



# City of Temecula

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## Community Development

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

### VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclkrec.com

April 3, 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 Numbers PA23-0467, PA23-0499, and PA23-0500**

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 Scott Cooper at email: [scott.cooper@TemeculaCA.gov](mailto:scott.cooper@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:** Gaucho Grill (PA23-0467, PA23-0499, and PA23-0500)

**Description of Project:** A Conditional Use Permit for a Type 47 ABC License and a Modification (PA23-0499) and Certificate of Historical Appropriateness for exterior and interior modifications to an existing historic building (First National Bank Building) including exterior paint color changes

**Project Location:** 28645 Old Town Front Street

**Applicant/Proponent:** City of Temecula, County of Riverside

The Planning Commission approved the above-described project on April 2, 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 (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 and the project proposes only minor interior and exterior alterations of the existing building with no additional square footage added to the building. 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 or the minor building alterations may have a significant effect on the environment.*

**Contact Person/Title:** Scott Cooper, Senior Planner

**Telephone Number** (951) 506-5137

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

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

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