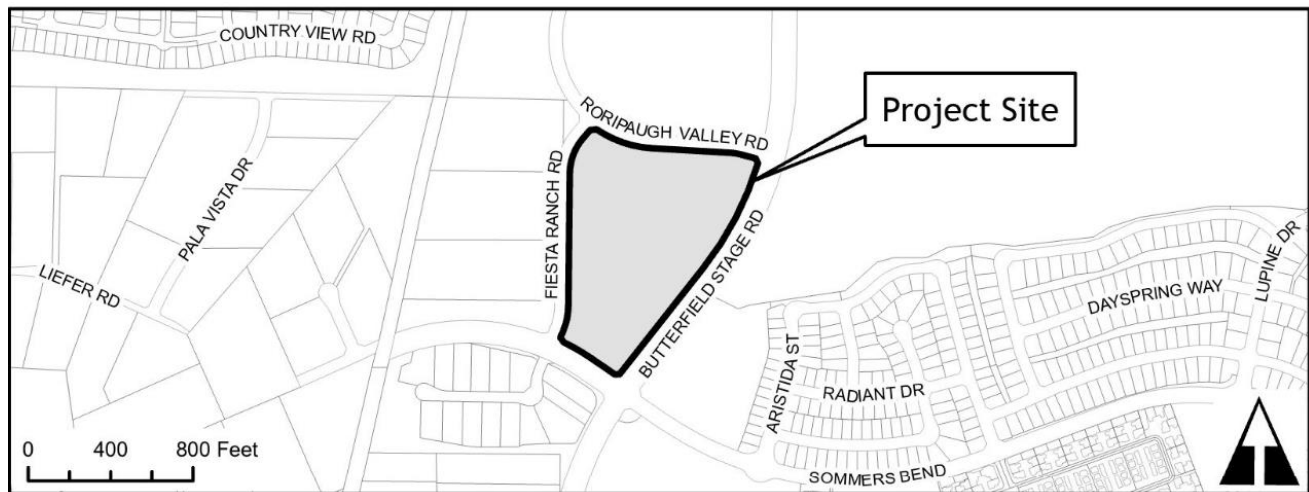


Notice of Public Hearing

THE CITY OF TEMECULA - 41000 Main Street- Temecula, CA 92590 – TemeculaCA.gov

A PUBLIC HEARING has been scheduled before the City of Temecula **PLANNING COMMISSION** to consider the matter described below:

- Case No.:** PA24-0509, PA25-0189 **Applicant:** Richmond American Homes
- Project Location:** Northwest side corner of Nicolas Road and Butterfield Stage Road
- Proposal:** Home Product Review Application 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 Application to allow for a reduction of the minimum rear yard setback on five (5) lots (lots 23, 25, 73, 91, & 95) from 10'-0" down to a minimum of 8'-6" within Planning Area 12.
- Environmental Action:** In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project does not require further environmental review pursuant to CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) as none of the conditions requiring further environmental review under the aforementioned Section exist. The Planning Commission will be asked to consider adopting a Notice of Determination for the proposed project.
- Case Planner:** Jaime Cardenas, (951) 240-4215
- PLACE OF HEARING:** 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers
- DATE OF HEARING:** July 16, 2025 **TIME OF HEARING:** 6:00 PM



The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

Questions? Please call the Community Development Department at (951) 694-6400.