



# 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.:** Conditional Use Permit No. PLN22-0020 “Bradley Road Monopine”

**Project Location:** The project site is located at the northwest corner of Corson Avenue and Bradley Road within the City of Menifee, County of Riverside, State of California (APN: 360-150-018)

**Project Description: Conditional Use Permit No. PLN22-0020 and Plot Plan PLN22-0019** proposes an unmanned wireless communications facility consisting of a 70’ monopine and a 600 square foot (20’X30’) wrought iron enclosure. The proposed enclosure will consist of an 8-foot-tall wrought iron fence, landscaping around the perimeter and various cabinets to support the cell tower. A paved dirt road will provide access from Bradley Road. The proposal also includes: six 8’ panel antennas, three Air 6449 N77 antennas, thirty-six RRUs mounted behind panel antennas, one 3’ Microwave antenna, six DC9 surge protection units mounted near RRUs, sixteen DC power trunks routed inside proposed monopine, six fiber trunks routed inside proposed monopine, one steel walk in closet shelter on concrete pad and post, one AT&T 20 KW AC Generator, 140 gallon fuel tank on concrete pad, four DC12 surge suppression units mounted on steel walk in closet, four fiber management boxes mounted on steel walk in closet, one GPS antenna mounted on steel walk in closet, one Telco box and Ciena box mounted on proposed H-Frame, one cable shroud at base of monopine, one cable tray for DC and Fiber trunks, one Fiber meet-me-point, three traffic rated intercept pull box at every 200’, one meter pedestal on 3’ x 8’ concrete pad with bollards near utility pole, one step up transformer with disconnect switch near meter pedestal, one step down transformer with disconnect switch inside enclosure, and one Knox box at gate entrance.

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

**Project Sponsor:** AT&T Wireless 3300 Irvine Avenue #300 Newport Beach, 92660

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (15303) |
| <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 proposed use has been determined to be Categorically Exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, Section 15303 (“New Construction or Conversion of Small Structures”). This section consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: **(c)** A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive **(d)** Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The proposed project is an application for a new wireless communication facility that will be concealed “stealth” as a 70’ eucalyptus tree located at the northwest corner of Corson Avenue and Bradley Road. The proposed cell tower is a structure that does not involve significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area as the project only includes 600 square feet of floor area (cell tower and lease area combined). Therefore, the project is exempt per Section 15303, “New Construction or Conversion of Small Structures,” of the CEQA Guidelines. In addition, 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).

FOR COUNTY CLERK'S USE ONLY

Brandon Cleary  
*City Contact Person*

(951) 723-3761  
*Phone Number*



Signature

Associate Planner  
Title

3/23/2023  
Date

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