



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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

July 16, 2020

Ms. Rosemarie M. Anderson
Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Filing of a Notice of Exemption for Planning Application No. PA20-0278, a Development Plan for the Sommers Bend age qualified private recreation center consisting of an approximately 11,160 square foot clubhouse building, pool, spa, pickleball courts, bocce ball, group BBQ, yoga lawn, cabanas, and 45 parking spaces located within Planning Area 23B of the Roripaugh Ranch Specific Plan.

Dear Ms. Anderson:

Enclosed is the Notice of Exemption for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a check in the amount of \$50.00, for the County Administrative fee to enable the City to file the Notice of Exemption required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. 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.

Also, please return a stamped copy of the Notice of Exemption **within five working days** after the 35-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 (2)
Self-addressed stamped envelope

City of Temecula
Community Development
Planning Division

Notice of Exemption

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

Project Title: Sommers Bend Age Qualified Private Recreation Center (PA20-0278)

Description of Project: Development Plan for the Sommers Bend age qualified private recreation center consisting of an approximately 11,160 square foot clubhouse building, pool, spa, pickleball courts, bocce ball, group BBQ, yoga lawn, cabanas, and 45 parking spaces

Project Location: APN 964-640-011

Applicant/Proponent: City of Temecula, County of Riverside

The Planning Commission approved the above described project on July 15, 2020 and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: (check one)

- Ministerial (Section 21080(b)(1); Section 15268);
- Declared Emergency (Section 21080(b)(3); Section 15269(a));
- Emergency Project (Section 21080(b)(4); Section 15269(b)(c));
- Statutory Exemptions (Section Number:)
- Categorical Exemption: (Section Number:)
- Other: Section 15162 Categorical Exemption

Statement of Reasons Supporting the Finding that the Project is Exempt: *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, and has determined that the proposed project is consistent with the EIR and Addenda to the EIRs. 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.*

Contact Person/Title: Scott Cooper, Associate Planner

Phone Number: (951) 506-5137

Signature: 
Luke Watson
Director of Community Development

Date: 7/16/2020