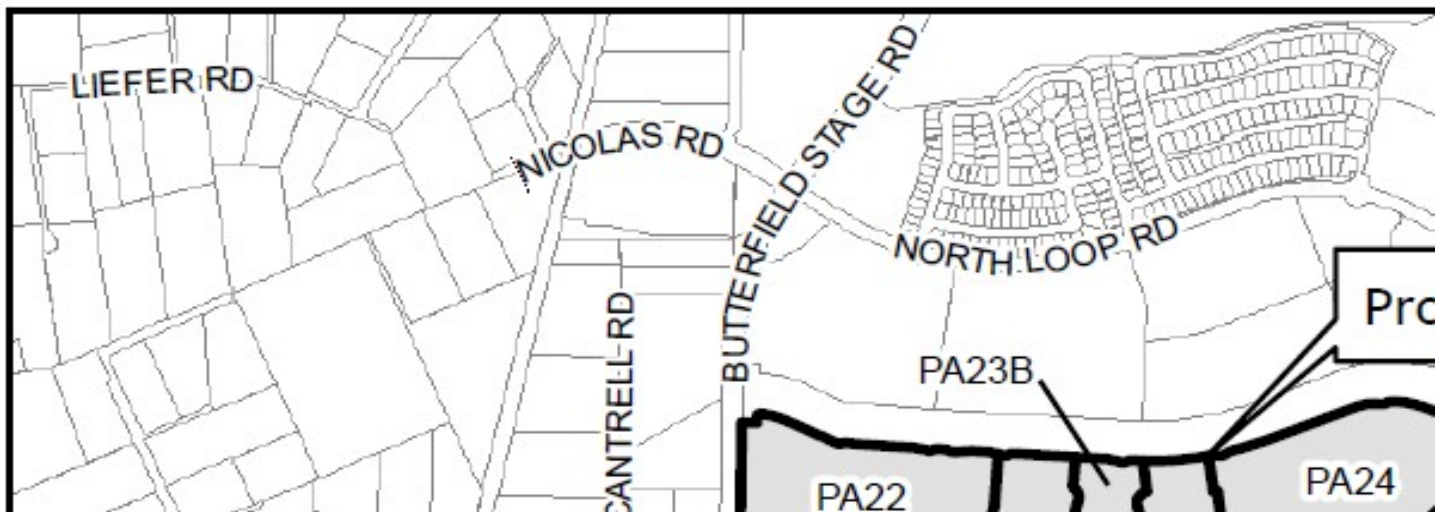




Notice of Public Hearing

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

- CASE NO:** PA20-0278, PA20-0328, PA20-0329, PA20-0330
- APPLICANT:** Taylor Morrison of California
- PROPOSAL:** Development Plan Application (PA20-0278) for the Sommers Bend age qualified private recreation center consisting of an approximately 11,160 square foot clubhouse building, pool, spa, pickleball courts, bocce ball, group BBQ, yoga lawn, and 45 parking spaces located within Planning Area 23B. Home Product Review Applications for Sommers Bend Planning Area 22 (PA20-0328) to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 81 lots; Planning Area 23A (PA20-0329) to allow for eight (8) unique detached single-family plans with three (3) architectural styles consisting of 41 lots; and Planning Area 24 (PA20-0330) to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 70 lots. The project is located within the Roripaugh Ranch Specific Plan.
- ENVIRONMENTAL:** In accordance with the California Environmental Quality Act (CEQA), the proposed project is exempt from further environmental review and a Notice of Exemption will be adopted in compliance with CEQA (Section 15162, Subsequent EIRs and Negative Declarations)
- CASE PLANNER:** Scott Cooper, (951) 506-5137
- DATE OF HEARING:** July 15, 2020 **TIME OF HEARING:** 6:00 p.m.
- PLACE OF HEARING:** This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television and/or online. Details can be found at temeculaca.gov/tv. In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber.



The complete agenda packet (including any supplemental materials) will be available for viewing on the City's website – TemeculaCA.gov after 4:00 p.m. the Friday before the Planning Commission meeting. Due to the

closure of the Library and other City Buildings and Facilities due to the COVID-19 pandemic, the complete agenda is only viewable on the City website at <https://temeculaca.legistar.com/Calendar.aspx>. For more information or have questions regarding this project, please contact Scott Cooper (951) 506-5137.

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.

Submission of Public Comments: For those wishing to make public comments at the July 15, 2020 Planning Commission meeting, please submit your comments by email to be read aloud at the meeting by the Principal Management Analyst. Email comments must be submitted to Lynn Lehner at lynn.lehner@temeculaca.gov. Electronic comments on agenda items for the July 15, 2020 Planning Commission meeting may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Reading of Public Comments: The Principal Management Analyst shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, consistent with the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

Questions? Please call the Case Planner Scott Cooper at (951) 506-5137 or the Community Development Department at (951) 694-6400.