



City of Temecula

Community Development

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

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclrec.com

April 2, 2026

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. PA25-0090, a Modification Application to a Development Plan for an approximately 735 square foot coffee shop with a drive thru on the 0.94-acre parcel located at 43995 Mahlon Vail Road (APN 960-020-077).

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 the case Planner listed on the next page.

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: Black Rock Coffee (PA25-0090)

Description of Project: A Modification Application for an approximately 735 square foot coffee shop with a drive thru on the 0.94-acre parcel.

Project Location: 43995 Mahlon Vail Road (APN 960-020-077)

Applicant/Proponent: City of Temecula, County of Riverside

The Planning Commission approved the above-described project on April 1, 2026, 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 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 restaurant/fast-food uses are an allowable use within the Vail Ranch Specific Plan. The project also meets all applicable General Plan and Zoning policies and regulations.

(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 0.94 acres in size. The proposed project is substantially surrounded by an urbanized environment zoned for commercial development and roadways.

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

The project is not located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell. The project has been conditioned that, if Burrowing Owl is found, the qualified biologist shall implement the necessary steps to prevent any taking of species as specified in the MSHCP prior to any ground disturbance. Furthermore, project site is surrounded by urban uses and the site was previously graded. As such, it 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 commercial district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Nonetheless, a stacking analysis was conducted to ensure the site may adequately accommodate enough vehicles behind the ordering menu. 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 Recorders Office: