



City of Temecula

Community Development

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

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrclkrec.com

April 23, 2025

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

SUBJECT: Filing of a Notice of Exemption for Long Range Planning Application Number LR24-0458, an Ordinance Amending Title 17 of the Temecula Municipal Code to allow for an Auto Mall (10 acres or greater) as a conditionally permitted use in the Community Commercial (CC) zoning designation.

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 Brandon Rabidou at email: brandon.rabidou@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: LR24-0458, Auto Mall Municipal Code Amendment

Description of Project: An Ordinance Amending Title 17 of the Temecula Municipal Code to allow for an Auto Mall (10 acres or greater) as a conditionally permitted use in the Community Commercial (CC) zoning designation (LR24-0458).

Project Location: Citywide

Applicant/Proponent: City of Temecula

The City Council approved the above-described project on April 22, 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 15061 (b)(3))
☐ Other: Section 15162 Categorical Exemption

Statement of Reasons Supporting the Finding that the Project is Exempt: The proposed Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, Section 15061 (b) (3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. Large retail uses which are usually between 10 to 50 acres in size are already allowable uses in the Community Commercial Land Use designation. An auto mall is a large retail use and is consistent with the uses allowed in the Community Commercial Land Use designation.

Contact Person/Title: Brandon Rabidou, Principal Management Analyst

Telephone Number (951) 506-5142

Signature: _____
Matt Peters,
Director of Community Development

Date: _____

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