



**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:** Starbucks Modification (PA22-0722) and Conditional Use Permit (PA23-0130)  
**Description of Project:** A Modification application to allow revisions to an existing commercial site consisting of façade and site improvements and a Conditional Use Permit to allow for a drive-thru facility.  
**Project Location:** The project is located at 27425 Ynez Road.  
**Applicant/Proponent:** Maikel Faragalla

The Planning Commission approved the above-described project on May 17, 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 15332, Class 32, In-Fill Development Projects)
- Other: Section 15061(b)(3)

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

*The project will allow an existing commercial structure to be converted from a bank to a coffee shop. The site is fully developed and is less than five acres nor does it serve as habitat for endangered species. In addition, the site is currently serviced, and will continue to be serviced, by all utility providers. Negative impacts are not anticipated.*

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

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

**Date:** 5/18/2023

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