**CITY OF WILDOMAR**

**NOTICE OF EXEMPTION**

**TO BE SENT TO: LEAD AGENCY CONTACT:**

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| **🗹** | County of Riverside County Clerk2724 Gateway Dr.Riverside, CA 92507  |  |  | City of Wildomar23873 Clinton Keith Road, Suite 201Wildomar, CA 92595951-677-7751, Ext. 213Contact Person: Abdu Lachgar, Associate Planner |
| **🞎** | Office of Planning and Research P.O. Box 3044 Sacramento, CA 95812-3044 |  |  |
|  |
| **PROJECT CASE NO:** | Variance No. 21-0118 |
| **PROJECT APPLICANT/SPONSOR:** | Mr. Frank Marron |
| **PROJECT LOCATION:** | APN: 361-237-005 & -006, and a portion of 361-237-012 |
| **APN(s):** | 361-237-005 & -006, and a portion of 361-237-012 |
| **PROJECT DESCRIPTION:** | A proposed variance from the minimum R-R zone lot size requirement of 21,780 square feet to allow a 16,200 square-foot (.37 acres) parcel as part of a 3-parcel, Parcel Merger request for a site located at Leicester Street, west of Edward Avenue, East of Elizabeth Avenue (APN: 361-237-005 & -006, and a portion of 361-237-012). |
| **This is to advise that the Planning Commission of the City of Wildomar as Lead Agency, on November 17, 2021 approved the above described Variance project and determined it to be exempt from further environmental review 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  |  |
| **✓** | **General Rule / Categorical Exemption**  | **15305(a) (Class 5 – Minor Alterations in Land Use Limitations)** |
| **-** | Other: | *(Sec. .* |
| **REASONS TO SUPPORT EXEMPTION FINDINGS:**  In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. (“CEQA”)), a review of the potential environmental impacts was conducted by the Planning Department for Variance No. 21-0118. Based on this review, the Planning Department has determined that the adoption of the proposed lot size variance has no potential to impact the environment. Therefore, Variance No. 21-0118 meets the criteria to be exempt from CEQA pursuant to Section 15305(a), which states that CEQA exempts minor alterations in land use limitations, including set back and lot size variances, which do not result in any changes in land use or density. Given this factor, Variance No. 21-0118 meets the criteria for a Categorical Exemption pursuant to Section 15305(a) of CEQA.  |
| **LEAD AGENCY CONTACT:** Abdu Lachgar, AICP | **PHONE NUMBER:** (951) 677-7751, Ext. 203 |

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**Abdu Lachgar, Associate Planner Date**