



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: November 9, 2022
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:

PLN21-0326 - Conditional Use Permit - "Valley Church of Christ" Wireless Communication Facility

Project Location:

The project site is located south of Sun City Boulevard, north of Potomac Drive, east of Murrieta Road and west of Bradley Road at 29035 Del Monte Drive (APN: 338-024-032). The project is south of an existing church (Valley Church of Christ) on a parcel containing an existing stealth wireless communications facility in the form of a bell tower. The site is bound by developed single-family residential parcels to the east and west and religious institutions to the north and south.



General Plan Land Use and Zoning:

2.1-5 du/ac Residential (2.1-5R) and Low Density Residential (LDR-2)

The Planning Commission will consider the following project at a public hearing:

Major Conditional Use Permit PLN21-0326 proposes an unmanned wireless communications facility consisting of a 60' mono-broadleaf and a 900 square foot (30'X30') CMU block enclosure. The proposed enclosure will be consistent (colors & materials) with the existing enclosure nearby on-site. The project consists of but is not limited to, the following:

- One (1) 60-foot tall mono-broadleaf structure
- Ten (10) foot high CMU block enclosure
- Nine (9) 8-foot panel antennas
- One (1) 4-foot diameter microwave antenna
- 20KW AC Generator with 140-gallon fuel tank
- 36 RRUs and 4 DC9 surge suppression units

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 60-foot-tall mono-broadleaf 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 Russell Brown, at (951) 723-3745 or e-mail rbrown@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: Russell Brown, AICP, Senior Planner
29844 Haun Road
Menifee, CA 92586