



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: April 9, 2025
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**
29844 HAUN ROAD MENIFEE, CA 92586

A PUBLIC HEARING has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

Project Title: “Rockport Golf Course Verizon Wireless Facility”

Project Location: The project site is located north of Newport Road, east of Menifee Lakes Drive, west of Menifee Road, at 29875 Menifee Lakes Drive (APN: 340-030-003).

Major Conditional Use Permit No. PLN24-0071 proposes the development of a new 70-foot-tall mono-eucalyptus wireless unmanned cell site including a 347.5 sq. ft. lease area enclosed by an 8-foot-tall decorative precision block wall with cap, equipment enclosure. Additionally, faux ivy is proposed around the block wall to hide it from the public’s view. The proposed new cellular mono-eucalyptus facility will be required to meet all FAA and FCC regulatory requirements. The project consists of the following: (1) Verizon wireless telecommunication facility; (1) 70’-0” tall mono-eucalyptus; (12) panel antennas on new mono-eucalyptus; (02) microwave antennas on new mono-eucalyptus; (6) RRUs; (3) OVPs; (3) microcell equipment cabinets; (1) 8’-0” tall decorative CMU block wall enclosure; (1) 30KW diesel standby generator with a 168-gallon tank; (1) GPS antenna; (3) Hybri-flex cables; (1) fiber conduit; and (1) 200A dedicated electrical service meter.



Project Data: General Plan Land Use and Zoning: Menifee Village Specific Plan No. 158

Environmental Information: The proposed project has been determined to be Categorically Exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, Section 15303 (“New Construction or Conversion of Small Structures”). This section consists of 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 are not limited to... (c) A store, motel, office, restaurant or similar 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 (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The proposed project is for a new wireless communication facility concealed as a 70-foot-tall mono-eucalyptus and associated mechanical equipment and equipment enclosure. The project falls under 2,500 square feet and does not involve significant amounts of hazardous substances while all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, the project is exempt per Section 15303, “New Construction or Conversion of Small Structures,” of the CEQA Guidelines and no further CEQA analysis is required.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For further information regarding this project, please contact Desiree McGriff, at (951) 723-3770 or e-mail dmcgriff@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Desiree McGriff, Associate Planner
29844 Haun Road
Menifee, CA 92586