

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Riverside  
3960 Orange Street, Suite 500  
Riverside, CA 92501

From: (Public Agency): City of Murrieta  
1 Town Square  
Murrieta, CA 92562

(Address)

Project Title: Gierson Ranch Residential Project TPM-2022-2549, DP-2022-2551

Project Applicant: Eric Higuchi, OTM Murrieta LLC, 3121 Michelson Drive Suite 200, Irvine CA 92612 (949) 290-7510

Project Location - Specific:

**25190 Washington Avenue, Murrieta, CA 92562**

Project Location - City: Murrieta Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The Project proposes to subdivide the existing 20.63-acre site into five parcels and redevelop the site with 107 single family residential homes plus 78 attached junior accessory dwelling units. The residential community would include parking, landscaping, recreation areas, and associated infrastructure.

Name of Public Agency Approving Project: City of Murrieta

Name of Person or Agency Carrying Out Project: Aaron Rintamaki

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15183
- Statutory Exemptions. State code number: \_\_\_\_\_

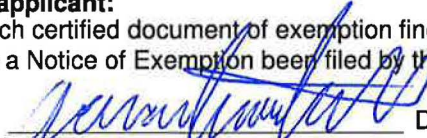
Reasons why project is exempt:

The project is exempt under CEQA Guidelines Section 15183 – Projects Consistent with a General Plan based on the following findings: 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. Additionally, there are no project specific effects that are peculiar to the project or its site.

Lead Agency  
Contact Person: Aaron Rintamaki Area Code/Telephone/Extension: (951) 461-6079

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 12-13-23 Title: Associate Planner

Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_