



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclrec.com

May 8, 2025

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. PA22-1123, a Condominium Map Application to establish a subdivision of 1 lot into 14 condominium parcels and PA22-0941, a Development Plan Application for the construction of 14 multifamily residential units on the vacant 0.68-acre parcel located at 42146 6th Street (APN 922-053-037).

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 Jaime Cardenas, Assistant Planner at email: Jaime.Cardenas@TemeculaCA.gov.

Sincerely,

Matt Peters
Director of Community Development

Enclosures: 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: Amissa Village Residential Project (PA22-1123, PA22-0941)
Description of Project: A Condominium Map Application to establish a subdivision of 1 lot into 14 condominium parcels and a Development Plan Application for the construction of 14 multifamily residential units on the vacant 0.68-acre parcel located at 42146 6th Street
Project Location: APN: 922-053-037
Applicant/Proponent: City of Temecula, County of Riverside

The Planning Commission approved the above-described project on May 7, 2025, 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:

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, Class 32, In-Fill Development Projects);

(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 residential uses are an allowable use within the Old Town Specific Plan; Neighborhood Residential District. The project also meets all applicable General Plan and Zoning policies and regulations.

(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 0.68 acres in size. The proposed project is substantially surrounded by an urbanized environment zoned for residential development and roadways.

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

The project was required to go through the Habitat Assessment and Negotiation Strategy (HANS) process since the project site is located within a Multiple Species Habitation Conservation Strategy (MSHCP) criteria cell. After review by the Regional Conservation Authority and State and Federal agencies, a Joint Project Review was

issued (JPR 23-11-28-01) that determined the project site has no value as habitat for endangered, rare or threatened species.

(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 residential district, 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.

Contact Person/Title: Jaime Cardenas, Assistant Planner

Telephone Number (951) 240-4215

Signature:



Date:

5/7/25

Matt Peters, Director of Community Development

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