



# 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)

February 22, 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 PA18-1390, a Modification to allow an existing restaurant to revise the previously approved overall operating hours and entertainment hours approved under an existing Conditional Use Permit. The project is located at 28677 Old Town Front Street.**

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 Eric Jones at email: [eric.jones@TemeculaCA.gov](mailto:eric.jones@TemeculaCA.gov).

Sincerely,

Matt Peters  
Assistant 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:** Pub and Grub Modification (PA18-1390)  
**Description of Project:** A Modification to allow an existing restaurant to revise the previously approved overall operating hours and entertainment hours approved under an existing Conditional Use Permit.  
**Project Location:** 28677 Old Town Front Street  
**Applicant/Proponent:** Edward Ryder

The Planning Commission denied the above-described project on February 21, 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 type="checkbox"/> Categorical Exemption:                       |
| <input type="checkbox"/> Emergency Project (Section 21080(b)(4); Section 15269(b)(c)); | <input checked="" type="checkbox"/> Other: Section 15061.b.4          |

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

*Staff has determined that the proposed project is exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(4) as a project is exempt from CEQA as staff is recommending that the project be disapproved as currently proposed.*

**Contact Person/Title:** Eric Jones, Associate Planner

**Telephone Number** (951) 506-5115

**Signature:** Matt Peters

Matt Peters  
Assistant Director of Community Development

**Date:** 2/22/24

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