



# City of Temecula

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## Community Development

41000 Main Street • Temecula, CA 92590

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

VIA-ELECTRONIC SUBMITTAL

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

June 2, 2022

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

**SUBJECT: Filing a Notice of Determination for application No. PA20-1371, a Development Plan for a 349 unit apartment community built on 15.1 acres located at the terminus of Date Street, approximately 900 feet south of Ynez Road.**

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 \$50.00 County Administrative fee to enable the City to file the Notice of Determination. 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 Scott Cooper at email: [scott.cooper@TemeculaCA.gov](mailto:scott.cooper@TemeculaCA.gov).

Sincerely,

Luke Watson  
Deputy City Manager

Attachments: Notice of Determination 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 Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code

**State Clearinghouse No.:** 2019070974

**Project Title:** Solana Winchester (PA20-1371)

**Project Location:** Terminus of Date Street, approximately 900 feet south of Ynez Road (APNs: 916-400-042, 916-400-042)

**Project Description:** Development Plan for a 349-unit apartment community

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

**Contact Person:** Scott Cooper

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

This is to advise you that the Planning Commission for the City of Temecula has approved the above-described project on June 1, 2022 and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That the project is consistent with the SEIR and is a project under a Specific Plan that was analyzed by the SEIR and no further environmental review is required under CEQA Guidelines Sections 15182 and 15162.
3. Additional mitigation measures were not made a condition of the approval of the project, but the project will be required to adhere to the mitigation measures identified in the SEIR.
4. A Mitigation Monitoring or Reporting Program was not adopted for this project, but the project will have to comply with the Mitigation Monitoring or Reporting Program that was adopted with the SEIR.
5. A Statement of Overriding Consideration was not adopted for this project, but was adopted for the SEIR.
6. Findings were not made for this project pursuant to the provisions of CEQA, but were made in connection with the SEIR.

This is to certify that the Subsequent Environmental Impact Report (SEIR) that was prepared and certified on December 1, 2020 for the Harveston Specific Plan, together with comments and responses is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

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

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

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

# CERTIFICATE OF FEE EXEMPTION

## De Minimus Impact Finding

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**Project Proponent:** ReyLenn Properties

**Project Title:** Solana Winchester (PA20-1371)

**Location:** Terminus of Date St. approximately 900 feet south of Ynez Rd. (APNs: 916-400-042, 916-400-042)

**Project Description:** Development Plan for a 349 unit apartment community

**Findings of Exemption (attach as necessary):**

1. The Project consists of a Development Plan for a 349-unit apartment community built on 15.1 acres
2. On August 14, 2001, the City Council certified the Program Environmental Impact Report for the Harveston Specific Plan (SCH #99041033). Amendment No. 1 to the Harveston Specific Plan (SP 13) was approved on August 26, 2003 by the adoption of Resolution No. 03-110. A Subsequent Environmental Impact Report (SEIR) was prepared and certified on December 1, 2020 in connection with the second amendment to the Harveston Specific Plan that allowed for the creation of the residential overlay zone. The proposed project has been determined to be consistent with the previously adopted Harveston SEIR. Staff has determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15182 as the proposed residential development is in conformity with the Harveston Specific Plan, as amended. Staff has reviewed the SEIR and has determined that the proposed project does not require the preparation of a subsequent Environmental Impact Report as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project that will require major revisions of the previous SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken that will require major revisions of the previous SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous SEIR was adopted, showing that: (a) the proposed project will have one or more significant effects not discussed in the SEIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the SEIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the SEIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. The application for a development plan for a 349 unit apartment community is consistent with the project that was analyzed by the SEIR. The proposed project is required to meet all requirements and mitigation contained in SEIR.

