



**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:** Dental Office Shell Building (PA21-0826)

**Description of Project:** A Development Plan to construct an approximately 7,071 square foot two-story shell-building intended for a dental office

**Project Location:** 42079 Roick Drive

**Applicant/Proponent:** Joseph Skimming

The Deputy City Manager approved the above-described project on May 4, 2022, and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: *(check one)*


- |  |  |
|--|--|
| <input type="checkbox"/> Ministerial (Section 21080(b)(1); Section 15268);             | <input type="checkbox"/> Statutory Exemptions (Section Number: )   |
| <input type="checkbox"/> Declared Emergency (Section 21080(b)(3); Section 15269(a));   | <input checked="" type="checkbox"/> Categorical Exemption: (Section 15332, Class 32, In-Fill Development Projects) |
| <input type="checkbox"/> Emergency Project (Section 21080(b)(4); Section 15269(b)(c)); | <input type="checkbox"/> Other: Section 15162 Categorical Exemption  |

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

*The project is consistent with all General Plan and Municipal Code requirements and is located on a site totaling less than five acres that has access to all utilities. Furthermore, the project will not result in any significant effects relating to traffic, noise, air, and water quality. Finally, the project site has completed the Habitat Assessment and Negotiation Strategy with the Regional Conservation Authority of western Riverside County. This process determined the site has no value as habitat for endangered, rare or threatened species.*

**Contact Person/Title:** Eric Jones, Associate Planner

**Telephone Number** (951) 506-5115

**Signature:**   
Luke Watson,  
Deputy City Manager

**Date:** 5/5/2022

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