

**PC RESOLUTION  
EIR ADDENDUM**

**PC RESOLUTION NO. 19-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF TEMECULA APPROVING ADDENDUM  
NO. 4 TO THE RORIPAUGH RANCH FINAL  
ENVIRONMENTAL IMPACT REPORT (SCH NO.  
97121030)**

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

A. The City Council of the City of Temecula certified the Roripaugh Ranch Specific Plan Final Environmental Impact Report ("FEIR") on December 17, 2002.

B. On February 13, 2019, Trent Heiner filed Planning Application No. PA19-0268, a Development Plan and on May 13, 2019 filed Planning Application No. PA19-0718, a Conditional Use Permit. These applications (collectively "Project") were filed in a manner in accord with the City of Temecula General Plan and Development Code

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

D. The Planning Commission, at a regular meeting, considered Planning Applications PA19-0268, Development Plan, and PA19-0718, Conditional Use Permit, and the associated Environmental Impact Report Addendum No. 4 on November 6, 2019, 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.

E. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application PA19-0268, Development Plan and PA19-0718, Conditional Use Permit, subject to and based upon the findings set forth hereunder.

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

Section 2. Further Findings. The Planning Commission, in approving the Applications hereby finds, determines and declares that:

A. The City has reviewed the potential impacts of the Development Plan and the various potential benefits to the City of the Development Plan and has concluded that the Development Plan is in the best interests of the City.

B. The Development Plan is consistent with the City's General Plan including the goals and objectives thereof and each element thereof.

C. The Conditional Use Permit is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City. The City has reviewed the potential impacts of the Conditional Use Permit and the various

potential benefits to the Conditional Use Permit and has concluded that the Conditional Use Permit is in the best interests of the City.

D. The Conditional Use Permit is consistent with the City's General Plan including the goals and objectives thereof and each element thereof.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan and Conditional Use Permit Applications:

A. There are no substantial changes proposed by the Amendments that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

B. No substantial changes have occurred with respect to the circumstances under which the Amendments are undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

C. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, showing that: (a) the Amendments will have one or more significant effects not discussed in the EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

Section 4. Recommendation. The Planning Commission of the City of Temecula hereby adopts a resolution approving Addendum No. 4 to the Roripaugh Ranch Final Environmental Impact Report (SCH no. 97121030) for a Development Plan and Conditional Use Permit per Exhibit "A" attached hereto.

**PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 6<sup>th</sup> day of November 2019.

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Gary Watts, Chairperson

ATTEST:

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Luke Watson, Secretary

[SEAL]

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

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 19- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6<sup>th</sup> day of November, 2019, by the following vote:

AYES:                   PLANNING COMMISSIONERS:

NOES:                   PLANNING COMMISSIONERS:

ABSENT:                PLANNING COMMISSIONERS:

ABSTAIN:               PLANNING COMMISSIONERS:

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Luke Watson, Secretary