



# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [www.TemeculaCA.gov](http://www.TemeculaCA.gov)

### VIA-ELECTRONIC SUBMITTAL

[CEQAProcessing@asrclrec.com](mailto:CEQAProcessing@asrclrec.com)

January 27, 2026

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

**SUBJECT: Mitigated Negative Declaration (SCH# 2025120517) for the Ynez Road Improvements – Phase I (PW23-02)**

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 \$3,043.75 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.

Please email a stamped copy of the Notice of Determination within five working days after the 30 day posting to the email listed below.

Should you have any questions regarding this matter, please contact Assistant Engineer, Emalee Manning at email: [Emalee.Manning@TemeculaCA.gov](mailto:Emalee.Manning@TemeculaCA.gov)

Sincerely,

Luke Watson  
Deputy City Manager

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

**City of Temecula**  
**Community Development**  
**Planning Division**

**Notice of Determination**

**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

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

**State Clearinghouse No.:** 2025120517

**Project Title:** Mitigated Negative Declaration (SCH#2025120517) for Ynez Road Improvements – Phase I (PW23-02)

**Project Location:** Ynez Road between Tierra Vista and Rancho Vista

**Project Description:** Improve and widen 1,763 linear feet of the eastern half of Ynez Road between Tierra Vista Road to Rancho Vista Road in order to match the four-lane configuration and infrastructure that exists along Ynez Road north and south of this segment, and includes a sidewalk, curb and gutter, streetlights, a Class II bike lane, relocation of utilities, installation of medians with turn pockets as well as grading outside of the right-of-way, on private property, on the east side to facilitate the construction and maintenance of a retaining wall to provide road stability due to the steep grade that exists on the north side of the alignment. The Project will also provide mitigation for impacts to a drainage adjacent to the alignment.

**Lead Agency:** City of Temecula, County of Riverside


**Contact Person:** Emalee Manning, Assistant Engineer **Telephone Number:** (951) 506-5171

This is to advise you that the City Council of the City of Temecula has approved the above described project on January 27, 2026 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 (MND) 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/Measures 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.

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

Signature:  \_\_\_\_\_  
Luke Watson  
Deputy City Manager

Date: 1/13/2026

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

## Notice of Determination

## Appendix D

**To:**

☐ Office of Planning and Research  
U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk  
County of: Riverside  
Address: 4080 Lemon Street  
Riverside, CA 92501

**From:**

Public Agency: City of Temecula  
Address: Community Development Dept  
41000 Main Street, Temecula, CA 92590  
Contact: Emalee Manning  
Phone: (951) 506-5171

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2025120517

Project Title: Ynez Road Improvements – Phase 1 Project (Between Rancho Vista Road and Tierra Vista Road): PW-23-02

Project Applicant: City of Temecula Community Development Department

Project Location (include county): Riverside

**Project Description:**

The City of Temecula (City) is proposing to improve and widen 1,763 linear feet of the eastern half of Ynez Road between Tierra Vista Road to Rancho Vista Road in order to match the four-lane configuration and infrastructure that exists along Ynez Road north and south of this segment (proposed Project). Improvements include widening the road and constructing a sidewalk, curb and gutter, streetlights, a Class II bike lane, relocation of utilities, installation of medians with turn pockets as well as grading outside of the right-of-way, on private property, on the east side to facilitate the construction and maintenance of a retaining wall to provide road stability due to the steep grade that exists on the east side of the alignment. Permanent right-of-way easements are required for a portion of APN 944-290-17 and 944-290-16 to facilitate the Project. The Project will also provide mitigation for impacts to a drainage adjacent to the alignment.

This is to advise that the City of Temecula has approved the above  
(☒ Lead Agency or ☐ Responsible Agency)

described project on \_\_\_\_\_ and has made the following determinations regarding the above  
(date)  
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Temecula Community Development Department, 41000 Main Street, Temecula, CA 92590

Signature (Public Agency): [Signature] Title: Deputy City Manager

Date: 1/13/2026 Date Received for filing at OPR: \_\_\_\_\_