**Certification:**

**I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.**

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Luke Watson  
Deputy City Manager

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Date

# City of Temecula

## Planning Department

FILED  
RIVERSIDE COUNTY

### Notice of Determination

AUG 30 2001

**TO:** County Clerk and Recorder **GARY L. ORSO** **FROM:** Planning Department  
County of Riverside **C. Kohler** **C. Kohler** City of Temecula  
P.O. Box 751 **Deputy** 43200 Business Park Drive  
Riverside, CA 92501-0751 **COUNTY CLERK** Temecula, CA 92590  
**Declaration/Ntc Determination**  
**Filed per PR.C. 21152**  
**POSTED**

**SUBJECT:** Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code.  
AUG 30 2001

**State Clearinghouse No.:** 99041033  
Removed: \_\_\_\_\_  
By: \_\_\_\_\_ Dept. \_\_\_\_\_  
County of Riverside, State of California

**Project Title:** Harveston Specific Plan, General Plan Amendment, Development Agreement, Change of Zone, Amendment to the Official Zoning Map, Adoption of the Specific Plan Zoning Standards and four (4) Tentative Tract Maps. An Environmental Impact Report, was prepared for this project pursuant to the provisions of CEQA.

**Project Location:** East of Interstate 15, north of Santa Gertrudis Creek, west of Margarita Road and south of the northern City limit, in the City of Temecula, Riverside County.

**Project Description:** The Harveston Specific Plan including approximately 550 acres proposed to be developed with 1,921 residential units with a variety of residential product types and lot sizes; a 12 acre elementary school site; an 8.4acre lake with a 6.9 acre lake park; a 16.5 acre community park; a 13.8 acre arroyo open space area; a Mixed-Use Overlay zone (Village Center) which may be as large as 13 acres; and 112.5 acres of Service Commercial land adjacent to Interstate 15.

A Development Code Amendment to amend Section 17.16.070 of the City of Temecula Development Code and adopt the Specific Plan Zoning Standards for residential and commercial development contained in Chapter 11, Development Standards, of the Harveston Specific Plan.

A General Plan Amendment for the reallocation of the existing land uses within the area covered by the Specific Plan, except for the two excluded parcels that are not owned by the project applicant and the approximately 1.3 acre parcel north and west of Ynez Road and Equity Drive. The Land Use designation for the excluded parcels will be changed from NC (Neighborhood Commercial) to LM (Low Medium Density Residential). The Land Use Designation of the triangular piece will be changed from Service Commercial (SC) to Business Park (BP).

A change of zone for the 1.3-acre parcel located north and west of Ynez Road and Equity Drive to remove this parcel from the existing SP (Specific Plan) zoning classification, as it is not part of the proposed Specific Plan. The zoning will be changed to LI (Light Industrial) and will be consistent with the General Plan Land Use Designation of Business Park (BP).

A City initiated change of zone for the two included parcels is also required. The two parcels are currently zoned SP and will be changed to LM (Low Medium Density Residential) to provide appropriate development potential.

A Development Agreement between the City of Temecula and Lennar Communities and Winchester Hills I LLC for the Harveston Specific Plan area.

The subdivision of four (4) Tentative Tract Maps: Tentative Tract Map 29639 for the subdivision of approximately 550 acres into 91 lots which conform to the Planning Areas, Open Space Areas, school and park sites of the Harveston Specific Plan.

Tentative Tract Map No. 29928 for the subdivision of approximately 40 acres into 140 residential lots and 21 open space lots in Planning Area 7.

Tentative Tract Map No. 29929 for the subdivision of approximately 20 acres into 118 residential lots and three open space lots in a portion of Planning Areas 3 and 4.

Tentative Tract Map No. 30088 for the subdivision of approximately 9.18 acres into 38 residential lots and eight open space lots in a portion of Planning Area 4.

**Lead Agency:** City of Temecula

**Contact Person:** David Hogan, Senior Planner **Telephone Number:** (909) 694-6400

This is to advise you that the City Council for the City of Temecula has approved the above described project on August 28, 2001 and has made the following determinations regarding this project:

1. The project (☒) will [ ] will not) have a significant effect on the environment.
2. That (☒) An Environmental Impact Report [ ] 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 Statement of Overriding Consideration (☒) was [ ] was not) adopted for this project.
5. Findings (☒) were [ ] were not) made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report and Technical Appendices with comments, responses, and record of project approval is available to the General Public at the City of Temecula, 43200 Business Park Drive, Temecula, California, 92590.

**Signature:**

*Debbie Ubnoske*  
Debbie Ubnoske, Director of Planning

**Date:**

*8-27-01*

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