

**EXHIBIT A
EIR ADDENDUM**

**APPENDICES CAN BE FOUND AT:
[HTTPS://TEMECULACA.GOV/CEQA](https://temeculaca.gov/ceqa)**

**ADDENDUM NO. 4 TO THE RORIPAUGH RANCH SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT
CITY OF TEMECULA, CALIFORNIA (SCH# 97121030)**



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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
A. INTRODUCTION AND PURPOSE	1
B. BASIS FOR DECISION TO PREPARE AN ADDENDUM	2
C. ENVIRONMENTAL SETTING AND PROJECT BACKGROUND	4
D. ORIGINAL APPROVED PROJECT	4
E. PREVIOUS OR RELATED ACTIVITY	7
F. ADDENDUM NO. 1	7
G. ADDENDUM NO. 2	8
H. ADDENDUM NO. 3	8
I. PROPOSED ADDENDUM NO. 4	9
J. ENVIRONMENTAL ASSESSMENT	10
K. SUMMARY AND CONCLUSIONS.....	33
L. CEQA FINDINGS	34
M. REFERENCES AND SOURCES	35

TABLES

Table A: Summary of Proposed Reconfiguration to Planning Area 30 (Private Recreation Center)	9
Table B: Trip Generation Rates of Planning Area 30 (Approved RRSP vs Proposed Modified Project)	15
Table C: Trip Generation Comparison of Planning Area 30 (Certified EIR vs Proposed Modified Project)	15
Table D: Short-Term Regional Construction Emissions Comparison of Planning Area 30.....	17
Table E: Construction LST Emissions Comparison of Planning Area 30	18
Table F: Long-Term Regional Operational Emissions Comparison of Planning Area 30	19
Table G: Operational LST Emissions Comparison of Planning Area 30	20
Table H: Greenhouse Gas Construction Emissions Comparison of Planning Area 30.....	23
Table I: Long-Term Regional Operational Emissions Comparison of Planning Area 30	24
Table J: Estimated Annual Energy Use and Utility Demand Comparison of Planning Area 30 ..	32

FIGURES

Figure 1: Regional and Project Location.....	5
Figure 2: Approved Land Use Plan for the Roripaugh Ranch Specific Plan.....	6
Figure 3a: Conceptual Planning Area 30 Site Plan According to the Certified EIR.....	11
Figure 3b: Proposed Planning Area 30 Site Plan	12

APPENDICES

- A. RORIPAUGH RANCH SPECIFIC PLAN
- B. RORIPAUGH RANCH DRAFT EIR
- C. RORIPAUGH RANCH FINAL EIR AND MMRP
- D. RORIPAUGH RANCH EIR ADDENDUM NO. 3
- E. RORIPAUGH RANCH EIR ADDENDUM NO. 2
- F. RORIPAUGH RANCH EIR ADDENDUM NO. 1
- G. WINE COUNTRY EIR AND ORIGINAL RORIPAUGH EIR TRAFFIC STUDY EXCERPTS
- H. ARBOR VISTA TRAFFIC STUDY
- I. RECONFIGURATION OF PLANNING AREA 30 PER ADDENDUM NO. 4 TRIP GENERATION MEMORANDUM
- J. CALIFORNIA EMISSIONS ESTIMATOR MODEL (CALEEMOD) VERSION 2016.3.2
- K. PROPOSED RULES FOR THE BUNGALOWS AT SOMMERS BEND AA PLANNING AREAS
- L. CITY OF TEMECULA SUSTAINABILITY PLAN

EXECUTIVE SUMMARY

In late 2002, the City of Temecula (City) approved a 10-year Development Agreement as part of the Roripaugh Ranch Specific Plan (RRSP). At that time, the City certified a comprehensive Environmental Impact Report, State Clearinghouse No. 97121030 (Certified EIR) to comply with the requirements of the California Environmental Quality Act (CEQA).

In April 2013, the City prepared Addendum No. 1 to the Certified EIR for a 15-year extension to the Development Agreement from 2013 to 2028. That action did not create or result in any new or different environmental impacts identified in the Certified EIR, and was needed to continue implementation of the Specific Plan, Community Facilities District, and planned improvements for the RRSP project. Addendum No. 1 was approved on April 23, 2013 (Resolution No. 13-04). The site was already rough graded, and a number of permanent improvements had been installed, including roads, retaining walls, and a recreation center in the Plateau area (Phase 1). Extension of the Development Agreement allowed for completion of necessary infrastructure improvements associated with the RRSP project.

In March 2016, the City prepared Addendum No. 2, which modified the schedule and building permit "trigger points" for various public improvements related mainly to development in the "pan" portion of the RRSP project. The developer then requested modifications to the infrastructure implementation schedule to be able to install them in a more cost effective and efficient manner based on current market conditions. Addendum No. 2 addressed potential environmental impacts that would result from these requested infrastructure timing changes and was approved on March 22, 2016 (Resolution No. 16-02).

In December 2017, the City prepared Addendum No. 3, which modified the RRSP land use plan via Specific Plan Amendment No. 4 by creating smaller lots adjacent to the Loop Road in the southern portion of the site (i.e., Valley neighborhoods (Phase 2) comprising Roripaugh Ranch Specific Plan Planning Areas 13-33). Specific Plan Amendment No. 4 also allowed for the development of multi- and single-family housing if the Temecula Valley Unified School District decides not to build the planned middle school or elementary school within Planning Areas 28 or 29. A General Plan Amendment was adopted to amend the existing General Plan Land Use designations for Phase 2 of the RRSP to a Specific Plan Implementation (SPI) land use. This allows implementation of the Specific Plan to defer to the provisions and restrictions of the Specific Plan as amended. Addendum No. 3 (Resolution No. 18-06) addressed potential environmental impacts that would result from implementation of Specific Plan Amendment No. 4 (Resolution No. 18-08) and was approved on January 23, 2018.

The proposed Certified EIR Addendum No. 4 analyzes a reconfiguration of the private recreation center identified as Planning Area 30. The Certified EIR analyzed Planning Area 30 as a 4.0-acre private recreation center along North Loop Road adjacent to Planning Area 29 and Planning Area 31. The proposed Addendum No. 4 analyzes Planning Area 30 in the same location with substantially similar uses as approved under the Certified EIR but with the addition of up to six (6) detached bungalows to be administered by the Roripaugh Ranch Homeowner's Association (HOA). Each bungalow will be either 961 square feet or 1,037 square feet in size to be used only as an intermittent rental unit for guests of the residents of Phase 2 of Roripaugh Ranch pursuant to the HOA's Covenants, Conditions, and Restrictions.

The following analysis concludes that the proposed reconfiguration of the private recreation center identified as Planning Area 30 would not increase the severity or extent of any of the identified impacts, would not create any new impacts, nor would it require any new or modified mitigation measures identified in the Certified EIR. With implementation of current development regulations and mitigation measures in the Certified EIR, no revisions to the Certified EIR are necessary, and approval of this Addendum will fully comply with the CEQA requirements for this proposed action.

A. INTRODUCTION AND PURPOSE

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified

RRSP EIR. The EIR, State Clearinghouse No. 97121030, for the RRSP was certified by the City on December 17, 2002 to comply with the requirements of CEQA. As part of that action, the City as the Lead Agency approved a Development Agreement (DA) that stipulated impact fee limits in exchange for the private construction of various public improvements (e.g., fire station, regional roadways, etc.). The first amendment to the RRSP occurred in March 2003, and the DA was authorized for a 10-year period which was set to expire in November 2013. Prior to its expiration, the City Council approved a 15-year extension to assure that the identified improvements were constructed in an efficient and equitable fashion by local developers as development occurred after 2013. That DA extension was addressed in Certified EIR Addendum No. 1. Certified EIR Addendum No. 2 in 2016 addressed slight modifications to the implementation schedule of various infrastructure improvements. Certified EIR Addendum No. 3 in 2017 modified the RRSP land use plan to create smaller lots adjacent to the Loop Road in the southern portion of the site (i.e., Planning Areas 13-33) and allow for the development of multi- and single-family housing if the Temecula Valley Unified School District decides not to build the planned middle school or elementary school in Planning Areas 28 or 29.

The proposed Certified EIR Addendum No. 4 is for the Development Plan and Conditional Use Permit (CUP) for Planning Area 30 within the RRSP. The Addendum analyzes a reconfiguration of the private recreation center identified as Planning Area 30. The Certified EIR analyzed Planning Area 30 as a 4.0-acre private recreation center along North Loop Road adjacent to Planning Area 29 and Planning Area 31. The proposed Addendum No. 4 analyzes Planning Area 30 in the same location with substantially similar uses as approved under the Certified EIR but with the addition of up to six (6) detached rental bungalows. Each bungalow will be either 1,083 square feet or 1,194 square feet in size to be used only as an intermittent rental unit for guests of the residents of Phase 2 of Roripaugh Ranch. The Phase 2 Homeowner's Association (HOA) is responsible for implementing the regulations regarding the operation of the bungalows as rental units.

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164 and addresses the proposed project modifications relative to the approved RRSP. The certified RRSP EIR (and supporting technical studies) are available for review at:

City of Temecula
Planning Department
41000 Main Street
Temecula, California 92590

B. BASIS FOR DECISION TO PREPARE AN ADDENDUM

The California Environmental Quality Act (CEQA) requires that the proposed project be reviewed to determine the environmental effects that would result if the project is approved and implemented. California Public Resources Code Section 21166 and CEQA Guidelines (Title 14 of the California Code of Regulations) Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Pursuant to CEQA Guidelines Section 15162:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- (3) 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 certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) 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 project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

In determining whether an Addendum is the appropriate document to analyze the proposed modifications to Planning Area 30 within the RRSP and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

As demonstrated in the environmental analysis provided below (Environmental Analysis), the Revised Project does not meet the criteria for preparing a subsequent EIR or negative declaration as

established under CEQA Guidelines Section 15162.

