



City of Temecula

Community Development

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

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclkrec.com

April 18, 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 Numbers PA23-0030, PA23-0026, and PA23-0027, a Development Plan to allow the construction of two commercial structures totaling approximately 4,414 square feet and related Conditional Use Permits for drive-thru lanes. Structures will be used for a restaurant and coffee shop. The project is located at 29540 Rancho California 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 Eric Jones at email: 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: Ono Hawaiian BBQ & Better Buzz Coffee (PA23-0026, 0027, 0030)
Description of Project: A Development Plan to allow the construction of two commercial structures totaling approximately 4,414 square feet and related Conditional Use Permits for drive-thru lanes. Structures will be used for a restaurant and coffee shop.
Project Location: 29540 Rancho California Road
Applicant/Proponent: Robert Vermeltoort, on behalf of Better Buzz Coffee and Ono Hawaiian BBQ

The Planning Commission approved the above-described project on April 17, 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 15332, Class 32, infill Development Projects) |
| <input type="checkbox"/> Emergency Project (Section 21080(b)(4); Section 15269(b)(c)); | <input type="checkbox"/> Other: Section 15162 Categorical Exemption |

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

The project will allow for the construction of two structures each housing quick service restaurants on a site smaller than five acres within city limits and is surrounded by urban uses. The proposed uses and overall design of the project are consistent with the General Plan for Temecula as well as applicable zoning regulations. The project site has been fully developed and used as a restaurant for decades and therefore has no value as habitat for endangered, rare, or threatened species. In addition, the site can be serviced by all utilities. Finally, the project will not result in significant effects relating to traffic, noise, air quality, or water quality.

Contact Person/Title: Eric Jones, Associate Planner

Telephone Number (951) 506-5115

Signature: Matt Peters
Matt Peters,
Assistant Director of Community Development

Date: 4/18/24

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