



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
Community Development Department
29844 Haun Road
Meniffee, CA 92586

Project Title/Case No.: Major Plot Plan No. PLN23-0126 and Conditional Use Permit No. PLN23-0127, No. PLN23-0214, and Minor Exception No. PLN24-0030. “Burger King”

Project Location: The project site is located at the northeast corner of McCall Boulevard and Bradley Road within the City of Meniffee, County of Riverside, State of California (APN: 335-202-001).

Project Description: Major Plot Plan No. PLN23-0126, Conditional Use Permit No. PLN23-0127, Variance No. PLN23-0214, and Minor Exception No. PLN24-0030. proposes the construction and operation of a new 2,158 square-foot quick-serve restaurant (Burger King) with associated parking and landscape improvements on a previously developed 0.57-acre site located on the northeast corner of McCall Boulevard and Bradley Road. A masonry block trash enclosure is located at the northeast corner of the Project site.

Name of Public Agency Approving Project: City of Meniffee

Project Sponsor: Gabriela Marks / Marks Architects 2643 4th Ave.

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 project is determined to be Categorically Exempt under Section 15303, “New Construction or Conversion of Small Structures” under the CEQA and CEQA Guidelines. This exemption is for the 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 not limited to, a store, motel, office, restaurant or similar commercial or institutional 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. The proposed structure does not exceed 2,500 square feet and the restaurant’s use will not involve the use of significant amounts of hazardous substances nor is the project located within an environmentally sensitive area. Lastly, public services and facilities will be available to the proposed Project.

FOR COUNTY CLERK'S USE ONLY

Jessica Williams
City Contact Person

(951) 723-3725
Phone Number

Jessica Williams
Signature

Assistant Planner
Title

March 14, 2024
Date

Date Received for Filing and Posting at OPR: _____