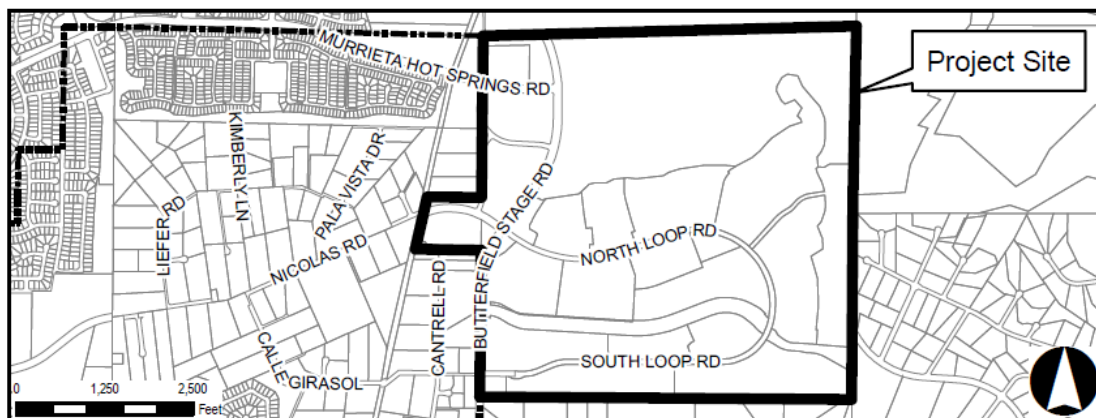


Notice of Public Hearing

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

- Case No:** PA19-0408 **Applicant:** Woodside Homes and Wingsweep Corporation
- Proposal:** A Specific Plan Amendment to the Roripaugh Ranch Specific Plan including an update to the development standards for a rear yard setback reduction from 20 feet to 10 feet for Planning Areas 18C, 20A, and 24; a rear yard setback reduction from 15 feet to 10 feet for Planning Areas 22 and 23A only if the planning areas are developed as age qualified homes; and new language regarding the Municipal Services Community Facilities District. The Specific Plan Amendment will not increase the number of dwelling units previously approved within the Specific Plan area.
- Environmental:** In accordance with the California Environmental Quality Act (CEQA), the environmental impacts of the original project were studied in an EIR that was certified in 2002 (SCH 97121030), and in subsequent addenda prepared in April 2013, March 2016, December 2017, and September 2019, all of which are now final. In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required
- Case Planner:** Scott Cooper, (951) 506-5137
- Place of Hearing:** 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers
- Date of Hearing:** November 20, 2019 **Time of Hearing:** 6:00 p.m.



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.