

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: PA19-0408

Applicant: Woodside Homes and Wingsweep Corporation

Location: Roripaugh Ranch Specific Plan Phase II – generally located on the east and west sides of Butterfield Stage Road, between Murrieta Hot Springs and Calle Chapos

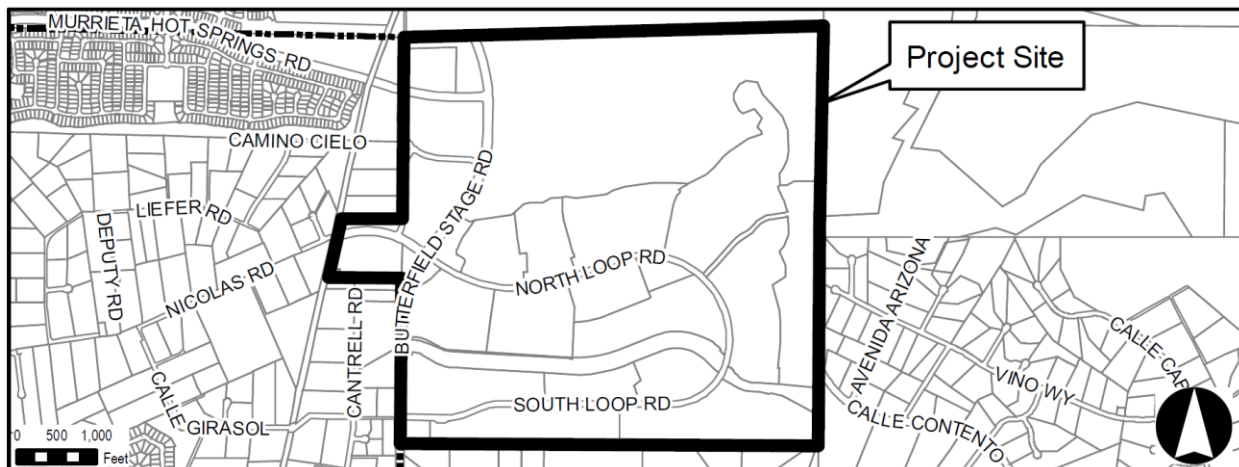
Proposal: A Specific Plan Amendment to the Roripaugh Ranch Specific Plan including an update to the development standards for a rear yard setback reduction from 20 feet to 10 feet for Planning Areas 18C, 20A, and 24; a rear yard setback reduction from 15 feet to 10 feet for Planning Areas 22 and 23A 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 Action: 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.

PLACE OF HEARING: City Council Chambers, 41000 Main Street, Temecula, California

DATE OF HEARING: January 14, 2020

TIME OF HEARING: 7:00 PM



Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the 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 City Council, 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.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Scott Cooper, City of Temecula, Community Development Department, (951) 506-5137.