



# 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 Meniffee Planning Department  
29714 Haun Road  
Meniffee, CA 92586

**Project Title/Case No.:** Planning Application – Minor Conditional Use Permit PLN24-0042 – “The Mat”

**Project Location:** The project is located at 27701 Scott Road Suite 105 (APN: 384-180-038).

**Project Description: Minor Conditional Use Permit No. PLN24-0042** is a request for the operation of a laundry mat coffee bar. The proposed business will be located in an existing suite and will consist of tenant improvements. Per the attached plans there will be a small seating area where people will be able to get coffee while they wait for their laundry. There will also be a laundry service area, a small office, an equipment room, and a unisex restroom all located towards the rear of the suite.

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

**Project Sponsor:** Jessica Dougherty

**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 (15301)
- Statutory Exemption ( )
- Other: \_\_\_\_\_

**Reasons why project is exempt:** The project is exempt from CEQA per Section 15301 Existing Facilities, which consists of the operation, repair, maintenance, permitting leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. This exemption includes (a) interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances; (e) Additions to existing structures provided that the additional will not result in an increase of more than: (1) 50% of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The laundry mat coffee bar will be in an existing suite and will not propose any modifications or expansions to the suite or reconfiguration of the site. Therefore, the project qualifies for the exemption under Section 15301 and no further CEQA analysis is required.

Fernando Herrera  
City Contact Person

(951) 723-3718  
Phone Number

  
Signature

Associate Planner  
Title

9/18/2024  
Date

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

**FOR COUNTY CLERK'S USE ONLY**