



# CITY OF MENIFEE

## Community Development Department

Cheryl Kitzerow – 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 Planning Department  
29844 Haun Road  
Menifee, CA 92586

**Project Title/Case No.:** City of Menifee Planning Application No. PLN22-0028 and PLN22-0238 – Evans Brown Mortuary Site Revisions and Minor CUP

**Project Location:** The project site is located at 27010 Encanto Drive, on the southeast corner of Encanto Drive and Rouse Road (APN: 333:020-017)

**Project Description:**

**Planning Application PLN22-0028** is a minor plot plan to revise the parking lot and internal circulation for an existing and permitted mortuary located at 27010 Encanto Drive to accommodate the road widening and intersection improvements at Encanto Drive and Rouse Road. The road and intersection are 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. The developer of this "Legado Project" is providing additional land for the new parking and fire access adjacent to the mortuary and a large basin within the Legado Project. Specifically, the existing driveway on Encanto Drive, just south of Rouse Road will be eliminated. The existing driveway on the southern boundary of the mortuary site will be expanded with the expansion separated from the existing driveway by a landscape island. Eighteen (18) existing parallel parking spaces in the northwest portion of the site will be relocated to the southern portion of the property. Twenty-two (22) parallel parking spaces will be added in this area. Employee parking will be relocated. Three (3) ADA stalls will also be added. A new courtyard for employee breaks and landscaping will be provided in the area where parking currently exists in the northwest portion of the site. The existing 11,180 sq. ft. building is to remain and is not proposed to be enlarged. The minor plot plan application includes a conceptual landscaping plan, grading plan, lighting plan, and circulation/truck turning plans.

**Planning Application PLN22-0238** 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 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, 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 Community Development Department

**Project Sponsor:** BLC Fleming LLC (Contact: Noah Shih) 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 (15311 and 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 for Exemption:** The Project has been determined to be Categorically Exempt (Class 11 – Section 15311, "Accessory Structures") under the California Environmental Quality Act (CEQA) and CEQA Guidelines. Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: a) On-premise signs; or, b) small parking lots. The mortuary is existing and has existing parking that needs to be relocated in order to make roadway and parkway improvements on Encanto Drive and Rouse Road which are adjacent to the mortuary. A new small parking area and access drives are to be constructed around the existing site mortuary site and the parking and access is accessory to the existing mortuary. Additionally, the Project will not have an adverse effect related to traffic, noise, air quality, or water quality, and the project site is not included on a list of hazardous

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

The Project has also 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 1.44 acres and is surrounded by Encanto Drive and Interstate 215 to the west, Rouse Road and single family residential uses to the north, a residential development which is under development to the east and property planned for commercial uses to the south. 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).

Lisa Gordon

*City Contact Person*

(951) 672-6777

*Phone Number*



*Signature*

Special Projects Manager

*Title*

February 6, 2023

*Date*

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

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