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 Permit (DP-2023-00060) and Conditional Use Permit (CUP-2023-00020) Quick Quack Car Wash

Project Applicant: Don Shiveley, Quick Quack Car Wash, 6020 West Oaks Boulevard, Rocklin, CA 95765, (801) 550-7739

Description of Project: A Development Plan and Conditional Use Permit for the demolition of an existing 9,020 sq. ft. retail building and the construction a one-story 3,588-square-foot car wash facility with associated vacuum stalls, parking, landscaping, and associated infrastructure improvements located on a 0.84-acre site on Parcel 2 of Parcel Map 26183.

Project Site Size: 0.84 acre

Project Location: The project site is located at 25195 Madison Avenue, Murrieta, CA 92562 on a previously developed parcel (Parcel 2 of PM 26183), County of Riverside, California. Assessor's Parcel #: 949-760-007.

Public Agency Approval: On August 26, 2026, the Planning Commission 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 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)
___ 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, based on the following findings:

The Project is consistent with the applicable General Plan land use designation, applicable General Plan policies, and applicable zoning designation and regulations. The site is located within the City limits, is less than five acres in size, and is substantially surrounded by urban development. The site has previously been developed and contains no habitat for endangered, rare, or threatened species.

As documented in the Traffic Assessment Report prepared for the Project, the proposed vehicle queuing capacity exceeds the minimum storage requirements for the use and would avoid off-site circulation or queuing impacts onto Madison Avenue. In addition, the City's Traffic Engineer determined that the Project would not create significant traffic impacts beyond those already anticipated within the City's General Plan Circulation Element.

The Noise Study prepared for the Project determined that operation of the proposed car wash facility, with implementation of the recommended operational features and equipment specifications, including use of an ultra-quiet blower system and limited hours of operation, would comply with applicable City noise standards

and would not result in significant noise impacts to surrounding properties, including nearby residential uses.

The site is adequately served by existing public utilities and services, including water, sewer, roadway infrastructure, police, and fire protection services. In addition, the site is not included on any list compiled pursuant to Section 65962.5 of the California Government Code.

Furthermore, the City has considered the exceptions to the use of categorical exemptions identified in CEQA Guidelines Section 15300.2 and determined that no exceptions apply to the Project.

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

Signature: Thiessen, Nicholas Digitally signed by Thiessen, Nicholas DN: CN="Thiessen, Nicholas", OU=Planning-OU, OU=CityHall-OU, OU=AllCity-OU, DC=CityHall, DC=Murrieta, DC=org Location: City of Murrieta Reason: I am approving this document Contact Info: 951-461-6414 Date: 8/27/2026

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

DATE

SIGNATURE/TITLE