

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: PA25-0016

Applicant: Winchester Hills I LLC a California Limited Liability Company

Location: Portions of Planning Area 12 of the Harveston Specific Plan

Proposal: An ordinance of the City Council of the City of Temecula approving a Third Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan.

Environmental Action: In accordance with the California Environmental Quality Act (CEQA), the proposed project is exempt from further environmental review and a Notice of Exemption will be adopted in compliance with CEQA (Section 15061(b)(3)) as it can be seen with certainty that there will be no effect on the environment because the Second Amendment will reduce the term of the Development Agreement rather than lengthening it.

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: July 8, 2025

TIME OF HEARING: 3:00 PM



Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Planning Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Scott Cooper, City of Temecula, Community Development Department, (951) 506-5137.