

**Notice of Public Hearing**

**THE CITY OF TEMECULA  
41000 Main Street  
Temecula, CA 92590**

**A PUBLIC HEARING** has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

**Case Nos:** PA10-0145, PA10-0146, PA10-0147, PA10-0148

**Applicant:** Steve Galvez, Walcott Investments LLC

**Location:** West of Butterfield Stage Road, east of Walcott Lane, north of La Serena, south of Calle Chapos

**Proposal:** A Tentative Tract Map (No. 36295) to subdivide 25 acres into 45 single-family cluster lots, a Residential Home Product Review for 45 lots, a Zoning Map and text change from Very Low (VL) density residential to a Planned Development Overlay (PDO), and a General Plan Land Use map change from Very Low (VL) density residential to Low (L) density residential

**Environmental Action:** In accordance with the California Environmental Quality Act (CEQA), the proposed project will not have a significant impact upon the environment based upon a completed Environmental Initial Study and Mitigation Monitoring Plan. As a result, a Mitigated Negative Declaration will be adopted in compliance with CEQA.

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the 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 City Council, 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.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Planning Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Matt Peters, City of Temecula Department, (951) 694-6408.

<b>PLACE OF HEARING</b>	<b><u>City Council Chambers</u></b> <b><u>41000 Main Street</u></b> <b><u>Temecula, California</u></b>
<b>DATE OF HEARING</b>	<b><u>January 10, 2012</u></b>
<b>TIME OF HEARING</b>	<b><u>7:00 PM</u></b>