



To Whom It May Concern,

1. Who is the developer (name, address)?

Proposed Tenant: Tesla, Inc.

Tesla Address: 901 Page Ave, Fremont, CA 94538

2. Who is the owner (name, address)?

Landlord: 15030 East Fremont Drive, LLCC

Landlord Address: 1899 Wynkoop St., Suite 300, Denver, CO 80202

3. What is the zone district, and if rezoning, to what zone district?

Current Zoning District: Industrial (I)

4. What is the proposed use?

Proposed Uses:

- Auto-Repair, Major – Heavy Industry (Conditional Use)

5. What is the approval process?

Step 1. Virtual Community Meeting

The purpose of the community meeting is to inform the affected neighborhoods about the proposed development and seek comments about its design and potential impacts on the neighborhood which could reasonably be mitigated. A Community Participation Report is required at the end of the comment period.

Step 2. Conditional Use Permit

Formal application materials include a letter of intent, application fee, site plan, drainage report (expect for re-use of existing buildings). The applicant must meet with outside agencies (Stormwater/Fire/Waster & Sanitation/Electric/Gas) prior to City submittal and meet their requirements. A Planning & Zoning Public Hearing Approval with City Council Ratification (1 Public Hearing / 1 Ratification Meeting) is required, so the first round of review is 28 calendar days. Each subsequent round of review will be shorted by 7 calendar days. A building permit application cannot be submitted until after the first round of construction documents comments have been reviewed. Building permits cannot be issued until the Development Permit has been issued.

6. What is the proposed building going to look like (height, square footage, building materials)?

The approximate 188,000 sqft building is currently under construction by the Landlord, with the proposed tenant (Tesla) to occupy approximately 42,000 sqft portion (endcap) of the building.

Building Info (15030 E Fremont Dr):

- Height: 37'-0"
- Total Square Footage: 188,000 sqft
- Proposed Tenant Square Footage: 42,000 sqft
- Building Materials: Smooth finish concrete tilt-up panels, alum. storefront & glazing at entry

7. Will there be landscaping and buffering within and along the perimeter of the site?

Landscaped setbacks will be along the entire perimeter of the site (North, South, East, West) frontages as part of the current site development. The proposed tenant (Tesla) development will not modify these landscaped areas.

8. How will vehicles get to the site and park?

Ingress and egress for customers will occur at the E. Fremont Dr site entrance. Employees and parts deliveries will likely ingress and egress at the S. Fraser St site entrance.

9. How will pedestrians get to the site and to the building?

Sidewalks being constructed as part of the current site development on S. Jordan Rd and E. Fremont Dr provide direct pedestrian access to the site and subsequent building perimeter.

10. How will stormwater be managed if required?

Stormwater management of the current site development complies with Southeast Metro Stormwater Authority. As part of the CUP process, the proposed tenant (Tesla) will need to work with outside agencies such as the local Stormwater authority to ensure the proposed site modifications and use comply with all applicable requirements and regulations.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

Traffic related to the proposed tenant (Tesla) is limited to customers that have pre-scheduled appointments, Tesla employees, deliveries, and waste management. A Traffic Impact Study (TIS) will not be required. However, a Traffic Memo detailing trip generation and confirming compliance with the existing TIS will be provided.

12. When would the developer like to begin construction?

The proposed tenant (Tesla) would like to begin construction once all necessary approvals such as the CUP process and Building Permits are approved and issued. Preliminary construction start target is mid-2026.

13. Other relevant information about the site that the neighbors might be interested in?

The proposed tenant (Tesla) aims to occupy 42,000 sqft of a 188,000 sqft building that is current under construction. A site modification to note is that a screened fence to enclose a portion of the reserved parking stalls is required, to conceal work-in-progress vehicles.

14. Optional: preliminary site plan sketch (showing landscaping preferred) and proposed elevation sketch (color preferred)

Preliminary Site Plan and Elevations are shown in the accompanying conceptual plans.