C. ENVIRONMENTAL SETTING AND PROJECT BACKGROUND

The Roripaugh Ranch project is located in the eastern portion of the City, just west of the Temecula Wine Country area, off Murrieta Hot Springs Road and Butterfield Stage Road, as shown in Figure 1. For reference, the long narrow portion of the project just south of Murrieta Hot Springs Road and west of Butterfield Stage Road is referred to as the "Plateau" (Phase 1) while the "Valley" portion (Phase 2) covers the southeastern portion of the site, including Planning Area 30. This Roripaugh Ranch had been farmed for many years by the Roripaugh family, and planning for development on approximately 800 acres of this property began around 1995. In 1997, a Notice of Preparation (NOP) was prepared for the Roripaugh Ranch Specific Plan (RRSP), but it was almost six years later (late 2002) before final approval was given for the Specific Plan and its EIR was certified. Subsequent to approval of the RRSP and EIR, the site was rough graded and temporary erosion control/water quality improvements installed, but minimal development occurred on the site due to the economic downturn that started in 2007 until the Plateau portion (Phase 1) was developed between 2014 and 2017. Concrete was poured in Planning Area 30 in 2006 for construction of the recreation clubhouse proposed under the approved project (Figure 3a) and later removed in 2018 in anticipation of the reconfigured site plan (Figure 3b). As of June 2019, the Valley portion (Phase 2) of Roripaugh Ranch, including Planning Area 30, remains rough graded and cleared of all vegetation. With the exception of CalFire Station 95 constructed in 2006 in Planning Area 32, no further development has occurred within the Valley portion (Phase 2) of Roripaugh Ranch, including Planning Area 30.

The RRSP was officially approved on November 26, 2002 but has been amended several times with the latest amended version approved on January 23, 2018 by adoption of City Council Resolution No. 18-08. The DA was first approved on October 21, 2003 and subsequently amended on February 14, 2006, April 23, 2013, and March 22, 2016. In addition, there have been a number of "operating memoranda" for implementation of the DA by several specific builders, the last one being approved on August 12, 2014 (7th Operating Memorandum). Several administrative Specific Plan Amendments were also approved since the RRSP was originally adopted, and the CEQA documents prepared for these amendments were "conformity" findings tiered off the original EIR certification, as outlined in CEQA Guidelines Section 15182, *Projects Pursuant to a Specific Plan*.

D. ORIGINAL APPROVED PROJECT

The approved RRSP, as amended, allows the development of 2,015 residential units on 804.7 acres, including 1,056 low and low medium density single family units, and 959 medium density single family units. The RRSP also allows development of 15.4 acres (110,000 square feet) of commercial uses, a 22-acre elementary school site, a 20-acre middle school site, a 5.1-acre neighborhood park, a 19.7-acre community park with lighted athletic fields, 9.1 acres of private recreational facilities, 202.7 acres of biological habitat (mainly in the Santa Gertrudis Creek area), 56.6 acres of flood control and landscaped slopes, and a 2-acre fire station. At buildout, the project would have a gross density of 2.5 units per total acre and a net density of 4.88 units per residential acre. The approved project includes construction of several infrastructure improvements, including regional and local roads such as Butterfield Stage Road, Murrieta Hot Springs Road, and Nicolas Road, and several major utility lines. The approved land use plan for the RRSP is shown in Figure 2.

The City first circulated a Draft EIR for public review on the RRSP project on June 1, 1999. After various project changes and a series of public comments, a Revised Draft EIR was circulated on June 8, 2001 and a 2nd Revised Draft EIR was circulated on April 1, 2002. The Final EIR for the RRSP project was certified by Resolution 02-112 in December 2002, and the Notice of Determination for the EIR was filed on December 17, 2002. A complete copy of the RRSP is included in Appendix A of this document, the 2nd Revised Draft EIR is included in Appendix B, and the Final EIR, including the Mitigation Monitoring and

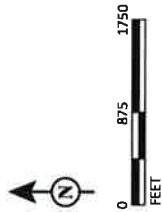


FIGURE 1

LEGEND

- Roripaugh Ranch Specific Plan Boundary
- Planning Area 30

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Addendum No. 4
 Roripaugh Ranch Specific Plan
 Environmental Impact Report
 Regional and Project Location

SOURCE: Google (2018) ; Riverside County (2015)

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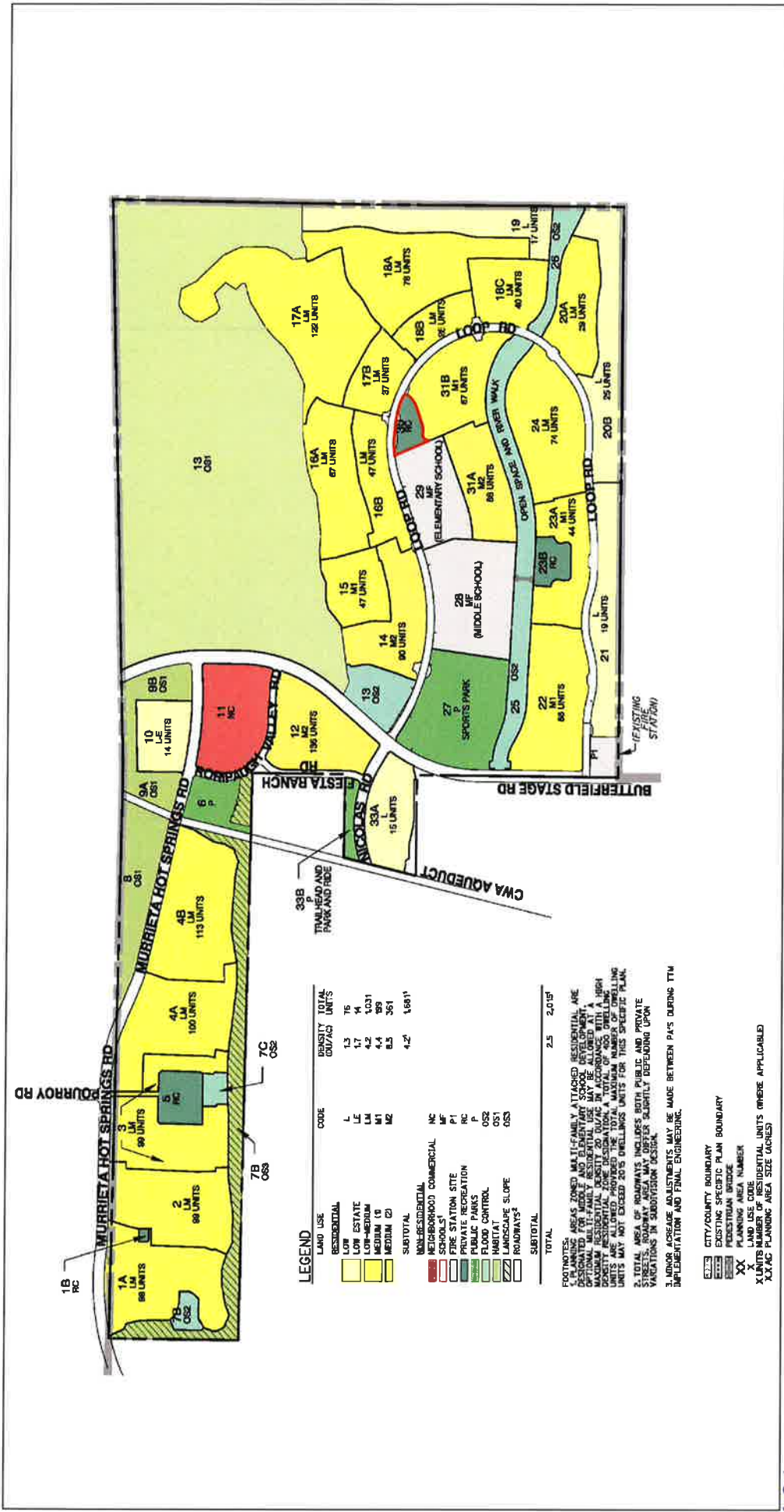


FIGURE 2

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Planning Area 30

Reporting Plan (MMRP), is included in Appendix C of this document. Addendum No. 3 to the Certified EIR is attached as Appendix D. Addendum No. 2 to the EIR is attached as Appendix E. Addendum No. 1 to the EIR is attached as Appendix F.

E. PREVIOUS OR RELATED ACTIVITY

The RRSP was first adopted by the City Council on November 26, 2002 by Resolution No. 02-112 with the zoning portion of the RRSP approved on December 17, 2002 by Ordinance No. 02-113. Land use and other changes to the Specific Plan were adopted on January 11, 2005, as Amendment No. 1. On February 14, 2006, Amendment No. 2 was adopted, which changed the planned land use for Planning Area 33B from low density residential to a park and ride and trail head facility. Amendment No. 3 to the Specific Plan was adopted on March 8, 2016, which incorporated changes made to the Development Agreement and modified the schedule and building permit thresholds for public improvements associated within Phase 2 of the approved project. Amendment No. 4 to the Specific Plan was adopted on January 23, 2018, which reflected changes in densities, lot sizes, specific planning area acreages, home product type, and design guidelines as they pertain to the Valley Neighborhood (i.e., Phase 2) of the approved project.

At the time the project was approved, approximately 201 acres of the site, most of it along Santa Gertrudis Creek, was set aside under the Assessment District 161 Sub-Regional Habitat Conservation Plan which was later absorbed into a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area for the same purpose. Subsequent to adoption of the RRSP and certification of the EIR, the site was rough graded and erosion control/water quality management improvements were installed on the site except in the habitat conservation area to be preserved along Santa Gertrudis Creek. In addition, roads and a private recreation center were built in the "Plateau" portion of the site (Planning Areas 1 through 9A) just south of Murrieta Hot Springs Road.

In 2007, development activity began to slow throughout the nation and California, including Temecula and western Riverside County. Development under the RRSP has occurred only within the "Plateau" portion of the site (Planning Areas 1 through 9A), as well as the fire station in the Valley portion of the site (Planning Area 32).

As of March 2014, the Riverside County Board of Supervisors approved the Temecula Valley Wine Country Community Plan for the unincorporated land east of the Roripaugh Ranch property. Its EIR (SCH# 2009121076 certified December 5, 2011) included a cumulative traffic study that took into account more current data on other cumulative development in the eastern Temecula area (including delayed development of the Roripaugh Ranch project).

The DA was amended on April 23, 2013 by Ordinance No. 13-04 to extend its term for 15 years. The DA extension was needed to assist the project developers to continue installing the various improvements outlined in the DA, including grading, parks, trails, recreation buildings, walls, infrastructure, etc. (see below).

F. ADDENDUM NO. 1

The City and the developers involved in various portions of the RRSP project (e.g., Van Daele, Standard Pacific, KB Homes) had mutually agreed to extend the DA for the project for another 15 years to assure completion of the various improvements specified in the DA, in exchange for impact fee amounts to remain as indicated in the approved DA. The DA was scheduled to expire in November 2013, and the amended DA would run from November 2013 through November 2028. No physical aspects of the RRSP project were proposed to change as a result of that action. Addendum No. 1 determined the proposed changes would not increase or change the extent of any environmental impacts or mitigation measures identified in the Certified EIR. New development under the RRSP would still have to comply with all existing laws and regulatory programs in place at the time development occurs, other than certain specific fee items exempted by the DA, such as the MSHCP for Western Riverside County. Addendum No. 1 (Appendix F) was approved on April 23, 2013 (Resolution No. 13-04), was not challenged, and is final.

