

NOTICE OF EXEMPTION

TO: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Planning Division
1 Town Square
Murrieta, CA 92562

Project Title: Development Plan (DP-2022-2763)
MA Healthy Living (Medical Office Building)

Project Applicant: Melinda Reyes
DMA & E
42690 Rio Nedo, Suite G
Temecula, CA 92590
(951) 698-0332

Description of Project: A Development Plan Permit (DP) to construct a 5,995-square-foot, two-story, 30-foot-3-inch-tall medical office building, which is oriented to face two unnamed existing private roadways, westerly of Clements Way, and southerly of The Children’s Courtyard of Murrieta day care center. The site of the proposed building and associated improvements is presently vacant and was previously graded as a pad for a future commercial/office development. Vehicular access is proposed to be provided through two existing private roadways: one from Date Street and the other from Margarita Road. These existing access points are proposed to connect to a new internal drive aisle with parking located at the rear of the project site. The Project includes 30 parking spaces, consisting of two (2) accessible spaces, three (3) Clean Air Vehicle spaces, six (6) future EV-capable spaces, and two (2) bicycle spaces. Landscaping is located along the site’s perimeter, and extensive landscaping is proposed to be incorporated into landscape islands and fingers throughout the parking area, as well as adjacent to the building. Additional landscape buffering, consisting of trees, shrubs, and groundcover, is proposed between the building and the two existing private roadways. In total, the Project will provide approximately 22 percent of landscaping throughout the entire project site, as well as multiple Water Quality Management Plan (WQMP) basins that will collect and manage on-site runoff as designed. The Project will be required to connect to existing utilities, including water, natural gas, electricity, sewer, and telecommunications, all located on a 0.61-acre parcel and is comprised of Assessor’s Parcel Numbers (APN): 913-280-053 (the “Project”).

Project Site Size: 0.61-acres

Project Location: The project site is located on the northeasterly corner of Date Street and Margarita Road. Assessor’s Parcel #: 913-280-053.

Public Agency Approval: On March 9, 2026, the Development Services Director or their appointee on behalf of the City of Murrieta made the determination that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines Section 15332 – In-Fill Development Projects and approved the project.

Exempt Status: (*check one*)

- Ministerial (Section 21080 (b)(1); Section 15268);
- Declared Emergency (Section 21080 (b) (3); Section 15269(a));
- Emergency Project (Section 21080 (b) (4); Section 15269(b)(c));
- Statutory Exemption (Section Number: _____);
- X Categorical Exemption: Class 32 (Section Number 15332-In-Fill Development Projects)
- The activity is not subject to CEQA (Section 15061(b)(3))
- Other:

Statement of Reasons Supporting the Finding that the Project is Exempt: The project is exempt under CEQA Guidelines Section 15332 – In-Fill Development Projects, based on the following findings:

Section 15332 (a) through (e) is appropriate as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and all required utilities and public services can adequately serve the site. Furthermore, the exceptions listed in CEQA Section 15300.2 do not apply.

Contact Person: Nicholas Thiessen, Associate Planner **Phone Number:** (951) 461-6414

Signature: _____

Date: March 10, 2026

Received for Filing: (To be completed by the County)

DATE

SIGNATURE/TITLE