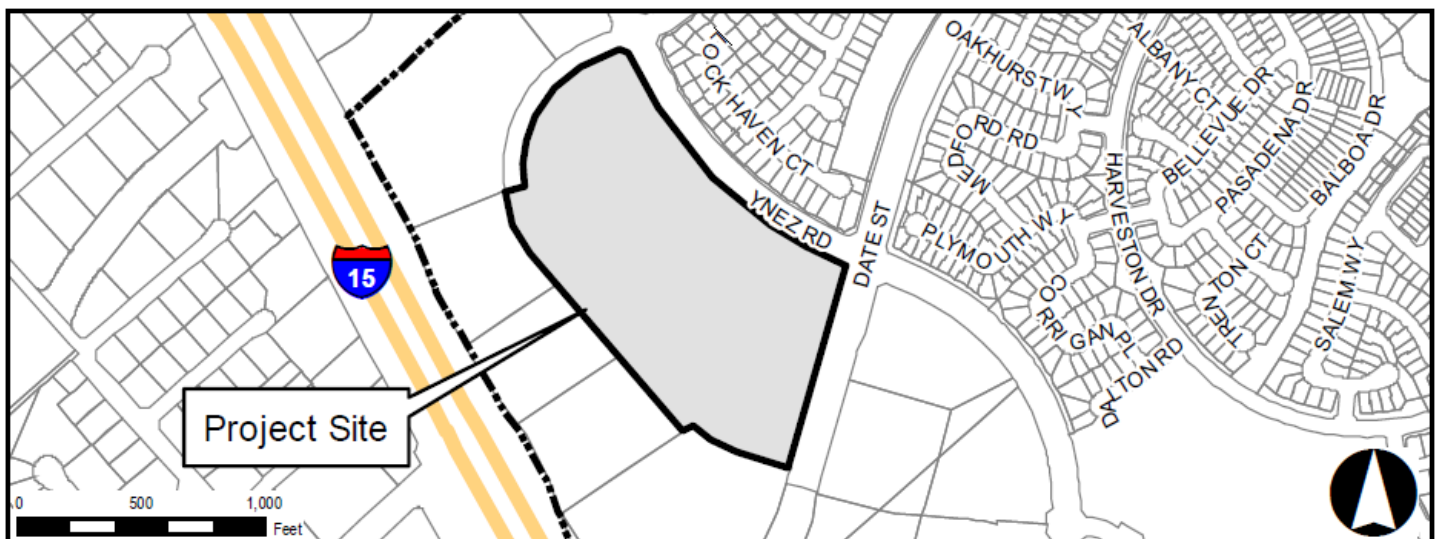




Notice of Public Hearing

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

- CASE NO:** PA18-0661, PA18-0662 **APPLICANT:** MLC Holdings, Inc
- PROPOSAL:** 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. The project is located on the southwest corner of Date Street and Ynez Road.
- ENVIRONMENTAL:** In accordance with the California Environmental Quality Act (CEQA), the proposed project does not require further environmental review pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan) and Section 15162 (Subsequent EIRs and Negative Declarations) as none of the conditions requiring further environmental review under the aforementioned Sections exist. The Planning Commission will be asked to consider adopting a Notice of Determination for the proposed project.
- CASE PLANNER:** Scott Cooper, (951) 506-5137
- DATE OF HEARING:** January 6, 2021 **TIME OF HEARING:** 6:00 PM
- PLACE OF HEARING:** This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television and/or online. Details can be found at temeculaca.gov/tv. In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber.



The complete agenda packet (including any supplemental materials) will be available for viewing on the City's website – TemeculaCA.gov after 4:00 p.m. the Friday before the Planning Commission meeting. Due to the closure of the library and other city buildings and facilities due to the COVID-19 pandemic, the agenda packet is only viewable on the City's website at <https://temeculaca.legistar.com/Calendar>. To view the proposed project application or questions concerning the project, please contact Scott Cooper (951) 506-5137.

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.

Submission of Public Comments: For those wishing to make public comments at the January 6, 2021 Planning Commission meeting, please submit your comments by email to be read aloud at the meeting by the Planning Manager. Email comments must be submitted to the Planning Manager at stuart.fisk@TemeculaCA.gov. Electronic comments on agenda items for the January 6, 2021 Planning Commission meeting may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Reading of Public Comments: The Planning Manager shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, consistent with the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

Questions? Please call the Case Planner, Scott Cooper at (951) 506-5137 or the Community Development Department at (951) 694-6400.