



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

January 7, 2021

Ms. Rosemarie M. Anderson
Supervising Legal Certification Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92501-0751

SUBJECT: Filing a Notice of Determination for application No. PA18-0661, a Development Plan to allow for the construction of a 321 unit single family residential community built on 27.86 acres consisting of detached homes and attached townhomes; and PA18-0662, a Tentative Tract Map (TTM 37509) for the creation of 111 single family residential lots, 31 condominium lots and 9 open space lots. The project is located on the southwest corner of Date Street and Ynez Road.

Dear Ms. Anderson:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a check 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 return a stamped copy of the Notice of Determination **within five working days** after the 30 day posting in the enclosed self-addressed stamped envelope.

Should you have any questions regarding this matter, please contact Scott Cooper at (951) 506-5137.

Sincerely,

Luke Watson
Director of Community Development

Enclosures: Check
Copies of this letter (3)
Self addressed stamped envelopes (2)

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.: 2019070974

Project Title: Heirloom Farms (PA18-0661, PA18-0662)

Project Location: Southwest corner of Date Street and Ynez Road

Project Description: Development Plan to allow for the construction of a 321 unit single family residential community built on 27.86 acres consisting of detached homes and attached townhomes and a Tentative Tract Map (TTM 37509) for the creation of 111 single family residential lots, 31 condominium lots and 9 open space lots

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 January 6, 2021 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 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, Director of Community Development

Date: _____

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

CERTIFICATE OF FEE EXEMPTION

De Minimus Impact Finding

Project Proponent: MLC Holdings Inc.

Project Title: Heirloom Farms (PA18-0661, PA18-0662)

Location: Southwest corner of Date Street and Ynez Road

Project Description: Development Plan to allow for the construction of a 321 unit single family residential community built on 27.86 acres consisting of detached homes and attached townhomes and a Tentative Tract Map (TTM 37509) for the creation of 111 single family residential lots, 31 condominium lots and 9 open space lots

Findings of Exemption (attach as necessary):

1. The Project consists of a Development Plan to allow for the construction of a 321 unit single family residential community built on 27.86 acres consisting of detached homes and attached townhomes and a Tentative Tract Map (TTM 37509) for the creation of 111 single family residential lots, 31 condominium lots and 9 open space lots
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 321 unit single family residential community and tentative tract map for 111 single family lots, 31 condominium lots,

and 9 open space lots 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.

Luke Watson
Director of Community Development

Date