____

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