City of Temecula
Community Development
41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

July 16, 2025

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 Nos. PA24-0509, Home Product Review for Planning Area 12 of the Roripaugh Ranch Specific Plan will allow for five (5) unique detached single-family plans with four (4) architectural styles consisting of 104 lots and PA25-0189 a Minor Exception Application to allow for a reduction of the minimum rear yard setback on 5 lots (lots 23, 25, 73, 91, & 95) from 10'-0" down to a minimum of 8'-6" within Planning Area 12, which is an up to 15% reduction allowed by the Minor Exception.

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 Jaime Cardenas at (951) 240-4215.
Sincerely,

Matt Peters
Director of Community Development

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 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.:	1997121030
Project Title:	Sommers Bend Home Product Review PA12 (PA24-0509) and Minor Exception (PA25-0189)
Project Location:	APN 957-820-001 to -073 and 957-830-001 to -033
Project Description:	Home Product Review (Development Plan) for Planning Area 12 of the Roripaugh Ranch Specific Plan to allow for five (5) unique detached single-family plans with four (4) architectural styles consisting of 104 lots; and a Minor Exception for up to a 15% reduction in the rear yard setbacks for 5 lots
Lead Agency:	City of Temecula, County of Riverside
Contact Person:	Jaime Cardenas **Telephone Number:** (951) 240-4215

This is to advise you that the Planning Commission for the City of Temecula has approved the above described project on July 16, 2025 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 SEIR and is a project under a Specific Plan that was analyzed by the SEIR 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 SEIR.
5. A Statement of Overriding Consideration was not adopted for this project, but was adopted for the SEIR.
6. Findings were not made for this project pursuant to the provisions of CEQA, but were made in connection with the SEIR.

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 Date: 7/17/25

Matt Peters, Director of Community Development

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

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimus Impact Finding

Project Proponent: Richmond American Homes of America, Inc.

Project Title: Sommers Bend Home Product Review Planning Area 12 (PA24-0509) and Minor Exception (PA25-0189)

Location: APNs 957-820-001 to -073 and 957-830-001 to -033

Project Description: Home Product Review (Development Plan) for Planning Area 12 of the Roripaugh Ranch Specific Plan to allow for five (5) unique detached single-family plans with four (4) architectural styles consisting of 104 lots; and a Minor Exception for up to a 15% reduction in the rear yard setbacks for 5 lots

Findings of Exemption (attach as necessary):

1. The Project consists of a Home Product Review (Development Plan) for Planning Area 12 of the Roripaugh Ranch Specific Plan to allow for five (5) unique detached single-family plans with four (4) architectural styles consisting of 104 lots; and a Minor Exception for up to a 15% reduction in the rear yard setbacks for five (5) 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 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 single-family homes on 104 lots of Planning Area 12. 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.

Matt Peters

Matt Peters, Director of Community Development

7/17/25

Date