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

**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:** Winchester Hills Development Agreement Third Amendment

**Description of Project:** 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

**Project Location:** East of Interstate 15 (I-15), west of Ynez Road, north of State Route 79 (SR-79), and south of Temecula Center Drive within portions of Planning Area 12 of the Harveston Specific Plan Area

**Applicant/Proponent:** City of Temecula, County of Riverside

The City Council approved the above described project on July 8, 2025 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 Number)
- ☒ Other: Section 15061 (b)(3) General Rule Exemption

Statement of Reasons Supporting the Finding that the Project is Exempt:

The Ordinance, which approves the Third Amendment to the Development Agreement, is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of the Ordinance may have a significant effect on the environment. The adoption of the Ordinance repeals the First Amendment which extended the term of the Development Agreement. As the term of the Development Agreement is being shortened by the adoption of the Ordinance, this is covered by the common sense exemption under CEQA.

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**Contact Person/Title:** Scott Cooper, Senior Planner

**Phone Number:** (951) 506-5137

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Matt Peters

Director of Community Development

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