



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
29844 Haun Road
Meniffee, CA 92586

Project Title/Case No.: Major Conditional Use Permit No. 2019-013, “Bailey Park Boulevard Sprinkler and Irrigation Supply”

Project Location: The project is located south of Scott Road, west of Bailey Park Boulevard, and east of Zeiders Road. (APNs: 384-180-020 and 384-180-036).

Project Description: Major Conditional Use Permit No. 2019-013 The Project proposes a two-story 21,552 square feet building that will include 2,848 square feet of office space, 15,220 square feet of sales floor area, and 3,484 square feet of mezzanine storage space on the second floor, 30-parking spaces including EV and ADA accessible on a 4.27- gross acres. Additionally, the site will include a paved outdoor sales area for the merchandise. One point of access will be on the southern boundary on Zeiders Road, and the other two points of access will be on the northern and southern boundary from Bailey Park Boulevard.

Name of Public Agency Approving Project: City of Meniffee Community Development Department

Project Sponsor: Todd Close, CG Meniffee 1, LLC and CG Meniffee 2, LLC, 42540 Rio Nedo Temecula, CA 92590 (951) 719-1680

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 for Exemption: The Project has 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 and can adequately be served by all utility purveyors. The Project is zoned Economic Development Corridor – Southern Gateway (EDC-SG) and is consistent with the standards and policies set forth in the general plan and zoning code. The proposed project will be located on 4.26-gross acres, and is generally surrounded by existing residential, light industrial and vacant land. The Project proposes to construct a two-story 21,552 square foot building fronting Zeiders Road and proposes paved outdoor sales to the rear of the property. The proposed project meets the criteria identified in Section 15332 as is located in parcels of less than five (5) acres, and the site can be served by required utilities and the site has no value to as habitat for endangered, rare or threatened species. 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 materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Desiree McGriff

City Contact Person

(951) 723-3770

Phone Number

Signature

Associate Planner

Title

January 11, 2023

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

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