



# 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.: Minor Modification No. PLN23-0052 “Menifee Self-Storage”**

**Project Location:** The project is located north of Newport Road, south of Park Avenue, and east of Bradley Road. (APNs: 336-180-026).

**Project Description: Minor Modification No. PLN23-0052** proposes the addition of five new storage units to an existing self-storage facility located at 27090 Newport Road, by adding two (10x12 units), one (10x8) unit and two (10x30 units). Additionally, the Project proposes to relocate the trash enclosure to the southeast corner of the property between buildings “A” and “E” and the replacement of the southern boundary perimeter wall to match the rest of the recently approved perimeter wall approved under Major Modification PLN21-0372. The Major Modification (PLN21-0372) for Menifee Self-Storage was approved by the Planning Commission on March 23, 2022, for the addition of 45,075 square feet of storage unit area which proposed five new buildings. With the addition of the proposed five storage units as part of the Minor Modification (PLN23-0052) for 1,020 square feet of building area, this will bring the new building area square footage to 46,095 square feet and the total lot coverage to 144,944 square feet for the site.

**Name of Public Agency Approving Project:** City of Menifee Community Development Department

**Project Sponsor:** Garfield Logan, Statewide Ministorage/Menifee, LLC, 3421 Via Oporto Suite, 201 Newport Beach, CA 92663 (949) 584-2511

**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 – Newport Road (EDC-NR) and is consistent with the standards and policies set forth in the general plan and zoning code. The existing facility is generally surrounded by residential and commercial to the north and east, vacant commercial to the west and existing commercial offices to the east. The Project proposes the addition the addition of five new storage units to building A and behind the office building. The proposed area is already disturbed and paved. The Project site does not support the possibility of endangered or threatened species, because the site is an existing storage facility, and the proposed expansion area is disturbed has existing pavement. Therefore, the site is not viable for endangered 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

May 16, 2023

Date

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

**FOR COUNTY CLERK'S USE ONLY**

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