



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

October 8, 2020

Ms. Rosemarie M. Anderson
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 PA20-0345, a Development Plan for a 77-unit affordable multi-family housing community consisting of two residential buildings, a community building and tuck-under parking located at 28715 Las Haciendas

Dear Ms. Anderson:

Enclosed is the Notice of Exemption for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a check in the amount of \$50.00, 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 City of Temecula is paying the \$50.00 filing fee 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 return a stamped copy of the Notice of Exemption **within five working days** after the 30-day posting in the enclosed self-addressed stamped envelope.

If you have any questions regarding this matter, please contact Brandon Rabidou at (951) 506-5142.

Sincerely,

Luke Watson
Director of Community Development

Enclosures: Check

Copies of this letter (2)
Self addressed stamped envelopes (2)
Previous Filing Fee Receipt (if applicable)

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: Las Haciendas (PA20-0345)

Description of Project: A Development Plan for a 77-unit affordable multi-family housing community consisting of two residential buildings, a community building and tuck-under parking located at 28715 Las Haciendas Street

Project Location: 28715 Las Haciendas, Temecula, CA 92590

Applicant/Proponent: Community Housing Works (CHW)

The Planning Commission approved the above described project on October 07, 2020, 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 15162, Subsequent EIRs and Negative Declarations
Section 15182, Projects Pursuant to a Specific Plan)
- ☐ Other: Section 15162 Categorical Exemption

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

Staff has determined that the proposed project is exempt from the requirements of CEQA pursuant to State CEQA Guidelines 15162 and 15182. On November 17, 2015, an Environmental Impact Report (EIR) (SCH# 2013061012) was certified in connection with the approval of the Uptown Temecula Specific Plan. The Uptown Temecula Specific Plan is divided into six planning districts, all of which allow residential uses. The Uptown Temecula Specific Plan does not contain maximum or minimum density requirements, although residential development is anticipated at a range of 20 to 60 dwelling units per acre. For planning purposes, the Uptown Temecula Specific Plan assumes a residential density of 45 dwelling units per acre in all zoning districts. The proposed project proposes to construct 77 units on 2.5 acres, which is under the 45 dwelling units per acre analyzed by the EIR. As such, the environmental impacts for the project have been evaluated by the previously adopted EIR for the Uptown Temecula Specific Plan, and no further environmental review is necessary. Staff has determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15182 as the proposed residential development is in conformity with the Uptown Temecula Specific Plan. None of the circumstances in CEQA Guidelines Section 15162 exist to require any additional environmental review and no further documentation is necessary.

Contact Person/Title: Brandon Rabidou, Associate Planner

Phone Number

(951) 506-5142

Signature: _____

Luke Watson,
Director of Community Development

Date: _____