G. ADDENDUM NO. 2

The Certified EIR Addendum No. 2 (Appendix E) modified slightly the implementation schedule of various required infrastructure improvements to better match the expected phasing of development based on current market conditions. Under Addendum No. 2, recreational-type amenities of appropriate use may be added to the private recreation center at Planning Area 30 with approval of the Community Development Director. The applicant is required to perform a recreational use analysis, design development, and submit to the Community Development Director for approval prior to the 1st building permit in Roripaugh Ranch Phase 2. Furthermore, the Community Development Director shall approve the schedule for completion of construction of the Private Recreation Center prior to the issuance of the 300th building permit. Addendum No. 2 was approved on March 8, 2016 (Resolution No. 16), was not challenged, and is final.

H. ADDENDUM NO. 3

The Certified EIR Addendum No. 3 (Appendix D) analyzed environmental impacts from the implementation of the RRSP Amendment No. 4, which proposed revisions to Phase 2 of the RRSP. Phase 2 includes all of the Valley Neighborhood Planning Areas (13-33B) and Planning Areas 10, 11, and 12 of the Plateau Neighborhood. The changes decreased the number of very small residential lots, generally increasing the lot sizes throughout the RRSP, and provided a greater variety and mix of lot sizes. A Loop Road Treatment (i.e., roundabout) would be provided on Loop Road along the Planning Area 30 frontage. These improvements to the RRSP would be accomplished without significantly changing the nature of the boundary conditions. Large lots of one-half acre minimum would be maintained along the east perimeter, and large lots of 20,000 square feet would be maintained along the south perimeter. In both cases, the current lot depths for the perimeter lots would be maintained so the future homes would be built no closer to the adjacent, off-site properties than previously approved. In addition, the General Plan Amendment included amending the existing General Plan Land Use designations for Phase 2 of the RRSP to a Specific Plan Implementation (SPI) land use. The SPI land use will allow the implementation of the Specific Plan in accordance with the provisions and restrictions of the Specific Plan as amended. Note that the full text of the adopted RRSP Amendment No. 4 (EIR Addendum No. 3) is included in Appendix A.

Loop Road was slightly realigned, and would be dedicated a public roadway in its entirety. The gated entries along Loop Road are removed, and three roundabouts are planned at key locations, including along the northern frontage of Planning Area 30) to facilitate traffic movement and safety. Loop Road provides for 6'-wide sidewalks on both sides and a 10'-wide decomposed granite trail along on the entire length, within a 77-foot wide public right-of-way. Interior local streets would be revised to comply with updated fire safety requirements and would be allowed as either public or private roads, at the developer's option. Private streets would be provided in Planning Areas 31A and 31B. No street improvements covered by a Community Facilities District will be affected by these potential changes.

The major elements of the Roripaugh Ranch Design Guidelines are maintained for the Valley Neighborhood Planning Areas and Planning Areas 10, 11, and 12 within the Plateau Neighborhood. The fourteen different approved architectural styles are maintained for single-family development and new design guidelines including, architectural styles, for the potential multi-family development in Planning Areas 28 and 29 were added. The new multi-family architectural styles are the same as those approved for the single-family development, but will be adapted for multi-family development, incorporating the primary style elements of each architectural style. Minor changes and updates were proposed throughout the Guidelines to bring landscaping and other standards into conformance with current City standards, or to reflect the changes in proposed streets and other facilities. The Director of Community Development would continue to have review and approval authority over the architectural product to ensure conformance with the Specific Plan development guidelines.

The Landscape Master Plan and Guidelines would be updated to conform to the City's Water Efficient Landscape Ordinance and the City Development Codes for residential, commercial, and open space and recreational areas. Landscape concepts and plant palettes for parkways, medians and other public areas are proposed to maintain consistency with the architectural guidelines, adjacent roadways, and the Wine Country community to the east. In addition, RRSP Amendment No. 4 (Addendum No. 3) provides a second

private recreation center located in a new Planning Area 23B, in addition to the currently approved private recreation center on Planning Area 30. This would help reduce potential impacts on existing and future planned recreational facilities both within and outside of the RRSP.

RRSP Amendment No. 4 accommodates new provisions for stormwater quality and treatment in compliance with the current and upcoming regional and municipality requirements. All Planning Areas are redesigned to provide each with access to water quality basin(s) for the treatment of stormwater runoff, improving stormwater quality within the Project and to downstream properties. RRSP Amendment No. 4 also documents design changes in the construction of Long Valley Wash as a regional flood control channel. Rather than being concrete lined over its entirety, the channel will be mostly vegetated, with stabilization structures interspersed along the wash. This improves the visual appeal, reduces the amount of maintenance required, and accentuates Long Valley Wash as a central public amenity for the community.

I. PROPOSED ADDENDUM NO. 4

Addendum No. 4 analyzes a reconfiguration of the RRSP private recreation center identified as Planning Area 30 (proposed modified project). In 2002, the Certified EIR analyzed Planning Area 30 as a 4.0-acre private recreation center along North Loop Road adjacent to Planning Area 29 and Planning Area 31 (Figure 3a). The proposed Addendum No. 4 analyzes Planning Area 30 as a 3.9-acre site in the same location with substantially similar uses as approved under the Certified EIR (refer to Table A) but with the addition of up to six (6) detached bungalows (Figure 3b).¹ Each bungalow will be either 961 square feet or 1,037 square feet in size to be used only as an intermittent rental unit for guests of the residents of Phase 2 of Roripaugh Ranch. The Homeowner's Association (HOA) will administer the rental bungalows and impose restrictions on frequency of use based on community demand.

Table A: Summary of Proposed Reconfiguration to Planning Area 30 (Private Recreation Center)

Approved 2003 RRSP ¹ (per the Certified EIR)	Proposed Modified Project (Addendum No. 4)
4 acres	3.9 acres
8,000 sq ft clubhouse w/ kitchen, restroom, showers, etc.	<ul style="list-style-type: none"> 5,616 sq ft clubhouse w/ kitchen, restroom, showers, etc. 3,364 sq ft multi-purpose barn with outdoor kitchen area
<ul style="list-style-type: none"> 5,000 sq ft pool 2,000 sq ft pool Wading pool 5 spas Cabanas & pool equipment room 	<ul style="list-style-type: none"> 1,900 sq ft pool 2,739 sq ft pool 1,500 sq ft wading pool 1 Spa Cabanas 7,563 sq ft pool house building
2 lighted tennis courts	Event lawn
Fire pit	2 fire pits
Tot lot	Tot lot
Play ground	Play ground
Wood shade arbor with 4 picnic tables	Picnic table seating
Walkways and lighting	Walkways and lighting
60-car parking	70-car parking
Drop-off areas	Drop-off areas
Landscaping	Landscaping
--	Up to six (6) one-story, one-bedroom bungalows (hotel use); either 961 sq ft or 1,037 sq ft

RRSP = Roripaugh Ranch Specific Plan

Note: The square footage is approximate, as the site plan for Planning Area 30 is conceptual for both the approved 2003 RRSP (per the Certified EIR) and the proposed modified project (per Addendum No. 4).

¹ Roripaugh Ranch Specific Plan, Volume 1 of 2. Prepared for City of Temecula by The Keith Companies. Page 3-87. March 2003.

¹ Figure 3b depicts three (3) bungalows in-between an open game lawn to the east and a game court to the west. However, this analysis assumes up to six (6) bungalows will be constructed on-site to provide the developer the option to add up to three (3) additional bungalows as community demand warrants. The site plan is conceptual, and the exact locations of the proposed facilities will be determined at the final map stage and be subject to review and approval by the Planning Commission to ensure conformance with the Specific Plan development guidelines.

Due to the proposed intermittent uses of the bungalows and for purposes of the environmental analysis, they are identified as a hotel use rather than a residential use within the private recreation Planning Area 30. The bungalows are subject to a conditional use permit (CUP) and land use compatibility determination by the Director of Community Development. Accordingly, the overall number of residential dwelling units approved for the RRSP (2,015) does not change.

Although Planning Area 30 was subject to incremental changes in configuration through subsequent amendments to the RRSP, this analysis compares the proposed configuration of Planning Area 30 (Figure 3b) to the configuration analyzed under the Certified EIR (Figure 3a) since Addenda Nos. 1 through 3 for subsequent amendments to the RRSP concluded the Certified EIR adequately covers the amendments and no changes to Planning Area 30 would occur under those amendments.

The proposed rental bungalows and ancillary recreational features will be incorporated into the southern portion of Planning Area 30 abutting the proposed residential uses in Planning Area 31B adjacent to the south of the site, thus creating a seamless and logical transition between the recreational uses on Planning Area 30 and residential uses on Planning Area 31B. Access into Planning Area 30 will be established at the eastern frontage of the site off of a reconfigured Local Entry Street (Street YY) leading into Planning Area 31B from North Loop Road (Figure 3b). The latest iteration of the approved project (Specific Plan Amendment No. 4), which was conceptual in nature, included a cul-de-sac spur road off Street YY along the southern frontage of Planning Area 30 and had two driveways entering the site. However, the proposed reconfigured plan under Addendum No. 4 will replace the cul-de-sac spur road with up to six rental bungalows and ancillary recreational features that will be incorporated into Planning Area 30 and about the proposed residential uses in Planning Area 31B adjacent to the south of the site. A secondary access road for emergency response vehicles will be established along North Loop Road approximately 250 feet west of the North Loop Road/Street L intersection. The North Loop Road/Street L intersection will be constructed as a roundabout, which was approved under Addendum No. 3, instead of a three-way intersection along the northern frontage of the site. In accordance with the circulation standards of the RRSP, as amended, all access points shall be designed and located to provide adequate and safe access through adjacent planning areas to the satisfaction of the Director of Public Works.

