



# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

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

VIA-ELECTRONIC SUBMITTAL

[CEQAProcessing@asrclkrec.com](mailto:CEQAProcessing@asrclkrec.com)

July 17, 2025

Supervising Legal Certification Clerk  
County of Riverside  
Post Office Box 751  
Riverside, CA 92501-0751

**SUBJECT: Filing a Notice of Determination for application No. PA24-0510, Home Product Review (Development Plan) for Planning Area 33A of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 15 lots.**

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) the Applicant will pay for the County Administrative fee to enable the City to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. The payment of the \$50.00 filing fee is 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 email a stamped copy of the Notice of Determination **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Scott Cooper at (951) 506-5137 or at email [scott.cooper@TemeculaCA.gov](mailto:scott.cooper@TemeculaCA.gov).

Sincerely,

Matt Peters

Director of Community Development

Attachments: Notice of Determination Form  
Electronic Payment - Filing Fee Receipt

**City of Temecula**  
**Community Development**  
**Planning Division**

**Notice of Determination**

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**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

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**State Clearinghouse No.:** 1997121030

**Project Title:** Sommers Bend Home Product Review PA33A (PA24-0510)

**Project Location:** Tract 37928

**Project Description:** Home Product Review for Planning Area 33A of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 15 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 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 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 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 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.
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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  
Matt Peters, Director of Community Development

Date: 7/17/25

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