



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclkrec.com

February 28, 2025

Supervising Legal Certification Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92501-0751

SUBJECT: Filing a Notice of Determination for application No. PA23-0341, a Development Plan for an approximately 8,000 square foot Texas Roadhouse restaurant located at 40710 Winchester Road

Dear Sir/Madam:

Enclosed is the Notice of Determination 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 Determination 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 Determination **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 (951) 506-5137 or at email scott.cooper@TemeculaCA.gov.

Sincerely,

Matt Peters
Interim Director of Community Development

Attachments: Notice of Determination Form
Electronic Payment - Filing Fee Receipt

City of Temecula
Community Development
Planning Division

Notice of Determination

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

SUBJECT: Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code

State Clearinghouse No.: Not Available

Project Title: Texas Roadhouse (PA23-0341)

Project Location: APN: 910-420-029

Project Description: Development Plan for an approximately 8,000 square foot Texas Roadhouse restaurant

Lead Agency: City of Temecula, County of Riverside

Contact Person: Scott Cooper

Telephone Number: (951) 506-5137

This is to advise you that the Interim Community Development Director for the City of Temecula has approved the above described project on February 27, 2025 and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That the project is consistent with the EIR and is a project under a Specific Plan that was analyzed by the EIR and no further environmental review is required under CEQA Guidelines Section 15162.
3. Additional mitigation measures were not made a condition of the approval of the project, but the project will be required to adhere to the mitigation measures identified in the SEIR.
4. A Mitigation Monitoring or Reporting Program was not adopted for this project, but the project will have to comply with the Mitigation Monitoring or Reporting Program that was adopted with the EIR.
5. A Statement of Overriding Consideration was not adopted for this project, but was adopted for the EIR.
6. Findings were not made for this project pursuant to the provisions of CEQA, but were made in connection with the EIR.

This is to certify that the Environmental Impact Report and Addendum that were prepared for the Temecula Regional Center Specific Plan, together with comments and responses is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: *Matt Peters*
Matt Peters, Interim Director of Community Development

Date: 2/27/25

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

CERTIFICATE OF FEE EXEMPTION

De Minimus Impact Finding

Project Proponent: GreenbergFarrow

Project Title: Texas Roadhouse (PA23-0341)

Location: APN: 910-420-029

Project Description: Development Plan for an approximately 8,000 square foot Texas Roadhouse restaurant

Findings of Exemption (attach as necessary):

1. The Project consists of a Development Plan for an approximately 8,000 square foot Texas Roadhouse restaurant
2. On October 11, 1994, the City Council certified the Environmental Impact Report (EIR) for the Temecula Regional Center Specific Plan. Amendment No. 1 to the Temecula Regional Center Specific Plan (SP-7) was approved on July 27, 1999 by the adoption of Ordinance No. 99-19. Amendment No. 2 to the Temecula Regional Center Specific Plan was approved on January 28, 2003 by the adoption of No. Ordinance 03-02. Amendment No. 3 to the Temecula Regional Center Specific Plan was approved July 22, 2008 by the adoption of Ordinance No. 08-03. Amendment No. 4 to the Temecula Regional Center Specific Plan as approved on February 11, 2025 by the adoption of Resolution No. 2025-XX. An addendum to the EIR was prepared and certified on September 26, 2006. The proposed project has been determined to be consistent with the previously adopted Temecula Regional Center EIR and Addendum. Staff has determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15182 as the proposed restaurant development is in conformity with the Temecula Regional Center Specific Plan, as amended. Staff has reviewed the EIR and Addendum and has determined that the proposed project does not require the preparation of a subsequent Environmental Impact Report as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project that will require major revisions of the previous EIR and Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken that will require major revisions of the previous EIR and Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR and Addendum was adopted, showing that: (a) the proposed project will have one or more significant effects not discussed in the EIR and Addendum; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR and Addendum; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR and Addendum would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. The application for a development plan for an approximately 8,000 square foot restaurant is consistent with the project that was analyzed by the EIR and Addendum. The proposed project is required to meet all requirements and mitigation contained in EIR and Addendum.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Matt Peters
Interim Director of Community Development



Date