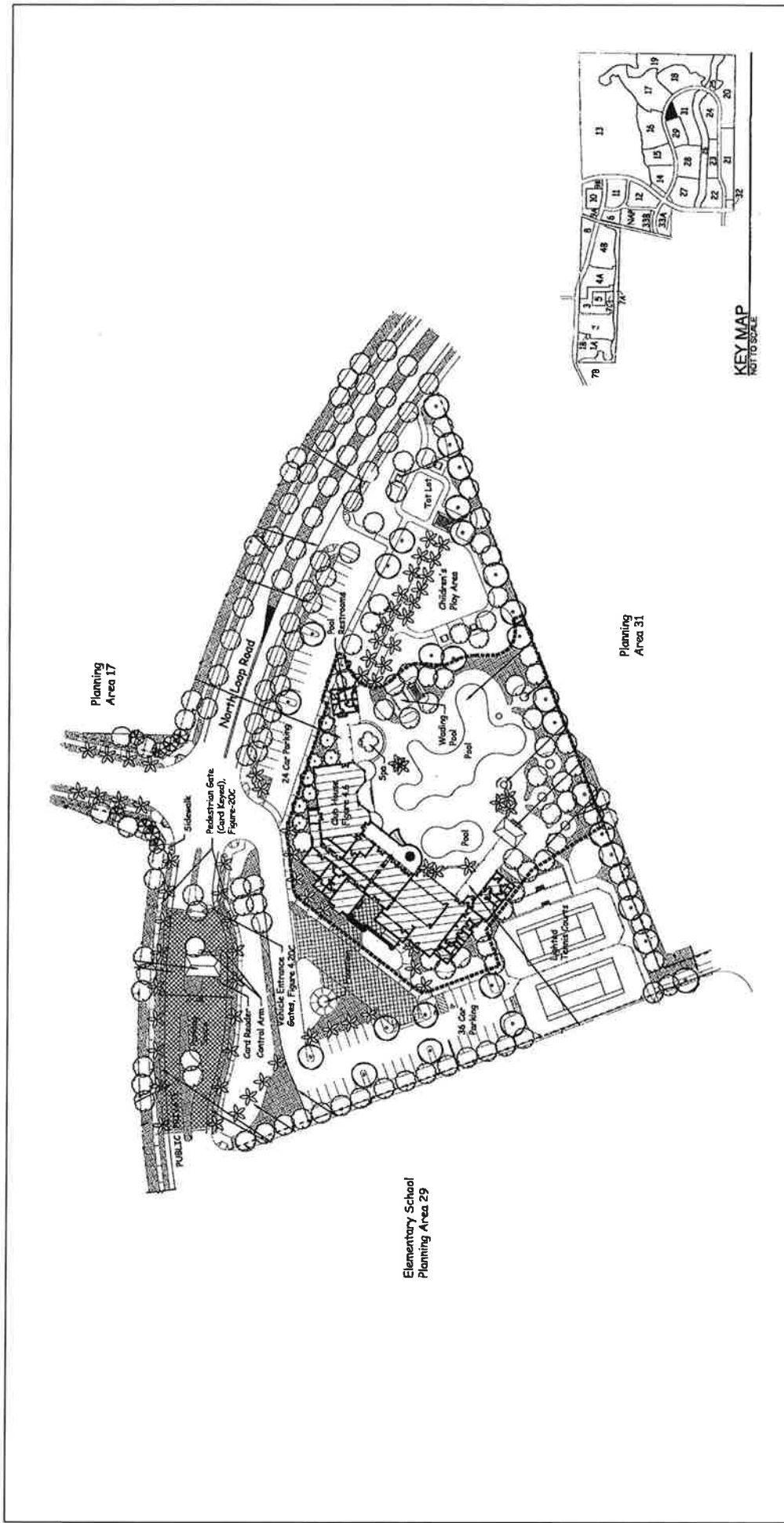
J. ENVIRONMENTAL ASSESSMENT

The Certified EIR identified the following significant and unavoidable environmental impacts as a result of development of the approved project (Certified EIR Sections 5.0 and 6.2):

- 1) Agriculture – loss of prime soils and locally important farmland (project and cumulative);
- 2) Traffic – two local intersections² exceed Level of Service D during peak hours (project and cumulative);
- 3) Air Quality – both short-term and long-term criteria air pollutants (project and cumulative);
- 4) Noise – contributions to cumulative noise levels on area roadways (cumulative); and
- 5) Aesthetics – loss of views and new skyglow conditions (project impacts).

In addition, the Certified EIR examined a number of alternatives, as required under CEQA, including: (1) No Project – No Development; (2) Continued Agriculture – Clustered Development; (3) Reduced Density Development; and (4) Rural Density Development (Certified EIR Section 7.0).

² Ynez Road at Winchester Road and Ynez Road at Rancho California Road



LSA

FIGURE 3a



NOT TO SCALE

Figure 4-5 Mega Center Plan, Roripaugh Ranch Specific Plan Volume 2 of 2, City of Tamarac, Riverside County, California
 I:\TMU1901\G\Approved_Plan_04\2019

Appendix No. 4
 Roripaugh Ranch Specific Plan
 Environmental Impact Report
 Conceptual Planning Area 30 Site Plan
 According to the Certified EIR



FIGURE 3b

The City has conducted a brief but thorough assessment of the CEQA the environmental factors as presented in the Certified EIR. The primary consideration in this assessment is that the proposed reconfiguration of Planning Area 30 will occur in the same location with substantially similar uses as approved under the Certified EIR. The proposed six (6) detached bungalows will be constructed within a Planning Area 30 that is of substantially similar size (3.9 acres instead of 4 acres) in lieu of other amenities on-site, and they will be utilized recreationally as intermittent rental units for guests of the residents of Phase 2 of Roripaugh Ranch. Accordingly, the proposed action does not increase the overall unit count of the approved project and does not result in any physical changes to the environment that were not already anticipated or analyzed in the Certified EIR.

Recent economic conditions have also resulted in a delay in developing the proposed land uses within the RRSP, so the residential development, and its related infrastructure improvements outlined in the RRSP, have not yet been built. This assessment complies with the intent and requirements of CEQA [Section 15164(a)] for the preparation of EIR Addendum No. 4 to address the proposed reconfiguration of Planning Area 30 subject to a CUP and land use compatibility determination by the Director of Community Development without a nexus to amend further the RRSP.

SIGNIFICANT IMPACTS FOUND IN CERTIFIED EIR IN COMPARISON TO THE PROPOSED MODIFIED PROJECT

Agriculture. The site has already been rough graded and is no longer used for agriculture. Whenever development of the site occurs, prime and locally important agricultural soils will be covered over so the impacts are equivalent to those identified in the Certified EIR, which were determined to be significant both at a project level and on a cumulative basis (Certified EIR pages ES-4 and 3-22). No mitigation was determined to be feasible, and these conditions still apply in the project area. Therefore, the proposed reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and impacts to agricultural resources are equivalent to the impacts identified in the Certified EIR and the three previously approved EIR Addenda. No additional mitigation is required.

Traffic. The Certified EIR determined the project-level and cumulative impacts from traffic to be significant and unavoidable (Certified EIR pages ES-6 and 3-97). Based on the proposed reconfiguration of Planning Area 30 and the fact the total number of residential units in the RRSP is not changing (2,015), occupancy of the project under Addendum No. 4 would still require completion of the various roadway and intersection improvements identified in the original RRSP traffic study (refer to Appendix B). It should be noted the original traffic study for the RRSP analyzed Planning Area 30 as a 4-acre recreation center/park and anticipated 2,058 dwelling units for the overall RRSP.³ Accordingly, implementation of the proposed modified project under Addendum No. 4 does not represent a substantial change from the impacts, conclusions, or mitigation identified in the Certified EIR. This conclusion is supported by two more recent comprehensive traffic impact studies prepared for the Wine Country Community Plan (WCCP) prepared by Fehr and Peers for Riverside County in 2011 (Appendix G) and the Arbor Vista Cluster Residential (AVCR) project prepared by Linscott Law & Greenspan for the City of Temecula in 2014 (Appendix H).

The WCCP traffic study was prepared ten years after the original RRSP study (November 2011 versus 2001) using more current General Plan buildout estimates, and that study indicates that cumulative traffic volumes on area roadways would be increased from those identified in the cumulative analysis in the original RRSP traffic study (see Table B in Appendix D). However, the Certified EIR already concluded project and cumulative traffic impacts from the RRSP project were significant, and the project will still be required to mitigate its project-specific impacts and its fair share of cumulative traffic impacts as development occurs.

On March 11, 2014, the Riverside County Board of Supervisors approved the WCCP for the unincorporated land east of the Roripaugh Ranch property. The EIR for the WCCP (SCH# 2009121076) included a

³ Table 4-1 (Project Land Use by Zone), *Roripaugh Ranch Revised Traffic Impact Analysis, Temecula, California*. Prepared by Urban Crossroads, Inc. Original Submittal May 25, 1999, Revised May 18, 2001 and again on November 26, 2001. Appendix E of the *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

cumulative traffic study with its EIR that took into account the delayed development within the RRSP project (Appendix G). The WCCP traffic study included the RRSP in its cumulative projects list for estimating future traffic impacts. The City determined in 2016 that RRSP EIR Addendum No. 2, both in terms of the extensions of deadlines and the re-ordering of improvements, would not alter the WCCP traffic study conclusions (Appendix E). Planned improvements would still be implemented with development as it occurs in the future, which would not create any new or significantly different impacts than those identified in the Certified EIR. According to the WCCP traffic study, future development within the RRSP also was consistent with the traffic projections and roadway network outlined in Riverside County's Transportation Uniform Mitigation Fee (TUMF) program and as evaluated in the WCCP traffic study (see Appendix G).

In 2014, the AVCR project was approved by the City just south of Nicolas Road and southwest of the Valley portion of the RRSP project (i.e., Planning Commission approved the AVCR project on May 21, 2014, and the City Council approved it on August 12, 2014). The AVCR project included 83 single-family residential units on 73 acres. Potential traffic impacts identified in the AVCR project traffic study under cumulative and horizon year (2035) conditions are summarized in Tables C through F of Appendix D. The results of this more recent traffic study are consistent with those of the original RRSP traffic study in that the same intersections and roadways were determined to have significant traffic impacts in the future, even with planned improvements. At the time of approval of the RRSP, the Temecula City Council adopted a Statement of Overriding Considerations for these project-related traffic impacts.

Under RRSP EIR Addendum No. 3, proposed land use changes for Planning Areas 28 and 29 from Elementary and Middle School uses to Low Medium Residential uses were determined to reduce vehicle trip generation during peak hours (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM) by approximately 25 percent and overall by approximately 6 percent (see Table G in Appendix D). Although most of the traffic reduction would be experienced on local streets (i.e., streets closest to the schools and within the Valley portion of the RRSP), there would also be incremental reductions in external trips coming from areas adjacent to but outside of the RRSP project, depending on the ultimate attendance boundaries of the two schools.

The City Council previously determined that the extended DA and revised improvement schedule approved under EIR Addenda No. 1 and No. 2 would still allow for the efficient implementation of the various road and intersection improvements identified in the EIR and DA through 2028. Additionally, the City Council determined the land use changes approved under EIR Addendum No. 3 would generate long-term traffic volumes, both internal and external to the project, equivalent to or less than those identified in the original traffic study upon buildout of the RRSP. Ultimately, all of the roadway and intersection improvements identified in the Certified EIR will be implemented in conjunction with future development under the RRSP. Therefore, all of the improvements outlined in the Certified EIR would be implemented as documented in the Certified EIR Addenda Nos. 1 through No. 3.

