



# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [TemeculaCA.gov](http://TemeculaCA.gov)

VIA-ELECTRONIC SUBMITTAL

[CEQAProcessing@asrclkrec.com](mailto:CEQAProcessing@asrclkrec.com)

June 20, 2024

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 Nos. PA22-0929, PA22-0930, and PA22-0931, a Development Plan for an approximately 60,258 square foot, four-story, 50 room hotel; a Minor Exception for a two foot increase in the height of the building for and architectural tower element; and a Variance to allow for parking within the creekside parking facility setback and encroachment of the building over the build-to line along Old Town Front Street due to the narrow width of the project site. The project is located on the west side of Old Town Front Street approximately 400' south of Santiago Road.**

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](mailto:scott.cooper@TemeculaCA.gov).

Sincerely,

Matt Peters

Acting Director of Community Development

Attachments: Notice of Exemption Form, Electronic Payment - Filing Fee Receipt

**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:** Boutique Hotel (PA22-0929, PA22-0930, PA22-0931)

**Description of Project:** Development Plan for an approximately 60,258 square foot, four-story, 50 room hotel; a Minor Exception for a two foot increase in the height of the building for and architectural tower element; and a Variance to allow for parking within the creek side parking facility setback and encroachment of the building over the build-to line along Old Town Front Street due to the narrow width of the project site.

**Project Location:** APN: 922-100-048

**Applicant/Proponent:** City of Temecula, County of Riverside

The Planning Commission approved the above described project on June 19, 2024 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 hotels are an allowable use within the Downtown Core zoning designation of the Old Town Specific Plan. The project also meets all applicable General Plan policies and Zoning regulations including General Plan Land Use Policy 7.1 which encourages revitalization of Old Town through implementation of the Old Town Specific Plan.*

(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 0.98 acres in size. The proposed project is substantially surrounded by commercial development, vacant land zoned for commercial development, a major roadway, and Murrieta Creek.*

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

*The proposed project is 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 23-09-26-01 determined that the project is consistent with other plan requirements and no conservation of land was required. The JPR also determined that the project site did not contain any riparian/riverine/vernal pools on the site. The project site lacks suitable riparian habitat to support riparian birds.*

(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 use is allowed within the Downtown Core zoning district of the Old Town Specific Plan, 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 is an allowed use 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.*

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**Contact Person/Title:** Scott Cooper, Senior Planner

**Phone Number:** (951) 506-5137

**Signature:** Matt Peters

**Date:** 6/19/24

Matt Peters  
Acting Director of Community Development

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