



# Notice of Public Hearing

**A PUBLIC HEARING** has been scheduled before the City of Temecula **PLANNING COMMISSION** to consider the matter described below:

**CASE NO:** PA25-0016

**APPLICANT:** Winchester Hills I LLC a California Limited Liability Company

**PROPOSAL:** The Planning Commission will be asked to consider, for recommendation to the City Council, a draft ordinance 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:** In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project is categorically exempt from environmental review and recommends that a Notice of Exemption 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 Third Amendment will reduce the term of the Development Agreement rather than lengthening it.

**CASE PLANNER:** Scott Cooper, (951) 506-5137

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

**DATE OF HEARING:** May 21, 2025

**TIME OF HEARING:** 6:00 PM



The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – [TemeculaCA.gov](https://www.temecula.ca.gov) and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center, 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – [TemeculaCA.gov](https://www.temecula.ca.gov) – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within 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 Planning Commission 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.

**Questions?** Please call the Community Development Department at (951) 694-6400.