



City of Temecula

Community Development

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

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclrec.com

February 19, 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 PA24-0391, a Conditional Use Permit application for a Type 47 ABC license for Quiero Brunch located at 27423 Ynez Road, Suite 103.

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 at (951) 240-4215 or by email at Jaime.Cardenas@TemeculaCA.gov.

Sincerely,

Matt Peters
Interim 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: Quiero Brunch (PA24-0391)
Description of Project: A Conditional Use Permit application for a Type 47 ABC license for Quiero Brunch
Project Location: 27423 Ynez Road, Suite 103
Applicant/Proponent: German Herrera

The Planning Commission approved the above-described project on February 19, 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 checked="" type="checkbox"/> Other: Section 15061(b)(3) |

Statement of Reasons Supporting the Finding that the Project is Exempt:

Under Section 15301 of the CEQA Guidelines, Class 1, Existing Facilities, licensing and permitting that involves negligible or no changes in use qualify for a categorical exemption. Alcohol sales are incidental uses and the sale of distilled spirits (on-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.

Moreover, the proposed project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the sale of alcohol to patrons may have a significant effect on the environment. As noted above, restaurant use is not expanded or altered in any way. Instead, the service of alcohol would be an incidental use to the restaurant's overall operations.

Contact Person/Title: Jaime Cardenas, Assistant Planner **Telephone Number** (951) 240-4215

Signature: _____ **Date:** _____
Matt Peters
Interim Director of Community Development

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