



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclkrec.com

April 1, 2026

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 No. PA24-0494, a Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units, three (3) of which are designated as affordable and a Density Bonus Application to allow for one concession and the waiver of certain development standards in exchange for the developer restricting three (3) units for rent to very low income households for a period of 55 years. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009).

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 Yannin Marquez, Assistant Planner at email: yannin.marquez@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: Pujol Street Multi-Family Dwellings (PA24-0494)

Description of Project: A Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units, three (3) of which are designated as affordable and a Density Bonus Application to allow for one concession and the waiver of certain development standards in exchange for the developer restricting three (3) units for rent to very low income households for a period of 55 years. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009).

Project Location: APN(s): 922-062-008, 922-062-009

Applicant/Proponent: City of Temecula, County of Riverside

The Planning Commission approved the above-described project on April 1, 2026, 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, Projects Class 32, In-Fill Development)
 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 General Plan, which identifies the project site as Specific Plan Implementation (SPI). A residential attached use is an allowable use in the Neighborhood Residential District of the Old Town Specific Plan. The project 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 vacant lot that is no more than five acres. The proposed project is substantially surrounded by residential uses.

(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 25-04-23-01 determined that the project is consistent with both the criteria and 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 is not located within a narrow endemic plant species survey area or an area that requires additional surveys for plants. The property is not located adjacent to existing or proposed conservation areas.

(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 Neighborhood Residential 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, as conditioned, is an allowed use per the City of Temecula General Plan.

(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: Yannin, Marquez, Assistant Planner

Telephone Number (951) 302-4125

Signature: Matt Peters
Matt Peters, Director of Community Development

Date: 4/1/24

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