



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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

May 6, 2021

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 No. PA21-0105, a Development Plan application to construct a 33,636 square foot building on the south side of Avenida Alvarado, approximately 1,000-feet west of Tierra Alta Way (APNs 909-290-006 and 909-290-007)

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 35-day posting in the enclosed self-addressed stamped envelope.

If you have any questions regarding this matter, please contact Jaime Cardenas at (951) 240-4215.

Sincerely,

Luke Watson
Director of Community Development

Enclosures: Check
Copies of this letter (2)
Self-addressed stamped envelope

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: MS-Mountain View Building 4 (PA21-0105)

Description of Project: A Development Plan application to construct a 33,636 square foot building on the south side of Avenida Alvarado, approximately 1,000-feet west of Tierra Alta Way

Project Location: APN: 909-290-006 and 909-290-007

Applicant/Proponent: City of Temecula, County of Riverside

The Planning Commission approved the above described project on May 5, 2021 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:

(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 2.35 acres in size. The proposed project is substantially surrounded by industrial development, vacant land zoned for industrial development, and major roadways.

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

The project site is not located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell and therefore is not required by the Regional Conservation Authority and State and Federal agencies to take place in the Joint Project Review process. Therefore, 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. 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.

- (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, Planning Technician

Phone Number: (951) 240-4215

Signature: _____

Date: _____

Luke Watson

Director of Community Development