The proposed modified project under RRSP EIR Addendum No. 4 would reconfigure Planning Area 30 and add up to six (6) rental bungalows on-site. Table B below identifies the trip generation rates used to calculate how many trips Planning Area 30 would generate under the approved RRSP versus the proposed modified project, and Table C details the calculated vehicle trip generation for Planning Area 30 under the approved RRSP compared to the proposed modified project.⁴

⁴ The site plans for Planning Area 30 are conceptual under both the approved 2003 RRSP (per the Certified EIR) and the proposed modified project (per Addendum No. 4). The exact locations of the facilities will be determined at the final map stage and be subject to review and approval by the City Community Development Director to ensure conformance with the Specific Plan development guidelines.

Table B: Trip Generation Rates of Planning Area 30 (Approved RRSP vs Proposed Modified Project)

Land Use	AM Peak Hour			PM Peak Hour			Daily Total
	In	Out	Total	In	Out	Total	
Trip Generation Rates							
PA 30 per Certified EIR (trips per acre) ¹	1	1	2	4	4	8	25
PA 30 per proposed modified project							
• Recreation Center/Park (trips per acre) ²	1	1	2	4	4	8	25
• Rental Bungalows (trips per unit) ³	0.28	0.19	0.47	0.31	0.29	0.60	8.36

Source: *Trip Generation Memorandum*. LSA Associates, Inc. (Appendix I)

PA 30 = Planning Area 30

Note: The site plan for PA 30 is conceptual for both the approved RRSP (per the Certified EIR) and the proposed modified project (per Addendum No. 4).

¹ Table 4-2 (Trip Generation Rates), *Roripaugh Ranch Revised Traffic Impact Analysis, Temecula, California*. Prepared by Urban Crossroads, Inc. Original Submittal May 25, 1999, Revised May 18, 2001 and again on November 26, 2001. Appendix E of the *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

² Rates for the proposed recreation center/park are based on Table 4-2 (Trip Generation Rates), *Roripaugh Ranch Revised Traffic Impact Analysis, Temecula, California*. Prepared by Urban Crossroads, Inc. Original Submittal May 25, 1999, Revised May 18, 2001 and again on November 26, 2001. Appendix E of the *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

³ Rates for the proposed bungalows are based on Land Use 310 - "Hotel" from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition.

Table C: Trip Generation Comparison of Planning Area 30 (Certified EIR vs Proposed Modified Project)

Land Use	AM Peak Hour			PM Peak Hour			Daily Total
	In	Out	Total	In	Out	Total	
Trips from Planning Area 30 per Certified EIR¹							
Recreation Center / Park (4 acres)	4	4	8	16	16	32	100
Trips from Planning Area 30 per proposed modified project (3.9 acres)							
• Recreation Center / Park (3.7 acres)	4	4	8	15	15	30	94
• Bungalows (up to 6 units on 0.2 acre)	2	1	3	2	2	4	50
Total Trips for Planning Area 30	6	5	11	17	17	34	144
Difference in Trip Generation							
Reconfigured Planning Area 30	+2	+1	+3	+1	+1	+2	+44

¹ Table 4-3 (Project Trip Generation), *Roripaugh Ranch Revised Traffic Impact Analysis, Temecula, California*. Prepared by Urban Crossroads, Inc. Original Submittal May 25, 1999, Revised May 18, 2001 and again on November 26, 2001. Appendix E of the *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

As indicated in Table C, the proposed reconfiguration of Planning Area 30 is conservatively estimated to generate three (3) additional vehicle trips during the AM peak hour and two (2) additional trips in the PM peak hour for a total of forty four (44) additional vehicle trips within a 24-hour period. The addition of three (3) vehicle trips during the AM peak hour and two (2) vehicle trips in the PM peak hour is a negligible contribution to the RRSP circulation system. It should be noted that the six proposed rental bungalows would replace other recreational amenities/acreage within Planning Area 30 (Figure 3b). Therefore, the trip generation for the proposed reconfiguration of Planning Area 30 assumes 3.7 acres of recreational uses, and up to six one-bedroom bungalows on the remaining 0.2 acre. However, due to rounding up of numbers, the trip generation calculation for the AM Peak Hour adds in the anticipated vehicle trips from use of the rental bungalows to the number of trips that would be generated from 4 acres of recreational uses (rather than 3.7 acres) and therefore overestimates the trip generation of the proposed reconfiguration of Planning Area 30.

Based on the trip generation detailed in Table C, Planning Area 30 under the approved project is expected to generate approximately 231,764 annual vehicle miles traveled (VMT), while Planning Area 30 under the proposed modified project is expected to generate approximately 313,339 annual VMT (Appendix J).

Use of the bungalows within the private recreation Planning Area 30 is expected to be intermittent. Therefore, they are identified as a hotel use, so the overall number of residential dwelling units approved for the RRSP (2,015) does not change. Furthermore, traffic impacts identified in the Certified EIR are overestimated because the original traffic study for the RRSP assumed 2,058 dwelling units for the overall RRSP,⁵ which is approved for 2,015 dwelling units. Therefore, the addition of three vehicle trips during the AM peak hour and two (2) vehicle trips during the PM peak hour through implementation of the proposed modified project under Addendum No. 4 does not represent a substantial change from the impacts, conclusions, or mitigation identified in the Certified EIR. The proposed reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and impacts to the circulation system are equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Air Quality. The Certified EIR concluded that project-level and cumulative air quality impacts would be significant and unavoidable (Certified EIR pages ES-6 and 3-115). As indicated in Table 3.6-3 of the Certified EIR, construction emissions would exceed South Coast Air Quality Management District (SCAQMD) thresholds for nitrogen oxides (NO_x) by approximately 207 pounds per day. Furthermore, Table 3.6-4 of the Certified EIR indicates operational emissions would exceed the SCAQMD thresholds for carbon dioxide (CO) by 933 pounds per day, for reactive organic compounds (ROG)/volatile organic compounds (VOC) by 147 pounds per day, for NO_x by 445 pounds per day, and for particulate matter less than 10 microns in size (PM₁₀) by 32 pounds per day.

The recommended methodology for quantifying air pollutant emissions from residential projects has changed since the air quality analysis for the approved project in the Certified EIR was prepared. The Certified EIR utilized the URban EMissions (URBEMIS) model recommended by the SCAQMD at that time. Since publication and certification of the Certified EIR in 2002, however, the SCAQMD has recommended using California Emissions Estimator Model (CalEEMod) to quantify air pollutant emissions for assessing potential air quality impacts in environmental documents prepared in SCAQMD's jurisdiction.

It should be noted the SCAQMD has modified the methods for calculating PM₁₀ fugitive dust from grading and site preparation in the CalEEMod model. The resultant construction PM₁₀ and PM_{2.5} emissions would be lower in the CalEEMod model than what is typically generated in the previous URBEMIS model used in the Certified EIR. Also, the mobile source emission factors currently used in the CalEEMod model include the Pavley standards and Low Carbon Fuel standards into the mobile source emission factors. The resultant operational criteria pollutant emissions are estimated to be lower when measured using the CalEEMod model compared to the previous URBEMIS model used in the Certified EIR.

Except for rough grading the site, most impacts to air quality from short-term construction and long-term operation of the project have not yet occurred. Approval of Certified EIR Addenda No. 1 and No. 2 extended the DA and extended the beginning and or timing of ultimate impacts of air emissions from project construction and occupancy into the future. Under these Addenda, all of the planned improvements would occur beyond 2014, which means actual emissions would likely be equivalent to or lower than estimated in the Certified EIR due to improved fleet emission controls and stricter fuel standards. Additionally, the land use changes approved under Certified EIR Addendum No. 3 would not change the overall number of units within the RRSP project. Thus the total estimated vehicular trips and the estimated air pollutant emissions would not increase (i.e., refer to Table G of Appendix D for trip generation comparison of schools versus residential uses).

The criteria pollutant emissions assessment in the Certified EIR assumed 1998 fleet mix and emission characteristics for construction equipment, while current fleets must comply with the latest emission controls

⁵ Table 4-1 (Project Land Use by Zone), *Roripaugh Ranch Revised Traffic Impact Analysis, Temecula, California*. Prepared by Urban Crossroads, Inc. Original Submittal May 25, 1999, Revised May 18, 2001 and again on November 26, 2001. Appendix E of the *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

and standards (currently 2014 or newer)⁶ at the time of project implementation. Likewise, development of the proposed modified project under Addendum No. 4 would be subject to fleet emission controls and generally stricter fuel standards in effect at the time of development of Planning Area 30. Compliance with SCAQMD Rules 403 and 431.2, Title 13-Section 2449 of the California Code of Regulations (CCR), and California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program regulations include implementation of Best Available Control Measures for equipment emissions and materials recycling.

Best Available Control Measures include, but are not limited to, requirements that the project proponent water the active construction site multiple times each day to suppress fugitive dust and utilize only low-sulfur fuel having a sulfur content of 15 parts per million by weight or less; ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to five minutes or less; register and label vehicles in accordance with the CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor is required to recycle/reuse at least 50 percent of the construction material (including, but not limited to, proposed aggregate base, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) and use "Green Building Materials," such as those materials that are rapidly renewable or resource efficient and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project in accordance with CalRecycle regulations.

Adherence to these regulations, including the implementation of Best Available Control Measures, is a standard requirement for any construction or ground disturbance activity occurring within the City. Table D compares regional construction emissions from development of Planning Area 30 under the approved project versus the proposed modified project using the California Emissions Estimator Model (CalEEMod), version 2016.3.2.

Table D: Short-Term Regional Construction Emissions Comparison of Planning Area 30

Planning Area 30 per Approved Specific Plan								
Construction Phase	Total Regional Pollutant Emissions, lbs/day							
	ROG	NO _x	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
Site Preparation	4	46	23	<1	7	2	4	2
Grading	3	28	17	<1	3	1	1	1
Building Construction	3	25	21	<1	<1	1	<1	1
Paving	1	12	13	<1	<1	<1	<1	<1
Architectural Coating	3	2	2	<1	<1	<1	<1	<1
Peak Daily Emissions	4	46	23	<1	9		6	
SCAQMD Thresholds	75	100	550	150	150		55	
Emissions Exceed Threshold?	No	No	No	No	No		No	
Planning Area 30 per Proposed Modified Project								
Construction Phase	Total Regional Pollutant Emissions, lbs/day							
	ROG	NO _x	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
Site Preparation	4	46	23	<1	7	2	4	2
Grading	3	28	17	<1	3	1	1	1
Building Construction	3	25	21	<1	<1	1	<1	1

⁶ Regulations for Emissions from Heavy Equipment with Compression-Ignition (Diesel) Engines. United States Environmental Protection Agency. <https://www.epa.gov/regulations-emissions-vehicles-and-engines/regulations-emissions-heavy-equipment-compression>. (Accessed May 30, 2019).

