



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.: PLN22-045 United Carports

Project Location: The Project is located on one parcel at the southeast corner of Mapes Road and Trumble Road APN:329-030-062 in the City of Meniffee, County of Riverside, State of California.

Project Description: Major Plot Plan (PP) No. PLN22-045 is for the proposed development of a 58,924 square-foot industrial building on approximately 3.77 acres of vacant land. The building consists of 5,266 square feet of office space and a 48,005 square-foot multi-purpose space utilized for assembly, storage, and loading. The Project proposes 81 parking spaces, 11 at grade roll-up doors, and two points of access, one from Trumble Road and one from Mapes Road.

Name of Public Agency Approving Project: City of Meniffee

Project Sponsor: Chad Spates, Garrett Spates

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 why project is exempt: The City of Meniffee has determined the above Project is Categorically Exempt under CEQA Guidelines Section 15332 Class 32 (In-fill Development Projects). Class 32 consists of projects characterized as in-fill development meeting the following conditions: The project is consistent with the general plan and zoning code, the proposed project occurs within City limits on a site no larger than five acres, the project has no value for endangered species, the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. The Project meets the outlined requirements specified. The Project is on 3.77 acres and is consistent with all development and general plan requirements, is not of value to endangered species, will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Fernando Herrera (951) 723-3718
City Contact Person Phone Number

Fernando Herrera Associate Planner 3/27/2024
Signature Title Date