

# 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 2021-2359 and Conditional Use Permit 2021-2360 (U-Haul)

**Project Applicant:** U-Haul Company of Orange County, Jason Mastriana

**Description of Project:** Development Plan Permit (DP-2021-2359) and Conditional Use Permit (CUP-2021-2360) for the construction and operation of a 15,579 square-foot self-storage building located on a 1.1 acre property on Los Alamos Road (APN: 949-220-013 AND APN 949-220-014).

**Project Site Size:** 1.1 acres

**Project Location:** The Property is located south of Los Alamos Road (APNs: 949-220-013 and 949-220-014) and is approximately 160-feet from Jefferson Avenue, County of Riverside, California. Assessor's Parcel #: 949-220-013 AND APN 949-220-014.

**Public Agency Approval:** On November 13, 2024, 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: \_\_\_\_\_);
- 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 designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project occurs within the city limits on a site that is less than five (5) acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic noise, air quality, or water quality. The site can be adequately served by all required utilities and public services and is not on any hazardous substances list.

**Contact Person:** Farrah Bulacan, Associate Planner **Phone Number:** (951) 461-6083

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

Date: \_\_\_\_\_

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

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DATE

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SIGNATURE/TITLE

DRAFT