



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@asrelkrec.com

October 3, 2024

Supervising Legal Certification Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92501-0751

SUBJECT: Filing a Notice of Determination for application No. PA22-1124, Development Plan for the construction of an approximately 64,051 square foot Paradise Chevrolet commercial truck dealership that includes rooftop parking, sales, service, and parts storage located at 42105 DLR Drive

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a receipt in the amount of \$2,966.75 for the County Administrative fee to enable the City to file the Notice of Determination for the Environmental Impact Report. 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 email a stamped copy of the Notice of Determination **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Scott Cooper at (951) 506-5137 or at email scott.cooper@TemeculaCA.gov.

Sincerely,

Matt Peters

Interim Director of Community Development

Attachments: Notice of Determination Form
Electronic Payment - Filing Fee Receipt

City of Temecula
Community Development
Planning Division

Notice of Determination

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

SUBJECT: Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code

State Clearinghouse No.: 2024070081

Project Title: Paradise Chevrolet Commercial Truck Dealership (PA22-1124)

Project Location: APN: 921-730-072

Project Description: Development Plan for the construction of an approximately 64,051 square foot Paradise Chevrolet commercial truck dealership that includes rooftop parking, sales, service, and parts storage

Lead Agency: City of Temecula, County of Riverside

Contact Person: Scott Cooper **Telephone Number:** (951) 506-5137

This is to advise you that the Planning Commission for the City of Temecula has approved the above described project on October 2, 2024 and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That a Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Program was adopted for this project.
5. A Statement of Overriding Consideration was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration prepared for with comments and responses is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: 
Matt Peters, Interim Director of Community Development

Date: 10/3/24

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