



# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

March 18, 2021

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 PA20-1074, a Conditional Use Permit application for a proposed Type 47 (On-Sale General- Eating Place) ABC license for Topspin Pizza & Pong, a future restaurant located at 28588 Old Town Front Street, second floor**

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:** Topspin Pizza & Pong CUP (PA20-1074)

**Description of Project:** A Conditional Use Permit application for a proposed Type 47 (On-Sale General-Eating Place) ABC license for Topspin Pizza & Pong, a future restaurant.

**Project Location:** The project is located at 28588 Old Town Front Street, second floor

**Applicant/Proponent:** Jeffrey Lohman

The Planning Commission approved the above described project on March 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 for the restaurant to serve beer, wine, and distilled spirits will be conducted in an 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

**Phone Number** (951) 240-4215

**Signature:**

Luke Watson

Director of Community Development

**Date:**

3/18/2021