



City of Temecula

Community Development

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

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclrec.com

September 17, 2025

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 PA25-0207, a Conditional Use Permit application for a restaurant to obtain a Type 47 (on-sale beer, wine, and distilled spirits) alcohol license at the commercial site located at 41925 Motor Car Parkway, Units G & H

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 Yannin Marquez at email yannin.marquez@TemeculaCA.gov.

Sincerely,

Matt Peters

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: Temecula Korean BBQ (PA25-0207)
Description of Project: A Conditional Use Permit to allow for Temecula Korean BBQ restaurant to obtain an ABC Type 47 (On-Sale General – Eating Place) located at 41925 Motor Car Parkway, Units G & H
Project Location: 41925 Motor Car Parkway, Units G & H
Applicant/Proponent: Gary Choi

The Planning Commission approved the above-described project on September 17, 2025, and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: *(check one)*

- ☐ Ministerial (Section 21080(b)(1); Section 15268);
☐ Declared Emergency (Section 21080(b)(3); Section 15269(a));
☐ Emergency Project (Section 21080(b)(4); Section 15269(b)(c));

- ☐ Statutory Exemptions (Section Number:)
☒ Categorical Exemption: (Section 15301, Class 1, Existing Facilities)
☐ 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 Temecula Korean BBQ 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.

Contact Person/Title: Yannin Marquez, Assistant Planner

Telephone Number (951) 302-4125

Signature:



Matt Peters

Director of Community Development

Date:

9/18/25

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