



# City of Temecula

## Community Development

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

### VIA-ELECTRONIC SUBMITTAL

[CEQAProcessing@asrclkrec.com](mailto:CEQAProcessing@asrclkrec.com)

June 5, 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 Number PA24-0506, a Type 21 (Off-Sale General) Public Convenience or Necessity application for 88 Ranch Marketplace located at 27473 Ynez Road**

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 via email: [yannin.marquez@TemeculaCA.gov](mailto: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:** 88 Ranch Marketplace PCN (PA24-0506)

**Description of Project:** A Public Convenience or Necessity Application for a Type 21 (Off-Sale General) license for 88 Ranch Marketplace

**Project Location:** 27473 Ynez Road, Temecula, CA 92591

**Applicant/Proponent:** Steve Rawlings

The Planning Commission approved the above-described project on June 5, 2025, and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: (*check one*)

- |  |  |
|--|--|
| <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:

*Under Section 15301, Class 1, Existing Facilities, licensing and permitting that involves negligible or no changes in use qualify for a categorical exemption. Alcohol sales are common ancillary uses in grocery stores and the sale of beer, wine, and distilled spirits (off-sale) involves a negligible change in use. Additionally, all access and public utilities are available to the site, and the use is in conformance with all zoning requirements of the Development Code.*

**Contact Person/Title:** Yannin Marquez, Planning Technician

**Telephone Number:** (951) 302-4125

**Signature:** \_\_\_\_\_  
Matt Peters Director of Community Development

**Date:** \_\_\_\_\_

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