



# City of Temecula

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## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [TemeculaCA.gov](http://TemeculaCA.gov)

VIA-ELECTRONIC SUBMITTAL

[CEQAProcessing@asrclrec.com](mailto:CEQAProcessing@asrclrec.com)

March 20, 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 No. PA23-0497, a Tentative Tract Map (TTM 38813) to subdivide two (2) existing parcels into nine (9) parcels on 11.4 acres located on the south side of Pauba Road approximately 600 feet east of Showalter Road**

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 Scott Cooper at (951) 506-5137 or at email [scott.cooper@TemeculaCA.gov](mailto:scott.cooper@TemeculaCA.gov).

Sincerely,

Matt Peters

Director of Community Development

Attachments: 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

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**Project Title:** Tentative Tract Map 38813 (PA23-0497)

**Description of Project:** Tentative Tract Map (TTM 38813) to subdivide two (2) existing parcels into nine (9) parcels on 11.4 acres.

**Project Location:** APNs: 945-090-001, 945-090-020

**Applicant/Proponent:** City of Temecula, County of Riverside

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The Planning Commission approved the above described project on March 19, 2025, and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

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 Exemptions (Section Number:        )
- Categorical Exemption: (Section Number 15183, Projects Consistent with the General Plan)
- Other:

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

State CEQA Guidelines Section 15183 provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an Environmental Impact Report (EIR) has been certified “shall not require additional environmental review except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site.” The City of Temecula General Plan Update (GPU) EIR was certified in May 2005 (SCH No. 2003061041). The EIR examined the potential environmental impacts that may occur as a result of the build-out of the project site. The proposed project is consistent with the 2005 GPU, and because the proposed project would not result in any new or more severe impacts to the environment beyond what was previously evaluated and disclosed as part of the GPU EIR, no additional environmental review is required for the proposed project beyond the analysis and conclusions provided in Section 15183 analysis.

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**Contact Person/Title:** Scott Cooper, Senior Planner

**Telephone Number:** (951) 506-5137

**Signature:** \_\_\_\_\_  
Matt Peters  
Director of Community Development

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

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