

# 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-2022-2744)  
Makena Medical Office Building

**Project Applicant:** Douglas E. Barnhart  
Makena Medical Buildings, LLC  
10805 Thornmint Rd., Suite 200  
San Diego, CA 92127  
(858) 531-6999

**Description of Project:** Development Plan (DP) to construct a 31,600-square-foot two-story medical office building, on a 2.66-acre parcel with two vehicular access points from Hancock Avenue and Walsh Center Drive, 158 parking spaces, and approximately 23% landscape area, and is comprised of Assessor's Parcel Number (APN: 910-250-008).

**Project Site Size:** 2.66-acres

**Project Location:** The project site is located on the northwest corner of Hancock Avenue and Walsh Center Drive. Assessor's Parcel #: 910-250-008.

**Public Agency Approval:** On December 26, 2023, 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: \_\_\_\_\_);
- 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, Assistant Planner **Phone Number:** (951) 461-6414



Signature: \_\_\_\_\_

Date: 1/3/2024

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

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\_\_\_\_\_

DATE

SIGNATURE/TITLE