



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

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

October 22, 2020

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. PA20-0568, a Tentative Tract Map (TTM 37926) for the creation of 104 single family lots, 2 open space lots, and a water quality basin on 16.01 acres for Planning Area 12 of Roripaugh Ranch Phase II

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.

Should 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)

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: Roripaugh Ranch TTM 37926 (PA20-0568)

Project Location: Roripaugh Ranch Phase II – APN 964-460-009

Project Description: Tentative Tract Map (TTM 37926) for the creation of 104 single family lots, 2 open space lots, and a water quality basin on 16.01 acres for Planning Area 12 of Roripaugh Ranch Phase II

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 October 21, 2020 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 the five Addendums to the EIR and no further environmental review is required under CEQA Guidelines Section 15162.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Program was not adopted for this project.
5. A Statement of Overriding Consideration was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report (EIR) that was prepared and certified on December 17, 2002 for the Roripaugh Ranch Specific Plan, together with comments and responses, and the five Addendums to the EIR are available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: _____ Date: _____
 Luke Watson, Director of Community Development

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

CERTIFICATE OF FEE EXEMPTION

De Minimus Impact Finding

Project Proponent: Wingsweep Corporation

Project Title: Roripaugh Ranch TTM 37926 (PA20-0568)

Location: Roripaugh Ranch Phase II – APN 964-460-009

Project Description: Tentative Tract Map (TTM 37926) for the creation of 104 single family lots, 2 open space lots, and a water quality basin on 16.01 acres for Planning Area 12 of Roripaugh Ranch Phase II

Findings of Exemption (attach as necessary):

1. The Project consists of a Tentative Tract Map (TTM 37926) for the creation of 104 single family lots, 2 open space lots, and a water quality basin on 16.01 acres for Planning Area 12 of Roripaugh Ranch Phase II
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 Addendum EIRs 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 no further environmental review is required (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 “EIR and Addenda”), and has determined that the proposed project does not require the preparation of a subsequent Environmental Impact Report as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, showing that: (a) the proposed project will have one or more significant effects not discussed in the EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. The application for a tentative tract map to construct 13 residential lots, two non-residential lots (one open space lot and a water quality basin) is consistent with the project that was analyzed by the EIR and the Addenda. The proposed project is required to meet all requirements and mitigation contained in EIR and the Addenda.

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