



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclkrec.com

September 17, 2025

Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Filing of a Notice of Exemption for Planning Application Nos. PA24-0231, a Tentative Tract Map to create six residential lots from two existing parcels and PA24-0230, a Development Plan application for an approximately 10,550 square foot residential project comprised of two buildings and six units located approximately 200-feet north of the First and Pujol Street intersection (APNs: 922-062-016 and 922-062-010); and a density bonus application to approve certain concessions and waivers of development standards.

Dear Sir/Madam:

Enclosed is the Notice of Exemption for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) the Applicant will pay for the County Administrative fee to enable the City to file the Notice of Exemption required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. The payment of the \$50.00 filing fee is under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a \$25.00 filing fee.

Also, please email a stamped copy of the Notice of Exemption **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Jaime Cardenas, Associate Planner at email: jaime.cardenas@TemeculaCA.gov.

Sincerely,

Matt Peters
Director of Community Development

Enclosures: Notice of Exemption Form
Electronic Payment - Filing Fee Receipt

City of Temecula

Community Development

Planning Division

Notice of Exemption

TO: County Clerk and Records Office
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

FROM: Planning Division
City of Temecula
41000 Main Street
Temecula, CA 92590

Project Title: Habitat for Humanity II (PA24-0230, PA24-0231)

Description of Project: PA24-0231, a Tentative Tract Map to create six residential lots from two existing parcels and PA24-0230, a Development Plan Application for an approximately 10,550 square foot residential project comprised two buildings and six units and a density bonus application to approve certain concessions and waivers of development standards.

Project Location: Approximately 200-feet north of the First and Pujol Street intersection (APN: 922-062-016 and 922-062-010)

Applicant/Proponent: City of Temecula, County of Riverside

The Planning Commission approved the above-described project on September 17, 2025, and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: (*check one*)

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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 Exemptions (Section Number:)
Categorical Exemption: (Section Number 15332, Class 32, In-fill Development Projects)
Other:

Statement of Reasons Supporting the Finding that the Project is Exempt:

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, Class 32, In-Fill Development Projects);

(a) 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 is consistent with the applicable General Plan designation because residential uses are an allowable use within the Old Town Specific Plan; Neighborhood Residential District. The project also meets all applicable General Plan and Zoning policies and regulations, including:

Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.

Policy 1.1 Provide an inventory of land at varying densities sufficient to accommodate the existing and projected housing needs in the City.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is located within City limits and is located on a site that is 0.46 acres in size. The proposed project is substantially surrounded by an urbanized environment zoned for residential development and roadways.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project was required to go through the Habitat Assessment and Negotiation Strategy (HANS) process since the project site is located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell. After review by the Regional Conservation Authority and State and Federal agencies, a Joint Project Review was issued (JPR 24-03-01-01) that determined the project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project was required to prepare a Project-Specific Water Quality Management Plan (WQMP) that was reviewed and conceptually accepted for entitlement by City Staff as the WQMP meets the requirements of the City of Temecula. A traffic analysis was not required as part of this project as the proposed use is allowed within the residential district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality as the project is an allowed use per the City of Temecula General Plan, and the zoning district.

(e) The site can be adequately served by all required utilities and public services.

The project site is surrounded by development and is able to be serviced by all required utilities and public services.

Contact Person/Title: Jaime Cardenas, Associate Planner

Telephone Number (951) 240-4215

Signature: _____
Matt Peters, Director of Community Development

Date: _____

Date received for filing at the County Clerk and Records Office: