



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-191256
STATE CLEARINGHOUSE NUMBER <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MURRIETA	LEAD AGENCY EMAIL JRAMAIYA@MURRIETACA.GOV	DATE 05/17/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202200440	

PROJECT TITLE
DP 2020-2249 AND CUP 2020-2179 CUP2020-2248 ASHDON DEVELOPMENT FOR DAYCARE AND CAR WASH FACILITIES

PROJECT APPLICANT NAME AHMAD GHADERI	PROJECT APPLICANT EMAIL JRAMAIYA@MURRIETACA.GOV	PHONE NUMBER (661) 250-9300
PROJECT APPLICANT ADDRESS 1 TOWN SQUARE ,	CITY MURRIETA	STATE CA
		ZIP CODE 92562

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:
 Cash Credit Check Other **TOTAL RECEIVED** \$ 50.00

SIGNATURE X <i>E Esquivel</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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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 2020-2249, Conditional Use Permit 2020-2179 and Conditional Use Permit 2020-2248; Ashdon Development for Daycare and Carwash facilities

Project Applicant: Ahmad Ghaderi, A & S Engineering Services, Inc., 28405 Sand Canyon Road, Suite B Canyon Country, CA 91387 (661) 250-9300

Description of Project: A Development Plan for the construction of a 10,000 square foot daycare building, and a separate 4,260 square foot carwash building with 27 outdoor vacuum stalls for personal vehicle cleaning including an on-site parking lot, landscaping, two driveways for ingress/egress (Sierra Lane and McElwain Road), and associated on-site and off-site improvements located northwest of the intersection of Clinton Keith Road and McElwain Road.

Project Site Size: 2.3 acres.

Project Location: The project site is located at the northwest corner of Clinton Keith Road and McElwain Road, County of Riverside, California. Assessor's Parcel #: 392-270-005.

Public Agency Approval: On May 11, 2022, 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: Jarrett Ramaiya, City Planner **Phone Number:** (951) 461-6069

Signature: 

Date: 05/17/22

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

FILED / POSTED

DATE

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

SIGNATURE/TITLE

E-202200440
05/17/2022 12:38 PM Fee: \$ 50.00
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