

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: West Coast Training Center and Lionheart Studios (PA24-0081)
Description of Project: A Conditional Use Permit for a sports and recreational facility to operate Monday through Sunday from 5:00 AM to 7:00 PM at an existing building.
Project Location: 42095 Zevo Drive, Units A4 and A5
Applicant/Proponent: Amanda Fritscher

The Assistant Director of Community Development approved the above-described project on August 15, 2024, and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: (*check one*)

- | | |
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| <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 15301, Class 1, Existing Facilities) |
| <input type="checkbox"/> Emergency Project (Section 21080(b)(4); Section 15269(b)(c)); | <input type="checkbox"/> Other: Section 15061(b)(3) |

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

The request for a Conditional Use Permit for West Coast Training Center and Lion Heart Studios, a sports and recreational facility to provide aerobics training, a practice facility for cheer teams, and sports classes within an existing building with no expansion being proposed. Sports and recreational facilities are conditionally permitted uses at the project site. As such, this project represents no expansion of the structure, site, or allowable uses.

Contact Person/Title: Yannin Marquez, Planning Technician

Telephone Number (951) 302-4125

Signature: _____

Matt Peters,
Interim Director of Community Development

Date: _____

8/15/24

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