Table D: Short-Term Regional Construction Emissions Comparison of Planning Area 30

Paving	1	12	13	<1	<1	<1	<1	<1
Architectural Coating	10	2	2	<1	<1	<1	<1	<1
Peak Daily Emissions	10	46	23	<1	9	6		
SCAQMD Thresholds	75	100	550	150	150	55		
Emissions Exceed Threshold?	No	No	No	No	No	No		

Source: California Emissions Estimator Model, v.2016.3.2. Compiled by LSA Associates, Inc., July 2019 (Appendix J).

PM₁₀ and PM_{2.5} fugitive emissions are from the Mitigated results - the only "mitigation" applied in this modeling are required dust control measures per SCAQMD Rule 403.

CO = carbon monoxide

lbs/day = pounds per day

NOx = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

ROG = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SOx = sulfur oxides

As indicated in Table D, the proposed modified project would generate a negligible increase in ROG (from 4 pounds per day to 10 pounds per day) during construction when compared to the approved project, but emissions of this criteria pollutant would remain below SCAQMD thresholds while all other pollutant emissions would remain unchanged. It is important to note the emissions estimates in Table D are based on the CalEEMod model, version 2016.3.2, which incorporates the latest regulatory restrictions on construction equipment and materials. Since the proposed modified project would construct substantially similar uses within Planning Area 30 without increasing the size of the project footprint, it is expected to generate emissions equivalent to or lower than those estimated in the Certified EIR due to improved fleet emission controls and stricter fuel standards.

Table E compares localized construction emissions from development of Planning Area 30 under the approved project versus the proposed modified project using CalEEMod, version 2016.3.2.

Table E: Construction LST Emissions Comparison of Planning Area 30

Planning Area 30 per Approved Specific Plan				
On-Site Emissions Sources	On-site Emissions (lbs/day)			
	NOx	CO	PM ₁₀	PM _{2.5}
Construction Equipment	46	22	9.4	6.1
LST Thresholds	1,028	27,975	200	100
Emissions Exceed Threshold?	No	No	No	No
Planning Area 30 per Proposed Modified Project				
On-Site Emissions Sources	On-site Emissions (lbs/day)			
	NOx	CO	PM ₁₀	PM _{2.5}
Construction Equipment	46	22	9.4	6.1
LST Thresholds	1,028	27,975	200	100
Emissions Exceed Threshold?	No	No	No	No

Source: California Emissions Estimator Model, v.2016.3.2. Compiled by LSA Associates, Inc., July 2019 (Appendix J).

Source Receptor Area: Temecula Valley, 4 acres, 500 meter distance

CO = carbon monoxide

lbs/day = pounds per day

LST = Localized Significance Threshold

NOx = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

As indicated in Table E, localized construction emissions from development of Planning Area 30 under the approved project versus the proposed modified are essentially the same primarily because the size of Planning

Area 30 remains substantially similar under each project scenario (4 acres for the approved project and 3.9 acres for the proposed modified project).⁷

All new development would be required to implement current (i.e., stricter) air quality regulations, including compliance with current provisions of Title 24 of the California Code of Regulations (California Building Code), which would help reduce both project and cumulative air pollutant emissions from consumption of energy and water and generation of solid waste. Table F compares operational emissions of Planning Area 30 under the approved project versus the proposed modified project using the CalEEMod, version 2016.3.2.

Table F: Long-Term Regional Operational Emissions Comparison of Planning Area 30

Planning Area 30 per Approved Specific Plan						
Category	Pollutant Emissions, lbs/day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	<1	<1	<1	0	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	<1	1	3	<1	<1	<1
No Off-road or Stationary Sources	0	0	0	0	0	0
Total Project Emissions	<1	1	3	<1	<1	<1
SCAQMD Thresholds	55	55	550	150	150	55
Emissions Exceed Threshold?	No	No	No	No	No	No
Planning Area 30 per Proposed Modified Project						
Category	Pollutant Emissions, lbs/day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	<1	<1	<1	0	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	<1	1	4	<1	<1	<1
No Off-road or Stationary Sources	0	0	0	0	0	0
Total Project Emissions	<1	1	4	<1	<1	<1
SCAQMD Thresholds	55	55	550	150	150	55
Emissions Exceed Threshold?	No	No	No	No	No	No

Source: California Emissions Estimator Model, v.2016.3.2. Compiled by LSA Associates, Inc., June 2019 (Appendix J).

Note: Numbers are rounded to the nearest whole number.

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

ROG = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

The proposed intermittent uses of the bungalows within the private recreation Planning Area 30 are considered recreational, so the overall number of residential dwelling units approved for the RRSP (2,015) does not change. The Certified EIR concludes the greatest project-related operational air emissions are generated by anticipated vehicle trips,⁸ and the original traffic study for the RRSP assumed 2,058 dwelling units for the overall RRSP.⁹ Therefore, the addition of three (3) vehicle trips during the AM peak hour and two (2)

⁷ Localized construction emissions were calculated based on the nearest sensitive receptors being the existing residential uses on Riverside County land approximately 500 meters to the east. The 500-meter receptor distance is appropriate because the most intensive period of construction is typically grading activities, which have been occurring on-site while no other residential units of the RRSP have been constructed or occupied.

⁸ Page 18, *Air Quality Impact Analysis, Roripaugh Ranch, Temecula, California*. Prepared by Giroux & Associates. July 27, 2001. Appendix F of the *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

⁹ Table 4-1 (Project Land Use by Zone), *Roripaugh Ranch Revised Traffic Impact Analysis, Temecula, California*. Prepared by Urban Crossroads, Inc. Original Submittal May 25, 1999, Revised May 18, 2001 and again on November 26, 2001. Appendix E

vehicle trips during the PM peak hour for a total of forty four (44) vehicle trips within a 24-hour period, as indicated in Table C, through implementation of the proposed modified project is not expected to represent a substantial increase in air pollutant emissions from those identified in the Certified EIR. As indicated in Table F, the proposed modified project is anticipated to generate relatively equal amounts of emissions of criteria pollutants, all of which would remain below SCAQMD thresholds during operation, when compared to the approved project. Although operation of the proposed modified project would generate incrementally more emissions of criteria pollutants when compared to the approved project as a result of the proposed rental bungalows, the difference is so negligible (refer to Appendix J for the CalEEMod runs) that rounding to whole numbers renders the emissions quantities unchanged in Table F. It is important to note the emissions estimates in Table F are based on the CalEEMod model, version 2016.3.2, which incorporates the latest provisions of Title 24 of the California Code of Regulations (California Building Code) for energy efficiency and resource conservation during occupancy of buildings.

Table G compares localized operational emissions from development of Planning Area 30 under the approved project versus the proposed modified project using CalEEMod, version 2016.3.2.

Table G: Operational LST Emissions Comparison of Planning Area 30

Planning Area 30 per Approved Specific Plan				
On-Site Emissions Sources	On-site Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
On-site Emissions	<1	<1	<1	<1
LST Thresholds	325	1,677	3.3	1.7
Emissions Exceed Threshold?	No	No	No	No
Planning Area 30 per Proposed Modified Project				
On-Site Emissions Sources	On-site Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
On-site Emissions	<1	<1	<1	<1
LST Thresholds	325	1,677	3.3	1.7
Emissions Exceed Threshold?	No	No	No	No

Source: California Emissions Estimator Model, v.2016.3.2. Compiled by LSA Associates, Inc., July 2019 (Appendix J).

Source Receptor Area: Temecula Valley, 4 acres, 25 meter distance, on-site traffic conservatively estimated to be 5 percent of total vehicle trip distance

CO = carbon monoxide

lbs/day = pounds per day

LST = Localized Significance Threshold

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

As indicated in Table G, localized operational emissions from development of Planning Area 30 under the approved project versus the proposed modified are essentially the same. Although operation of the proposed modified project would generate incrementally more localized emissions when compared to the approved project as a result of the proposed rental bungalows, the difference is so negligible (refer to Appendix J for the CalEEMod runs) that rounding to whole numbers renders the emissions quantities unchanged in Table G.¹⁰

The cumulative list of future development outlined in the Certified EIR was considerably larger (i.e., more development) than that used in the more recent WCCP traffic study. Development has incrementally occurred in the region since certification of the RRSP EIR, so it is reasonable to conclude future development under

of the 2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

¹⁰ Localized operational emissions were calculated based on the nearest sensitive receptors being residential uses within Planning Area 31 adjacent to the south of Planning Area 30. The 25-meter receptor distance is appropriate because SCAQMD guidance indicates when sensitive receptors are potentially closer than 25 meters, the 25-meter distance metric shall be used to calculate localized emissions.

current conditions would be equal or less than that evaluated in the Certified EIR for cumulative impacts. Based on the analysis above and emission estimates in Tables C through F, emissions of criteria pollutants from construction and operation of the proposed modified project would not alter the significance conclusions or mitigation of the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Noise. The Certified EIR concluded that the approved project would contribute to cumulative noise impacts (Certified EIR pages ES-8 and 3-165), the majority of which would be due to mobile sources (i.e., vehicles) on area roadways. Long-term noise impacts have not yet occurred, but they are expected to be substantially similar to those impacts identified in the Certified EIR once the project is built out. Approval of the Certified EIR Addendum No. 1 extended implementation of the DA, which would extend the onset and ultimate effect of anticipated noise impacts to 2028. All of the improvements outlined in the original traffic study would still be implemented under EIR Addendum No. 2, except that the timing of their construction was modified to better track actual development of the project under current market conditions. Approval of the Certified EIR Addendum No. 3 allows various minor land use changes, primarily in the sizes of certain lots, but the overall number of residential units in the RRSP would not change (i.e., 2,015 units for the entire project, of which 1,506 units are within the Valley portion of the project).

The proposed reconfiguration of Planning Area 30 will include uses substantially similar to those identified in the Certified EIR. Intermittent use (i.e., rental) of the bungalows within the private recreation Planning Area 30 is considered recreational, so the overall number of residential dwelling units approved for the RRSP (2,015) does not change. The significance conclusion for noise impacts is based on a RRSP buildout of 2,058 dwelling units,¹¹ and the original traffic study for the RRSP assumed 2,058 dwelling units.¹² Therefore, the addition of three (3) vehicle trips during the AM peak hour and two (2) vehicle trips during the PM peak hour for a total of forty four (44) vehicle trips within a 24-hour period, as indicated in Table C, through implementation of the proposed modified project is not expected to represent a substantial increase in noise from levels generated by traffic identified in the Certified EIR. Furthermore, the WCCP and AVCR traffic studies discussed previously indicate that area traffic would be similar to that originally projected under the Certified EIR (see Appendices G and H), so traffic-related noise also would be equal to or less than that which was identified in the Certified EIR.

