

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: Temecula Express Car Wash (PA21-0987)
Description of Project: A Development Plan to construct an approximately 6,240 square foot express carwash.
Project Location: 26478 Ynez Road
Applicant/Proponent: Hannibal Petrossi

The Planning Commission approved the above-described project on July 20, 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 15332, Class 32, in-Fill Development Projects)
- Other: Section 15162 Categorical Exemption

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

The project is within City limits on a site smaller than 5 acres and has been found to be consistent with the General Plan and all applicable zoning regulations including the Temecula Regional Center Specific Plan. Carwashes are a permitted use within the entire Temecula Regional Center Specific Plan area therefore impacts related to air quality have been addressed in the Temecula Regional Center Specific Plan EIR (SCN: 89020013). The project site has accommodated various commercial restaurants and is surrounded by active commercial development. All utilities are available for the use. The site has no value as habitat for endangered, rare, or threatened species. Noise impacts will be mitigated by utilizing blower mufflers. With regard to water quality, the project has completed the Water Quality Management Plan process with the City's Public Works department to ensure all current standards are met. Negative effects related to traffic are also not anticipated since the project provides queuing for up to 21 cars.

Contact Person/Title: Eric Jones, Associate Planner **Telephone Number:** (951) 506-5115

Signature:  _____ **Date:** 7/21/2022

Luke Watson,
Deputy City Manager

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