



City of Temecula

Community Development

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

VIA-ELECTRONIC SUBMITTAL

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 Nos. PA24-0023 and PA24-0120, a Tentative Tract Map and Home Product Review for 113 single-family residences

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, Senior Planner at email: scott.cooper@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: Seraphina Residential Project (PA24-0023, PA24-0120)

Description of Project: A Vesting Tentative Tract Map (VTM 38908) for the creation of 113 single family lots, six (6) of which are designated as affordable, and eight (8) open space lots and a Home Product Review to allow for three (3) unique detached single-family plans with three (3) architectural styles.

Project Location: APN: 957-080-027

Applicant/Proponent: City of Temecula, County of Riverside

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.

Contact Person/Title: Scott Cooper, Senior Planner

Telephone Number (951) 506-5137

Signature: _____
Matt Peters, Director of Community Development

Date: _____

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