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

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclkrec.com

November 4, 2026

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 PA25-0473, a Conditional Use Permit application for Le Bistro Modern to obtain an ABC Type 47 license (On Sale General - Eating Place) at a new restaurant located at 41955 4th Street, Suite 101

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 Marcella Mills at email marcella.mills@temeculaca.gov.

Sincerely,

Brandon Rabidoux

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 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

Project Title:	Le Bistro Modern Type 47 CUP (PA25-0473)
Description of Project:	A Conditional Use Permit application for Le Bistro Modern to obtain an ABC Type 47 license (On Sale General - Eating Place).
Project Location:	41955 4th Street, Suite 101
Applicant/Proponent:	Yoann Bounat

The Planning Commission approved the above-described project on November 4, 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:

The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 of the CEQA Guidelines, Class 1, Existing Facilities, which provides that licensing and permitting that involves negligible or no changes in use qualify for a categorical exemption. The Old Town Specific Plan conditionally permits restaurants to serve distilled spirits within the Downtown Core District where Le Bistro Modern is proposed. Alcohol sales are incidental uses, and the sale of distilled spirits (on-sale) involves a negligible expansion of use.

Contact Person/Title: Marcella Mills, Assistant Planner **Telephone Number** (951) 240-4243

Signature: _____ **Date:** 11/4/2026

Matt Peters Brandon Rabidou for
Director of Community Development

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