



# City of Temecula

## Community Development

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

### VIA-ELECTRONIC SUBMITTAL

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

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 Number PA22-0621, a Development Plan application for two industrial buildings totaling approximately 68,700 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres located on the south side of Winchester Road, approximately 250-feet west of the Winchester and Diaz Road intersection**

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 at email: [jaime.cardenas@TemeculaCA.gov](mailto:jaime.cardenas@TemeculaCA.gov).

Sincerely,

Luke Watson  
Deputy City Manager

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

**City of Temecula**  
**Community Development**  
**Planning Division**

**Notice of Exemption**

**TO:** County Clerk and Recorders 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:** Winchester & Diaz Industrial DP PA22-0621

**Description of Project:** A Development Plan application for two industrial buildings totaling approximately 68,700 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres

**Project Location:** South side of Winchester Road, approximately 250-feet west of the Winchester and Diaz Road intersection

**Applicant/Proponent:** Daniel Lee (Phelan Development Co.)

The Planning Commission approved the above-described project on December 7, 2022 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 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, 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 industrial buildings are an allowable use within the Light Industrial district. 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 3.95 acres in size. The proposed project is substantially surrounded by industrial development zoned for industrial development, and major 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 22-04-13-01) 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 Light Industrial zoning 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.*

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**Contact Person/Title:** Jaime Cardenas, Assistant Planner

**Telephone Number** (951) 240-4215

**Signature:** \_\_\_\_\_

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

Luke Watson,  
Deputy City Manager

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