



# City of Temecula

## Community Development

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

### VIA-ELECTRONIC SUBMITTAL

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

October 2, 2024

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 PA24-0254, a Conditional Use Permit application for a Type 47 ABC license for Landeros Mexican Grill and Cantina located at 41925 Fifth Street, Suite 102.**

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](mailto: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:** Landeros Mexican Grill & Cantina (PA24-0254)  
**Description of Project:** A Conditional Use Permit application for a Type 47 ABC license for Landeros Mexican Grill and Cantina  
**Project Location:** 41925 Fifth Street, Suite 102  
**Applicant/Proponent:** Veronica Landeros

The Planning Commission approved the above-described project on October 2, 2024, 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. The existing restaurant currently holds a Type 41 license which allows for the sale of beer and wine. 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:** \_\_\_\_\_  
Matt Peters  
Interim Director of Community Development

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

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