



# 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.:** PLN21-0326 - "Valley Church of Christ" Wireless Communication Facility

**Project Location:** The project site is located at 29035 Del Monte Drive within the City of Meniffee, County of Riverside, State of California (APN: 338-024-032)

**Project Description: 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/dish, 20KW AC Generator with 140-gallon fuel tank, and 36 RRUs and 4 DC9 surge suppression units.

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

**Project Sponsor:** AT&T Wireless 3300 Irvine Ave. #300, Newport Beach, Ca 92660

**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 proposed project has been determined to be Categorically Exempt under the California Environmental Quality Act (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.

**FOR COUNTY CLERK'S USE ONLY**

Russell Brown, AICP

*City Contact Person*

(951) 723-3745

*Phone Number*

**Signature**

Senior Planner

**Title**

11/10/22

**Date**

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