



# 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.:** Minor Modification Plot Plan No. PLN24-0153 “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:** Minor Modification PLN24-0153 Proposes a Minor Modification to the previously approved Plot Plan No. PLN 23-0126. The project site is to modify the approved elevations to Burger Kings newest prototype and configuration. The projects square footage will remain the same of what was previously approved. The project is 2,158-square foot quick serve restaurant (Burger King) with a drive-thru, and 17 parking spaces including ADA accessible parking. The project would include landscaping on the project site along the entire project frontage within the McCall Boulevard and Bradley Road right-of-way.

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

**Project Sponsor:** Gabriela Marks / Marks Architects 2643 4<sup>th</sup> 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

\_\_\_\_\_  
November 14, 2024  
Date

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