



# 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  
Community Development Department  
29844 Haun Road  
Menifee, CA 92586

**Project Title/Case No.:** Major Plot Plan No. PLN22-0289 and Conditional Use Permit No. PLN22-0288  
“Shoppes at the Lakes Phase 2 – Mister Car Wash and Day Care”

**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: 364-390-009, 364-390-012, 364-390-010 and 364-390-011)

**Project Description:** Major Conditional Use Permit (CUP) PLN22-0288 and Major Plot Plan (PP) PLN22-0289 proposes the construction of a new 5,434 square foot Express Car Wash (Mister Car Wash) with associated vacuum stalls and an 11,992 square foot Day Care with a 9,795 square foot play area (Project) within the existing Shoppes at the Lakes Commercial Center on the southeast corner of Newport Road and Menifee Road. The project site is within the Menifee East Specific Plan No. 247, Planning Area 1 Commercial and is 2.46 acres.

**Name of Public Agency Approving Project:** City of Menifee

**Project Sponsor:** Mister Car Wash, 222 E 5<sup>th</sup> Street Tucson, Arizona 85705

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (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 why project is exempt:** The Project is exempt from CEQA per Section 15332 “In-Fill Development Projects”. This exemption is for projects characterized as in-fill development meeting the following conditions: a) 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; b) the proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality; and e) the site can be adequately served by all required utilities and public services. The proposed Project is consistent with the applicable General Plan, Specific Plan and Zoning Designations for the project site along with any applicable development standards. The Project is located within the City of Menifee boundaries and is surrounded on the north and west by an existing commercial center and to the east and south by existing residential developments. The Project will not result in any impacts to traffic, noise, air quality or water quality as a traffic memorandum was prepared noting a traffic study is not required, existing residential is screened from the car wash by landscaping and a perimeter block wall around the adjacent residential sites, no hazardous materials are proposed on site affecting air quality, and the Project has prepared a water quality plan to tie into the existing commercial center’s approved Water Quality Management Plan from when it was approved by the City of Menifee in 2015. Additionally, the site will be served by all required utilities, including power, water, and sewer. Therefore, the proposed Project is categorically exempt from CEQA under Section 15332 “In-Fill Development Projects”.

FOR COUNTY CLERK'S USE ONLY

\_\_\_\_\_  
Brandon Cleary

*City Contact Person*

\_\_\_\_\_  
(951) 723-3761

*Phone Number*



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Associate Planner

Title

\_\_\_\_\_  
February 29, 2024

Date

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