



CITY OF WILDOMAR NOTICE OF EXEMPTION

TO BE SENT TO:

- County of Riverside County Clerk
- 2724 Gateway Dr.
Riverside, CA 92507
- Office of Planning and Research
- P.O. Box 3044
Sacramento, CA 95812-3044

LEAD AGENCY CONTACT:

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951-677-7751, Ext. 213
Contact Person: Matthew Bassi, Comm. Dev. Dir.

PROJECT CASE NO: Tentative Parcel Map No. 38881/Variance No. 24-0009

PROJECT APPLICANT/SPONSOR: RPP Equities, LLC (Robert Kim) 4695 MacArthur Court, Suite #1100,
Newport Beach, CA 92660

PROJECT LOCATION: 34680 White Street, Wildomar, CA 92595

APN(s): 367-210-029 & 367-210-042

PROJECT DESCRIPTION: The Applicant has proposed a Schedule H Tentative Parcel Map (TPM No. 38881) to subdivide a 6.11-acre site into two (2) parcels, including a variance request to deviate from the minimum lot size.

This is to advise that the Planning Commission of the City of Wildomar acting as the Lead Agency at a noticed public hearing held on **September 4, 2024** approved the above described Tentative Parcel Map 38881/Variance 24-0009 and determined it to be exempt from further environmental review as described below and in accordance with the requirements contained in the California Environmental Quality Act (CEQA) of 1970, and as further defined in the State Guidelines for the implementation of CEQA, as subsequently amended.

EXEMPTION STATUS:

- Ministerial (Sec. 21080(b)(1); Sec. 15268)
- Declared Emergency (Sec. 21080(b)(3); Sec. 15269(a))
- Statutory Exemption
- ✓ **Common Sense Exemption** **Section 15061(b)(3) (Common Sense Exemption)**

REASONS TO SUPPORT EXEMPTION FINDINGS: Since Parcel 2 is being created for the existing wireless telecommunications tower and is needed to “clean-up” title on the property, that action would not create any significant impacts. Section 15061(b)(3) of the CEQA Guidelines, also known as the “Common Sense Exemption,” states that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission in its analysis has determined that the proposed 2-lot parcel map and variance will not create any significant effects on the environment. Therefore, the Planning Commission approved Tentative Parcel Map No. 38881 / Variance No. 24-0009 and adopted the Common Sense Exemption as permitted under Section 15061(b)(3) of the CEQA Guidelines.

LEAD AGENCY CONTACT: Matthew Bassi

PHONE NUMBER: (951) 677-7751, Ext. 213


Matthew C. Bassi, Community Development Director

9/11/2024
Date