The HOA will administer the rental bungalows and impose restrictions on noise, such as restricting indoor and outdoor amplified music to maintain ambient community noise levels. Additionally, the HOA will maintain the right to terminate any function occurring within the bungalows due to excessive noise, abuse of the facility, or failure to adhere to the Bungalow Rules (Appendix K). These HOA conditions are integrated into the modified project design to ensure noise generated from the proposed modified project would not represent a substantial increase of noise levels identified in the Certified EIR. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and noise generated from construction and operation of the proposed modified project would be equal to or less than the noise estimated in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Aesthetics. The Certified EIR concluded that project-level impacts such as changes to views of scenic vistas and additional skyglow as development occurs would be significant and unavoidable (Certified EIR pages ES-11 and 3-219). Most of the RRSP site is not visible to the public from existing roadways or from existing residential neighborhoods in the surrounding area, except for along Calle Contento to the east and Nicolas Road to the southwest. Development in the Plateau portion of the site (Planning Areas 1 through 9A) including homes already built along the southern boundary of the Plateau that would be visible from Nicolas Road, has already altered views of the ridgeline from Nicolas Road.

¹¹ Page 3-162, *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

¹² Table 4-1 (Project Land Use by Zone), *Roripaugh Ranch Revised Traffic Impact Analysis, Temecula, California*. Prepared by Urban Crossroads, Inc. Original Submittal May 25, 1999, Revised May 18, 2001 and again on November 26, 2001. Appendix E of the *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

The reconfiguration of Planning Area 30 under Addendum No. 4 is proposed in the same location with substantially similar uses as approved under the Certified EIR (refer to Table A and Figures 1 and 2) but with the addition of up to six (6) detached single-story bungalows (Figure 3b).¹³ Because Planning Area 30 would remain generally in the center of the Valley portion of the RRSP, the proposed reconfiguration of on-site amenities is internal to the RRSP property. Short- and long-term views from surrounding land uses would not differ from those identified and analyzed in the Certified EIR. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and aesthetic impacts from the proposed modified project would be no more severe than the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

LESS THAN SIGNIFICANT IMPACTS FOUND IN THE CERTIFIED EIR IN COMPARISON TO THE PROPOSED MODIFIED PROJECT

Noise. The Certified EIR concluded that project-level impacts would be less than significant with mitigation (Certified EIR pages ES-8 and 3-165). Direct noise impacts both from construction and occupancy of the project have not yet occurred, but they are expected to be substantially similar to those impacts identified in the Certified EIR once the project is built out. The proposed reconfiguration of Planning Area 30 will include uses substantially similar to those identified in the Certified EIR. As stated previously, the addition of three (3) vehicle trips during the AM peak hour and two (2) vehicle trips during the PM peak hour for a total of forty four (44) vehicle trips within a 24-hour period, as indicated in Table C, through implementation of the proposed modified project, is not expected to represent a substantial increase in noise from levels generated by traffic identified in the Certified EIR. Furthermore, the WCCP and AVCR traffic studies discussed previously indicate that area traffic would be similar to that originally projected under the Certified EIR (see Appendices G and H), so traffic-related noise also would be equal to or less than that which was identified in the Certified EIR.

The HOA will administer the rental bungalows and impose restrictions on noise, such as restricting indoor and outdoor amplified music to maintain ambient community noise levels. Additionally, the HOA will maintain the right to terminate any function occurring within the bungalows due to excessive noise, abuse of the facility, or failure to comply with the Bungalow Rules (Appendix K). These HOA conditions are integrated into the modified project design to ensure noise generated from the proposed modified project would not represent a substantial increase of noise levels identified in the Certified EIR. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and noise generated from construction and operation of the proposed modified project would be equal to or less than the noise estimated in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Greenhouse Gas Emissions. When the Certified EIR was prepared and approved, an analysis of impacts related to greenhouse gases (GHG) and global climate change was not required for CEQA compliance. The City Council determined that changes to the DA under EIR Addendum No. 1 and infrastructure implementation schedule under EIR Addendum No. 2 would occur in compliance with Title 24 (CBC) to minimize potential greenhouse gas emissions. Later implementation of new development under the RRSP would place that development under the more strict building code standards of Title 24. Additionally, the City Council determined land use changes under EIR Addendum No. 3 would be consistent with the City's Sustainability Plan and would not result in a significant impact to the environment from emissions of GHGs. Therefore, no mitigation measures were required or proposed as part of EIR Addenda Nos. 1 -3.

The City adopted a Sustainability Plan on June 22, 2010 to address and minimize GHG emissions from activities within the City, including new development (Appendix L). Strategies incorporated into the Sustainability Plan include measures to conserve water and energy, encourage green buildings, expand

¹³ Figure 3b depicts three (3) bungalows in-between an open game lawn to the east and a game court to the west. However, this analysis assumes up to six (6) bungalows will be constructed on-site to provide the developer the option to add up to three (3) additional bungalows as community demand warrants. The site plan is conceptual, and the exact locations of the proposed facilities will be determined at the final map stage and be subject to review and approval by the City Community Development Director to ensure conformance with the Specific Plan development guidelines.

alternative transportation opportunities, increase open space, and reduce waste in order to improve air quality and reduce emissions of GHGs.

In accordance with the City's Sustainability Plan, new development within the City, including the proposed modified project, will be required to comply with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program regulations, which include implementation of Best Available Control Measures (as described above in the analysis of Air Quality) for equipment emissions and materials recycling during construction. Adherence to these regulations is a standard requirement for any construction or ground disturbance activity occurring within the City. Table H compares construction GHG emissions from development of Planning Area 30 under the approved project versus the proposed modified project using CalEEMod, version 2016.3.2.

Table H: Greenhouse Gas Construction Emissions Comparison of Planning Area 30

Planning Area 30 per Approved Specific Plan				
Construction Phase	Total Regional Pollutant Emissions, mt/yr			
	CO₂	CH₄	N₂O	CO₂e
Site Preparation - 2019	9	<1	0	9
Grading - 2019	11	<1	0	11
Building Construction - 2019	101	<1	0	101
Building Construction - 2020	332	<1	0	333
Paving - 2020	17	<1	0	17
Architectural Coating - 2020	4	<1	0	4
Total Construction Emissions (mt)	473	<1	0	475
Total Construction Emissions amortized over 30 years (mt)	16	<1	0	16
Planning Area 30 per Proposed Modified Project				
Construction Phase	Total Regional Pollutant Emissions, mt/yr			
	CO₂	CH₄	N₂O	CO₂e
Site Preparation - 2019	9	<1	0	9
Grading - 2019	11	<1	0	11
Building Construction - 2019	100	<1	0	100
Building Construction - 2020	329	<1	0	330
Paving - 2020	17	<1	0	17
Architectural Coating - 2020	4	<1	0	4
Total Construction Emissions (mt)	469	<1	0	471
Total Construction Emissions amortized over 30 years (mt)	16	<1	0	16

Source: California Emissions Estimator Model, v.2016.3.2. Compiled by LSA Associates, Inc., July 2019 (Appendix J).
CH₄ = methane
CO₂ = carbon dioxide
CO₂e = carbon dioxide equivalent
mt = metric tons
mt/yr = metric tons per year
N₂O = nitrous oxide

As indicated in Table H, the difference in GHG emissions between the proposed modified project and the approved project would be negligible, especially when amortizing these emissions over the course of the anticipated life of the project (i.e., 30 years). It is important to note the emissions estimates in Table H are based on the CalEEMod model, version 2016.3.2, which incorporates the latest regulatory restrictions on construction equipment and materials. Since the proposed modified project would construct substantially similar uses within Planning Area 30 without increasing the size of the project footprint, it is expected to generate emissions equivalent to or lower than those estimated in the Certified EIR due to improved fleet emission controls and stricter fuel standards.

The proposed modified project must implement the latest provisions of Title 24 (CBC), which is updated every three years. The current 2016 CBC went into effect in January 2017, and compliance with Title 24 is mandatory at the time new building permits are issued by local governments. If building permit applications for the proposed modified project are not submitted to the City until 2020, the 2019 CBC will become the applicable standard, which builds upon the 2016 CBC for new construction of residential and nonresidential buildings. Table I compares operational emissions of Planning Area 30 under the approved project versus the proposed modified project using the CalEEMod, version 2016.3.2, with implementation of the provisions outlined in the 2016 CBC.

Table I: Long-Term Regional Operational Emissions Comparison of Planning Area 30

Planning Area 30 per Approved Specific Plan						
Category	Pollutant Emissions, MT/year					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction emissions amortized over 30 years	0	16	16	<1	0	16
Operational emissions						
Area Sources	0	<1	<1	<1	0	<1
Energy Sources	0	42	42	<1	<1	43
Mobile Sources	0	101	101	<1	0	101
Waste Sources	17	0	17	1	0	43
Water Sources	<1	19	19	<1	<1	20
Total Project Emissions	17	178	195	1	0	223
SCAQMD Threshold						3,000
Emissions Exceed Threshold?						No
Planning Area 30 per Proposed Modified Project						
Category	Pollutant Emissions, MT/year					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction emissions amortized over 30 years	0	16	16	<1	0	16
Operational emissions						
Area Sources	0	<1	<1	<1	0	<1
Energy Sources	0	126	126	<1	<1	126
Mobile Sources	0	144	144	<1	0	144
Waste Sources	20	0	20	1	0	49
Water Sources	<1	19	19	<1	<1	20
Total Project Emissions	20	304	324	1	0	356
SCAQMD Threshold						3,000
Emissions Exceed Threshold?						No

Source: California Emissions Estimator Model, v.2016.3.2. Compiled by LSA Associates, Inc., July 2019 (Appendix J).

Bio-CO₂ = biologically generated CO₂

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

MT/year = metric tons per year

N₂O = nitrous oxide

NBio-CO₂ = non-biologically generated CO₂

Climate change impacts are cumulative in nature, so no typical single project can result in emission of such a magnitude that it, in and of itself, would be significant on a project basis. As indicated in Table I, the proposed modified project is anticipated to generate slightly greater amounts of GHG emissions when compared to the approved project. For reference, the SCAQMD recommends the Tier 3 (Option 2) interim threshold of 3,000 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year (yr) for all non-industrial uses. Although operation of the proposed modified project would generate incrementally more GHG emissions (i.e., 133 MT

CO₂e/yr) when compared to the approved project as a result of the proposed rental bungalows, it is important to note the emissions estimates incorporate the latest provisions of Title 24 of the California Code of Regulations (California Building Code) for energy efficiency and resource conservation during occupancy of buildings.

