

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: Ralph's Fuel Station (PA21-0449, 0780)

Description of Project: A Development Plan for a fuel station consisting of seven fueling pumps, a 245 square foot kiosk, an approximately 3,337 square foot retail building, and an approximately 940 square foot garage and storage space and a Tentative Parcel Map (TPM 38189) to subdivide an existing lot into two separate lots

Project Location: APN: 960-030-013

Applicant/Proponent: City of Temecula, County of Riverside

The Planning Commission approved the above described project on January 5, 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 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 service station and retail building uses are allowable uses within Planning Area 20 of 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 2.15 acres in size. The proposed project is substantially surrounded by commercial buildings, residential development, Temecula Creek, and major roadways.

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

The proposed Development Plan and Tentative Parcel Map are located on a project site that is located within an MSHCP criteria cell. As part of the entitlement on this site the project went through the HANS/JPR process with the Regional Conservation Authority in which JPR 21-05-13-01 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 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 uses are allowed within the 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 are allowed uses 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: Scott Cooper, Associate Planner

Phone Number: (951) 506-5137

Signature: _____

Luke Watson
Deputy City Manager

Date: _____

1/6/2022
