



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclrec.com

August 22, 2024

Supervising Legal Certification Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92501-0751

SUBJECT: Filing a Notice of Determination for application No. PA23-0440, Development Plan for Village A of the Altair Specific Plan to allow for 45 buildings containing 212 attached rowhomes

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) the Applicant will pay for the County Administrative fee to enable the City to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. The payment of the \$50.00 filing fee is 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.

Also, please email a stamped copy of the Notice of Determination **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Scott Cooper at (951) 506-5137 or at email scott.cooper@TemeculaCA.gov.

Sincerely,

Matt Peters

Interim Director of Community Development

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

**City of Temecula
Community Development
Planning Division**

Notice of Determination

TO: County Clerk and Recorders 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.: 2014111029

Project Title: Altair Village C Development Plan (PA23-0440)

Project Location: APNs: 940-310-013, 940-320-002

Project Description: Development Plan for Village C of the Altair Specific Plan to allow for 45 buildings containing 212 attached rowhomes

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 August 21, 2024 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 EIR and is a project under a Specific Plan that was analyzed by the EIR and no further environmental review is required under CEQA Guidelines Section 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 EIR.
5. A Statement of Overriding Consideration was not adopted for this project, but was adopted for the EIR.
6. Findings were not made for this project pursuant to the provisions of CEQA, but were made in connection with the EIR.

This is to certify that the Environmental Impact Report and Addenda that were prepared for the Roripaugh Ranch 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: *Matt Peters*
Matt Peters, Interim Director of Community Development

Date: 8/22/24

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

CERTIFICATE OF FEE EXEMPTION

De Minimus Impact Finding

Project Proponent: Brookfield Properties
Project Title: Altair Village C Development Plan (PA23-0440)
Location: APNs: 940-310-013, 940-320-002
Project Description: Development Plan for Village A of the Altair Specific Plan to allow for 45 buildings containing 212 attached rowhomes

Findings of Exemption (attach as necessary):

1. The Project consists of a Development Plan for Village C of the Altair Specific Plan to allow for 45 buildings containing 212 attached rowhomes
2. The Altair Specific Plan was formally adopted on January 9, 2018. An Environmental Impact Report (EIR) was prepared and certified on December 12, 2017, as part of this effort. The proposed project is consistent with the previously adopted Altair EIR and is exempt from further environmental review (Section 15162, Subsequent EIRs and Negative Declarations). Staff has reviewed the EIR and has determined that the proposed project is consistent with the EIR as the proposed project merely implements the development that was already contemplated and analyzed by the EIR. The EIR analyzed the impacts of the construction of 212 single-family homes in Village C. As such, the proposed project does not require the preparation of a subsequent Environmental Impact Report or Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Additionally, the proposed project does not require the preparation of an addendum to the EIR as there are no changes or additions to the proposed project from what was analyzed by the EIR. Therefore, no further environmental review is required as all environmental impacts of the proposed project were analyzed, disclosed, and mitigated as set forth in the EIR. Moreover, the mitigation measures imposed as part of the EIR remain valid and applicable to the proposed project.

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.



Matt Peters
Interim Director of Community Development



Date