



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@asrclrec.com

May 14, 2025

Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Notice of Determination for Planning Application Nos. PA23-0280, a Zoning Amendment application to change the zoning from Highway Tourist (HT) to Planned Development Overlay (PDO-16); PA23-0204, a Tentative Parcel Map to create two parcels from one existing parcel; PA23-0197, Development Plan Application to allow for the construction of two structures totaling approximately 4,546 square feet, PA23-0198, a Conditional Use Permit to allow a car wash; and PA24-0348, a Conditional Use Permit to allow a restaurant drive-thru.

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a receipt in the amount of \$2,966.75 for the County Administrative fee to enable the City to file the Notice of Determination for a Mitigated Negative Declaration. The City of Temecula is paying the \$50.00 filing fee 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.

Please email a copy of the Notice of Determination within five working days after the 30-day posting to the email listed below.

Should you have any questions regarding this matter, please contact Eric Jones at (951) 506-5115 or email at eric.jones@TemeculaCA.gov

Sincerely,

Matt Peters

Director of Community Development

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

City of Temecula
Community Development
Planning Division

Notice of Determination

TO: County Clerk and Recorders 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.: 2025010334

Project Title: Bedford Court Development

Project Location: Southern End of Bedford Court (APN: 922-210-042)

Project Description: A Zoning Amendment application to change the zoning from Highway Tourist (HT) to Planned Development Overlay (PDO-16); a Tentative Parcel Map to create two parcels from one existing parcel; Development Plan Application to allow for the construction of two structures totaling approximately 4,546 square feet; a Conditional Use Permit to allow a car wash; a Conditional Use Permit to allow a restaurant drive-thru.

Lead Agency: City of Temecula, County of Riverside

Contact Person: Eric Jones **Telephone Number:** (951) 506-5115

This is to advise you that the City Council for the City of Temecula has approved the above described project on and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That a Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Program was adopted for this project.
5. A Statement of Overriding Consideration was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and based on an initial study, it has been determined the project will not have a significant impact on the environment; therefore, a Mitigated Negative Declaration has been prepared for the project.

A Mitigated Negative Declaration (MND) was prepared under staff's direction by De Novo Planning Group and was distributed to responsible agencies, interested groups, and organizations. The Draft MND was made available for public review and comment for a period of 30 days. The public review and comment period for the Draft MND commenced on January 14, 2025 and concluded on February 13,

2025. Notices were mailed to surrounding property owners, a sign was placed on the property, and a notice was placed in the local paper to provide the 30-day noticing period for the public. The City of Temecula received four written comments and responded to each comment in the Final MND, which includes all timely received written comments and responses thereto. Comments were provided by Riverside County Flood Control, Riverside Transit Agency (RTA), California Department of Transportation, and Southern California Gas.

The environmental analysis identified 16 areas where impacts were found to be less than significant or had no impact at all. These areas are: Aesthetics, Hydrology and Water Quality, Noise, Recreation, Utilities and Service Systems, Agriculture and Forestry Resources, Greenhouse Gasses, Land Use and Planning, Population and Housing, Transportation, Wildfire, Air Quality, Energy, Hazards and Hazardous Materials, Mineral Resources, and Public Services. The MND recommends feasible mitigation measures for those environmental impacts that can be mitigated to a less than significant impact. These are located in the following areas: Biological Resources, Geology and Soils, Cultural Resources, and Tribal Cultural Resources.

This is to certify that the Negative Declaration with comments, responses, and record of project approval is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: Matt Peters
Matt Peters
Director of Community Development

Date: 5/14/25

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