



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclkrec.com

January 20, 2023

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. PA21-1023, a Development Plan application for an approximately 562,220 square foot, 238 unit mixed use apartment and commercial project. The approximately 193,519 square foot, six story, building located along Jefferson Avenue includes a conference space, restaurant, wine market multi-tenant space, fitness center, and outdoor courtyard dining space. The approximately 368,701 square foot, seven story, building located at the rear of the project site includes a roof top area that contains a pool/spa, cabanas, fire pit, media wall, kitchen, fitness area, and lawn/game area. The parking for the project is located on the interior of the rear apartment building that is wrapped with the residential units. The project is located approximately 665 feet north of Rancho California Road on the east side of Jefferson Avenue.

Dear Sir/Madam:

Enclosed is the Notice of Exemption for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) the Applicant will pay 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 payment of the \$50.00 filing fee is 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 email a stamped copy of the Notice of Exemption **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Scott Cooper at (951) 506-5137 or at email scott.cooper@TemeculaCA.gov.

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: Firenze
Description of Project: 238 unit mixed use apartment and commercial project
Project Location: APN: 921-060-058
Applicant/Proponent: City of Temecula, County of Riverside

The Community Development Director approved the above described project on January 20, 2023 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 15162, Subsequent EIRs and Negative Declarations, Section 15182, Projects Pursuant to a Specific Plan)
- Other:

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

The proposed project is exempt from the requirements of CEQA pursuant to State CEQA Guidelines 15162 and 15182. On November 17, 2015, an Environmental Impact Report (EIR) (SCH# 2013061012) was certified in connection with the approval of the Uptown Temecula Specific Plan. The proposed project has been determined to be consistent with the previously adopted Uptown Temecula EIR. Staff has determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15182 as the proposed hotel development is in conformity with the Uptown Temecula Specific Plan and the EIR that analyzed the impacts of a 238 unit mixed use apartment and commercial project. Staff has reviewed the EIR and has determined that the proposed project does not require the preparation of a subsequent Environmental Impact Report as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance, which was not known and could

not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, showing that: (a) the proposed project will have one or more significant effects not discussed in the SEIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. The application for a development plan for a 238 unit mixed use apartment and commercial project is consistent with the project that was analyzed by the EIR. The proposed project is required to meet all requirements and mitigation contained in EIR.

Contact Person/Title: Scott Cooper, Senior Planner

Phone Number: (951) 506-5137

Signature: 

Luke Watson
Deputy City Manager

Date: 1/20/2023