

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-2022-2747)
Cali Kabob Drive-Thru Restaurant

Project Applicant: Fadwa Hanna
5F Hanna International, Inc.
28120 Jefferson Ave., Suite A101
Temecula, CA 92590
(951) 676-6175

Description of Project: Development Plan Permit (DP) to construct a ground-up 2,217 Sq. Ft. eating and drinking establishment with 8879 Sq. Ft. of outdoor patio space, a single drive-through aisle providing 130' of queueing distance, 36 parking spaces, 2 bicycle parking spaces and approximately 24% landscape area to be occupied by Cali Kabob. The Project site is 1.10 acres and is comprised of Assessor's Parcel Numbers (APN): 948-530-008 and 948-530-009 (the "Project").

Project Site Size: 1.10-acres

Project Location: The Project site is on the northeasterly corner of Whitewood Road and Avenida Acacias (APN: 948-530-008 and 948-530-009).

Public Agency Approval: On January 30, 2024, 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: 1/30/2024

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

DATE

SIGNATURE/TITLE