



City of Temecula

Community Development

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

December 17, 2020

Ms. Rosemarie M. Anderson
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 PA20-1006, Tesla Auto Sales CUP, a Conditional Use Permit to allow for Tesla to conduct indoor auto sales within an existing building located at 43191 Rancho Way

Dear Ms. Anderson:

Enclosed is the Notice of Exemption for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a check in the amount of \$50.00, 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 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.

Also, please return a stamped copy of the Notice of Exemption **within five working days** after the 30-day posting in the enclosed self-addressed stamped envelope.

If you have any questions regarding this matter, please contact Jaime Cardenas at (951) 240-4215.

Sincerely,

Luke Watson
Director of Community Development

Enclosures: Check
 Copies of this letter (2)
 Self-addressed stamped envelopes (2)
 Previous Filing Fee Receipt (if applicable)

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: Tesla Auto Sales CUP (PA20-1006)

Description of Project: A Conditional Use Permit to allow for Tesla to conduct indoor auto sales within an existing building.

Project Location: The project is located at 43191 Rancho Way, Temecula, CA 92590

Applicant/Proponent: Lule Hoda (949) 529-7643

The Community Development Director approved the above described project on December 17, 2020, 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 15162 Categorical Exemption

Statement of Reasons Supporting the Finding that the Project is Exempt:

The request for a Conditional Use Permit to allow for Tesla to conduct indoor auto sales within the existing building and involves a negligible expansion of the existing and expected uses. All access to public utilities are available to the site. The proposed use, with issuance of a Conditional Use Permit, is in conformance with all zoning requirements contained in the Development Code.

Contact Person/Title: Jaime Cardenas, Planning Technician
4215

Telephone Number (951) 240-

Signature: 
Luke Watson,
Director of Community Development

Date: 12.21.2020

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