

City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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

September 16, 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. PA21-0507, a Home Product Review for Planning Area 17B of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 35 lots.

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
Deputy City Manager

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.: 97121030

Project Title: Sommers Bend Home Product Review PA17B (PA21-0507)

Project Location: APN 964-630-006

Project Description: Home Product Review for Planning Area 17B of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 35 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 September 15, 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 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 EIR.
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: 
Luke Watson, Deputy City Manager

Date: 9/16/2021

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

CERTIFICATE OF FEE EXEMPTION

De Minimus Impact Finding


Project Proponent: Richmond American Homes
Project Title: Sommers Bend Home Product Review PA17B (PA21-0507)
Location: APN 964-630-006
Project Description: Home Product Review for Planning Area 17B of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 35 lots.

Findings of Exemption (attach as necessary):

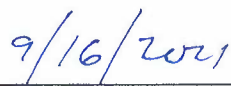
1. The project consists of a Home Product Review for Planning Area 17B of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 35 lots.
2. The Roripaugh Ranch Specific Plan was formally adopted in 2002. An Environmental 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 and Addenda 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 single-family homes on 35 lots of Planning Area 17B. 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
Deputy City Manager



Date

Notice of Determination

State of California - Office of Planning and Research
1400 Tenth Street, Sacramento, CA 95814

FILED
RIVERSIDE COUNTY

NOV 27 2002

Project Title

Roripaugh Ranch Specific Plan - 2nd Revised EIR (SCH# 97121030)

GARY L. ORSO

By *Y. Marshall* T. Marshall
Deputy

Project Location - Specific

Adjacent to northeast corner of the City of Temecula, near Butterfield Stage Road and Murrieta Hot Springs Road

Project Location - City

Temecula

Project Location - County

Riverside

Description of Nature, Purpose, and Beneficiaries of Project

The original project occupied 788 acres and proposed 2,058 units - it had a gross density of 2.61 units/acre and a net residential density of 4.26 units/acre. The revised project site occupied 819.7 acres and proposed 1,721 residential units. A DEIR was circulated for the original project in 1999 and a DEIR was circulated for the revised project in 2001. The current project proposes 2,058 units on 804.7 acres, including 1,044 low and low medium density single family units and 1,014 medium density single family units. The project also includes 15.4 acres (110,000 square feet) of commercial uses, a 12-acre elementary school site, a 20-acre middle school site, a 5.1-acre neighborhood park, a 19.7 acre community park with lighted athletic fields, 9.1 acres of private recreational facilities, 202.7 acres of biological habitat, 56.6 acres of flood control and landscaped slopes, and a 2-acre fire station site. The current project has a gross density of 2.56 units/acre and a net residential density of 4.97 units/acre.

The proposed Specific Plan contains a comprehensive land use plan, master plans for circulation, phasing, grading, open space and recreation, landscaping, walls and fences, master utility plans for drainage, water, sewer, planning area and development standards, site planning design guidelines, and architectural guidelines.

The project will benefit the property owners, future project residents, and the residents of Temecula in general by providing a number of public parks, private recreational facilities, regional arterial roads such as Butterfield Stage Road, Murrieta Hot Springs Road, and Nicolas Road, and major utility lines. Approximately 201 acres of the site, most along the Santa Gertrudis Creek drainage, has been set aside under the Assessment District 161 Sub-Regional (multi-species) Habitat Conservation Plan recently approved by the U.S. Department of Fish and Game.

Environmental Impacts, Mitigation, and Alternatives

The EIR identifies the following adverse impacts that cannot be mitigated below a level of significance, even with implementation of all feasible mitigation measures: 1) agriculture (loss of prime soils and locally important farmland); 2) traffic (2 intersections exceed LOS D during peak hours); 3) air quality (both short-term and long-term); and 4) aesthetics (views and skyglow). A wide variety of mitigation measures were proposed, and a copy of the Mitigation Monitoring Plan is attached to this document.

The EIR also examined the following alternatives: 1) No Project - No Development; 2) Agriculture - Clustered Development; Reduced Intensity; and Rural Density. The EIR also examined potential alternative sites for the project. The EIR concluded that the proposed alternatives were infeasible either because they did not meet the project objectives to the same degree as the proposed project, did not eliminate significant impacts of the project or created new significant impacts, or would not allow implementation of the proposed Community Facilities District.

Lead Agency City of Temecula	Approval November 26, 2002	Address Where EIR Materials Were Available Temecula City Hall, 43200 Business Park Drive, Temecula, CA 92591	County CLERK Neg Declaration No-Determination Filed per P.R.C. 21152 POSTED
Review Period April 3 to May 17, 2002 (45-Days)	Contact Person Saied Naaseh	Area Code/Telephone (909) 694-6400	

NOV 27 2002

Removed: _____
By: _____ Dept.
County of Riverside, State of California