



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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June 3, 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. PA20-1219, a Development Plan to allow for the construction of a 374 unit residential community built on 31.56 acres consisting of townhomes, motorcourt duplexes, and bungalow 3-packs; and PA20-1459, a Tentative Tract Map (TTM 38018) for the creation of 13 buildable lots and one (1) open space lot. The project is located in Planning Areas 28 and 29 of the Roripaugh Ranch Specific Plan.

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.

If 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)

CERTIFICATE OF FEE EXEMPTION

De Minimus Impact Finding

Project Proponent: Woodside Homes
Project Title: Sommers Bend Home Planning Areas 28 and 29 (PA20-1219, PA20-1459)
Location: APN 964-640-015, 016
Project Description: Development Plan to allow for the construction of a 374 unit residential community built on 31.56 acres consisting of townhomes, motorcourt duplexes, and bungalow 3-packs and a Tentative Tract Map (TTM 38018) for the creation of 13 buildable lots and one (1) open space lot

Findings of Exemption (attach as necessary):

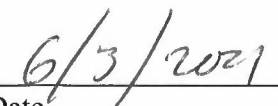
1. The Project consists of a Development Plan to allow for the construction of a 374 unit residential community built on 31.56 acres consisting of townhomes, motorcourt duplexes, and bungalow 3-packs and a Tentative Tract Map (TTM 38018) for the creation of 13 buildable lots and one (1) open space lot
2. The Roripaugh Ranch Specific Plan was formally adopted in 2002. An Environmental Impact Report (EIR) was prepared and certified on December 17, 2002 as part of this effort. Since that time, five EIR Addendums have been prepared for the project area with the most recent adopted on January 14, 2020. The proposed project has been determined to be consistent with the previously adopted Roripaugh Ranch EIR Addendum and is exempt from further environmental review (Section 15162, Subsequent EIRs and Negative Declarations). Staff has reviewed the EIR, the First Addendum to the EIR adopted on April 23, 2013, the Second Addendum to the EIR adopted on March 22, 2016, the Third Addendum to the EIR adopted on January 23, 2018, the Fourth Addendum to the EIR adopted on November 6, 2019, the Fifth Addendum to the EIR adopted on January 14, 2020 (collectively, "Addenda"), and has determined that the proposed project is consistent with the EIR and Addenda as the proposed project merely implements the development that was already contemplated and analyzed by the EIR and Addenda. The EIR and Addenda analyzed the impacts of the construction of a 374 unit residential community and tentative tract map for 13 buildable lots and one (1) open space lot in Planning Areas 28 and 29. 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 and the Addenda. 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 and Addenda. Moreover, the mitigation measures imposed as part of the EIR and Addenda 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.



Luke Watson
Director of Community Development



Date