

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: Ducks in a Row Restaurant (PA26-0032)
Description of Project: A Conditional Use Permit to allow for Ducks in a Row restaurant to obtain an ABC Type 47 license (On-Sale General – Eating Place).
Project Location: 41923 2nd Street, Suite 107
Applicant/Proponent: Regan Schneider

The Planning Commission approved the above-described project on May 6, 2026, 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 Old Town Specific Plan permits restaurants in the Downtown Core District where Ducks in a Row is proposed. 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: Marcella Mills, Planning Technician

Telephone Number (951) 240-4243

Signature: Matt Peters
Matt Peters
Director of Community Development

Date: 5/6/26

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