



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.: PLN23-0215, PLN23-0216, and PLN23-0218 Menifee West Coast Self- Storage

Project Location: The Project consists of three parcels generally located west of Antelope Road, east of 3rd Street, north of Jackson Avenue, and south of Highway 74, within the City of Menifee, County of Riverside, State of California. More specifically the project site would occur on three separate assessor parcel numbers (APNs: 329-141-003, -008, and 329-172-011).

Project Description: PP PLN No. 23-0215, CUP PLN No. 23-0216 proposes seven single-story buildings totaling 71,741 square feet of building area on 4.06 acres, and will include five parking spaces, including two that are ADA accessible, two bicycle spaces and six loading spaces.

- **PP No. (PLN23-0215)** is for the site and design review of the project as described above.
- **CUP No. (PLN23-0216)** is for the operation of the proposed storage facility.
- **Minor Exception (PLN23-0218)** the applicant has submitted a Minor Exception to increase lot coverage to a maximum of 10 percent or up to 1,000 square feet, whichever is less. The proposed Lot Coverage is 40.5% which surpasses the 40%

Name of Public Agency Approving Project: City of Menifee

Project Sponsor: Magellan Architecture

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 Menifee has determined the above project is Categorical 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 4.06 acres is consistent with all development and general plan requirements, is not of value to endangered species, the project 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.

FOR COUNTY CLERK'S USE ONLY

Fernando Herrera

City Contact Person

(951) 723-3718

Phone Number

Fernando Herrera

Signature

Associate Planner

Title

10/9/2024

Date

Date Received for Filing and Posting at OPR: _____