

# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

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

July 16, 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 No. PA18-0992, a Tentative Parcel Map (No. 37561) to combine six individual parcels into a single 0.86 acre parcel located on the south side of 4th Street, approximately 50 feet west of Mercedes Street**

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 Scott Cooper at (951) 506-5137.

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:** Tentative Parcel Map 37561 (PA18-0992)

**Description of Project:** A Tentative Parcel Map (No. 37561) to combine six individual parcels into a single 0.86 acre parcel

**Project Location:** South side of 4th Street, approximately 50 feet west of Mercedes Street

**Applicant/Proponent:** City of Temecula, County of Riverside

The Planning Commission approved the above described project on July 15, 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 Number 15332, Class 32, In-Fill Development Projects)
- Other: (Section 15061(b)(3))

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

Section Number 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 Tentative Parcel Map does not propose any specific land use on the project site. However, any project proposing development on the project site shall be consistent with the applicable General Plan designation and also meet all 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 project site that is vacant and is less than five acres. The proposed project is substantially surrounded by commercial development, residential development, and a major roadway.*

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

*The proposed Tentative Parcel Map is located on a project site that is located within an MSHCP criteria cell. As part of the previous entitlement on this site the project went through the HANS/JPR process with the Regional Conservation Authority in which JPR 17-09-12-01 determined that the project is consistent with both the criteria and other plan requirements and no conservation of land was required.*

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

*The proposed project is consolidating six (6) existing parcels into a single parcel and does not propose any development on the project site that would result in any significant effect relating to traffic, noise, air quality, or water quality.*

(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.*

Section 15061(b)(3)

*The Tentative Parcel map is the consolidation of six (6) individual parcels into a single parcel and does not propose grading or construction of any kind on the project site. The tentative parcel map does not have potential for causing a significant effect on the environment and therefore is not subject to CEQA.*

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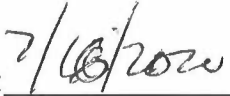
**Contact Person/Title:** Scott Cooper, Associate Planner

**Phone Number:** (951) 506-5137

**Signature:**



**Date:**



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Luke Watson  
Director of Community Development

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