

**PC RESOLUTION NO. 2025-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0509, A HOME PRODUCT REVIEW 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 PA25-0189 A MINOR EXCEPTION FOR UP TO A 15% MINIMUM REAR YARD SETBACK REDUCTION FOR 5 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162**

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On December 30, 2024, Richmond American Homes filed Planning Application No. PA24-0509 a Home Product Review (Development Plan) for the home product review of 104 homes. On April 24, 2025, the applicant filed Planning Application No. PA25-0189, a Minor Exception to allow for a reduction of the minimum rear yard setback on 5 lots (lots 23, 25, 73, 91, 95) from 10'-0" down to a minimum of 8'-6" within Planning Area 12, which is an up to 15% setback reduction. These applications (collectively "Project") were filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. The Planning Commission, at a regular meeting, considered the Project and environmental review on July 16, 2025, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application Nos. PA24-0509 and PA25-0189, subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Home Product Review Application hereby finds, determines and declares that:

Development Plan, Development Code Section 17.05.010.F

A. The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

*The proposed single-family homes are permitted in the land use designation standards contained in the Roripaugh Ranch Specific Plan and the City's Development Code. The project is also consistent with General Plan land use of Specific Plan Implementation. The site is properly planned and zoned and, as conditioned, is physically suitable for the type and density of residential development proposed. The project, as conditioned, is also consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City Wide Design Guidelines, and fire and building codes.*

B. The overall development of the land is designed for the protection of the public health, safety, and general welfare;

*The overall design of the single-family homes, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare. Nothing proposed in the Home Product Review is anticipated to have an adverse impact to the public health, safety and general welfare.*

#### Minor Exception, Development Code Section 17.03.060.D

A. That there are practical difficulties or unnecessary hardships created by strict application of the code due to the physical characteristics of the property.

*The project site is a 16-acre piece of property that has topographical challenges including a positive elevation change of approximately 34 vertical feet from the south to the north. Due to the natural terrain of the land, grading, and walls that result in retaining slopes, maintaining a strict 10'-0" rear yard setback on all lots within the planning area would result in front yard street scenes that do not meet the design variation requirements of the Roripaugh Ranch Specific Plan. The proposal is for up to a 15% reduction in the rear yard setback from 10'-0" to 8'-6" for lot 73 and an up to 6" (minimum 9'-6") setback for lots 23, 25, 91, and 95 within the planning area. The allowance of the reduction of the rear yard setback will allow for the setbacks in the front yard to vary greater in order to meet the specific plan requirement of providing visual interest along the street scene and not have multiple houses in a row located at the same setback..*

B. The Minor Exception does not grant special privileges which are not otherwise available to surrounding properties and will not be detrimental to the public welfare or to the property of other persons located in the vicinity.

*Permitting this Minor Exception will not grant special privileges to the applicant as surrounding properties of similar size and topography are in the vicinity of the project and*

would be eligible for a similar Minor Exception. The result of permitting this Minor Exception will not be detrimental to the public welfare or to the property of other persons as the reduction in the rear yard setback allows the project to meet the design variation requirements of the Specific Plan's visual interest in the street scene. The project has been reviewed and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare.

C. The Minor Exception places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone.

*The project has been conditioned by the Planning, Fire, Building, and Public Works Departments to protect the surrounding properties. The residential land use proposed is permitted per the Roripaugh Ranch Specific Plan.*

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Home Product Review:

*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 EIR Addendums 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 Addendum and is exempt from further environmental review (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, "Addenda"), and has determined that the proposed project is consistent with the EIR and Addenda as the proposed project merely implements the development that was already contemplated and analyzed by the EIR and Addenda. The EIR and Addenda analyzed the impacts of the construction of single-family homes on 104 lots of Planning Area 12. As such, the proposed project does not require the preparation of a subsequent Environmental Impact Report or Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Additionally, the proposed project does not require the preparation of an addendum to the EIR as there are no changes or additions to the proposed project from what was analyzed by the EIR and the Addenda. Therefore, no further environmental review is required as all environmental impacts of the proposed project were analyzed, disclosed, and mitigated as set forth in the EIR and Addenda. Moreover, the mitigation measures imposed as part of the EIR and Addenda remain valid and applicable to the proposed project.*

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA24-0509, Home Product Review 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 PA25-0189 a Minor Exception for up to a 15% reduction in the rear yard setbacks for 5 lots, subject to the Conditions of Approval set forth on Exhibit A, attached hereto, and incorporated herein by this reference.

**PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 16th day of July, 2025.

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Lanae Turley-Trejo, Chair

ATTEST:

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Matt Peters  
Secretary

[SEAL]

STATE OF CALIFORNIA       )  
COUNTY OF RIVERSIDE     )ss  
CITY OF TEMECULA         )

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2025-    was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 16th day of July, 2025, by the following vote:

AYES:           PLANNING COMMISSIONERS:

NOES:           PLANNING COMMISSIONERS:

ABSTAIN        PLANNING COMMISSIONERS:

ABSENT:        PLANNING COMMISSIONERS:

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Matt Peters  
Secretary