The California Building Standards Commission adopted Part 11 of the Title 24 Building Energy Efficiency Standards (CALGreen) as part of the State's efforts to reduce GHG emissions and energy consumption from residential and nonresidential buildings. CALGreen code covers the following five categories: (1) planning and design, (2) energy efficiency, (3) water efficiency and conservation, (4) material conservation and resource efficiency, and (5) indoor environmental quality. The project is required to comply with applicable CALGreen Code requirements and Title 24 efficiency standards in effect at the time building applications are submitted to the City as a matter of regulatory policy. Compliance with these regulations, which have become progressively stricter since the year of RRSP EIR certification (i.e., 2002), would support the strategies incorporated into the City's Sustainability Plan to improve air quality and reduce emissions of GHGs. Accordingly, new construction within the RRSP, including the proposed reconfiguration of Planning Area 30 outlined in EIR Addendum No. 4, would generate impacts of less severity than would have otherwise been identified in the Certified EIR and previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Water Resources. The Certified EIR concluded that project-level and cumulative impacts would be less than significant with mitigation (Certified EIR pages ES-5 and 3-54). The site has already been rough graded, and the approved extension of the DA under EIR Addendum No. 1 allowed for effective implementation of planned improvements to the Roripaugh Ranch property, including drainage improvements along Long Valley Wash and other permanent erosion control and water quality maintenance features throughout the remainder of the site. Implementation of the approved EIR Addendum No. 2 will still tie planned improvements to new development, so the conclusions of the Certified EIR remain unchanged relative to drainage and water quality for EIR Addenda No. 1 and No. 2. Implementation of the approved EIR Addendum No. 3 would maintain larger lots along the perimeter of the RRSP while decreasing the lot sizes of the planning areas adjacent to the Loop Road. No changes to the various water quality basins in these areas or to Santa Gertrudis Creek or Long Valley Wash would occur, so the conclusions of the Certified EIR remain unchanged relative to drainage and water quality for EIR Addendum No. 3.

The reconfiguration of Planning Area 30 under proposed EIR Addendum No. 4 would occur in the same location with substantially similar uses as approved under the Certified EIR. The proposed six (6) detached bungalows will be constructed within a Planning Area 30 that is of substantially similar size (3.9 acres instead of 4 acres) in lieu of other amenities on-site, and the proposed modified project would still be designed and constructed in accordance with the National Pollutant Discharge Elimination System (NPDES) and City's Municipal Separate Storm Sewer System (MS4) permit. Additionally, construction of the proposed modified project would be subject to a Water Quality Management Plan to address potential water contaminants, siltation, erosion, flooding, and hydromodification, as detailed in the Certified EIR. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and drainage and water quality impacts generated from construction and operation of the proposed modified project would be equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Biological Resources. The Certified EIR concluded that project-level and cumulative impacts would be less than significant with mitigation (Certified EIR pages ES-7 and 3-140). The reconfiguration of Planning Area 30 under proposed EIR Addendum No. 4 would occur in the same location with substantially similar uses as approved under the Certified EIR. The proposed modified project will be constructed within substantially the same amount of acreage (3.9 acres instead of 4 acres) of Planning Area 30. Therefore, impacts to biological resources from implementation of Addendum No. 4 would be essentially the same as identified in the Certified EIR, and future development in Planning Area 30 would be required to implement applicable mitigation, including compliance with the MSHCP, payment of impact fees, and preservation of the Santa Gertrudis Creek area, as outlined in the RRSP.

The roadway/intersection improvements and overall improvements to Santa Gertrudis Creek would still occur prior to completion of the RRSP project as outlined in the Certified EIR and as approved under EIR Addenda No. 1 through No. 3. Additionally, Planning Area 30 has been heavily disturbed since certification of the RRSP EIR. For example, the site has already been rough graded, and concrete was poured in 2006 for construction of the recreation clubhouse proposed under the approved project (Figure 3a) and later removed in 2018 in anticipation of the reconfigured site plan (Figure 3b). Therefore, mitigation detailed in the Certified EIR and applicable to Planning Area 30 has already commenced, and implementation of the proposed modified project would not result in any new or substantially increased impacts to biological resources, including along Santa Gertrudis Creek and Long Valley Wash. This also applies to any improvements that were originally going to be constructed by developers but which the City has chosen to construct instead, because the potential environmental impacts of the improvements themselves were already evaluated in the Certified EIR (i.e., as approved under Addendum No. 2). Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and impacts to biological resources generated from construction and operation of the proposed modified project would be equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Scientific (Cultural) Resources. The Certified EIR concluded that project-level and cumulative impacts on paleontological, archaeological, and historical resources would be less than significant with mitigation (Certified EIR pages ES-11 and 3-231). Impacts to paleontological, archaeological, and historical resources under the proposed modified project would be the same as the impacts identified in the Certified EIR because the reconfiguration of Planning Area 30 under proposed EIR Addendum No. 4 would occur in the same location as approved under the Certified EIR.

Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires Lead Agencies evaluate a project's potential to impact tribal cultural resources. Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also per AB 52 (specifically Public Resources Code [PRC] 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

Pursuant to AB 52, the City notified the following tribes of the proposed modified project on February 21, 2019:

- Rincon Band of Luiseño Indians
- Pechanga Band of Luiseño Indians
- Soboba Band of Luiseño Indians
- Torres Martinez Desert Cahuilla Indians
- Agua Caliente band of Cahuilla Indians

In accordance with PRC 21080.3.2, the consulting parties may propose mitigation measures, including, but not limited to, those recommended in Section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. Of the tribes engaged by the City, both Rincon and Pechanga requested consultation in March of 2019. However, Rincon concluded consultation with the City upon notification that the City has entered into a Cultural Resources Treatment Agreement with Pechanga in accordance with the mitigation detailed in the Certified EIR's Mitigation Monitoring and Reporting Program provided in Appendix C (Pages 39-41 of Appendix D of the Roripaugh Ranch Final EIR). Pursuant to these mitigation measures, the Pechanga and the City agreed on September 5, 2019 to the following conditions to be implemented during construction of Planning Area 30:

Archaeological/Cultural Resources Grading Note: The following shall be included in the Notes Section of the Grading Plan:

"If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Director of Community Development at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/ cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."

Discovery of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan:

"If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and the qualified archaeologist and the Pechanga monitor shall investigate the find, and make recommendations as to treatment."

Archaeological Monitoring Notes. The following shall be included in the Notes Section of the Grading Plan:

"A qualified archaeological monitor will be present and will have the authority to stop and redirect grading activities, in consultation with the Pechanga Tribe and their designated monitors, to evaluate the significance of any archaeological resources discovered on the property."

Tribal Monitoring Notes. The following shall be included in the Notes Section of the Grading Plan:

"A Pechanga Tribal monitor will be present and will have the authority to stop and redirect grading activities, in consultation with the project archaeologist and their designated monitors, to evaluate the significance of any potential resources discovered on the property."

Relinquishment of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan:

"The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition."

Preservation of Sacred Sites. The following shall be included in the Notes Section of the Grading Plan:

"All sacred sites are to be avoided and preserved."

Archaeologist Retained. Prior to beginning project construction, the Project Applicant shall retain a Riverside County qualified/City of Temecula approved archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation (See PL-4). The archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any potential resources discovered on the property. Pechanga and archaeological monitors shall be allowed to monitor all

grading, excavation and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified. The archaeologist shall provide a final monitoring report at the end of all earthmoving activities to the City of Temecula, the Pechanga Tribe and the Eastern Information Center at UC, Riverside.

Human Remains. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in these conditions.

The RRSP project site has already been rough graded, and concrete was poured in 2006 for construction of the recreation clubhouse proposed in Planning Area 30 under the approved project (Figure 3a) and later removed in 2018 in anticipation of the reconfigured site plan (Figure 3b). Therefore, mitigation detailed in the Certified EIR as applicable to Planning Area 30 has already commenced, including on-site monitoring of grading by qualified archaeological and paleontological personnel as appropriate. With inclusion of the conditions specified above, consultation between the City and Pechanga is considered complete as of September 5, 2019. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and impacts to paleontological, archaeological, and historical resources generated from construction and operation of the proposed modified project would be equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Earth (Geology and Soils) Resources. The Certified EIR concluded that project-level and cumulative on earth resources impacts would be less than significant with mitigation (Certified EIR pages ES-4 and 3-39). Development of Planning Area 30 under proposed EIR Addendum No. 4 would occur in the same location with substantially similar uses as approved under the Certified EIR. Therefore, the proposed modified project would result in the same geologic and soil impacts as identified in the Certified EIR and would be subject to the same mitigation and the latest Conditions of Approval from the City regarding geotechnical hazards.

The City Council determined that extending the DA under EIR Addendum No. 1 would not result in any significant effects related to geologic or soils constraints. Likewise, the City Council determined that minor changes to the infrastructure implementation schedule approved under EIR Addendum No. 2 and minor land use changes approved under EIR Addendum No. 3 would not result in substantial changes related to these impacts.

As with all development in the City, the proposed modified project must implement the latest provisions of Title 24 (CBC), which is updated every three years. The current 2016 CBC went into effect in January 2017, and compliance with Title 24 is mandatory at the time new building permits are issued by local governments. If building permit applications for the proposed modified project are not submitted to the City until 2020, the 2019 CBC will become the applicable standard, which builds upon the 2016 CBC for new construction of residential and nonresidential buildings.

Chapter 16 of the CBC regards General Design Requirements, including regulations governing seismically resistant construction (Chapter 16, Division IV) and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 18 and Appendix Chapter 33 regard site demolition, excavations, foundations, retaining walls, and grading, including requirements for seismically resistant design, foundation investigations, stable cut and fill slopes, and drainage and erosion control. The procedures and limitations for the design of structures are based on site characteristics, occupancy type, configuration, structural system height, and seismic zoning.

Additionally, construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration regulations (CCR, Title 8).

The proposed modified project must comply with the latest CBC requirements regarding geotechnical hazards as a matter of regulatory policy, and additional site specific geotechnical and soil testing and reports are required for specific tentative maps within the RRSP, consistent with Mitigation Measures 1, 2, and 4 in Section 3.3.6 of the Certified [Draft] EIR. Development of the proposed modified project would be subject to these mitigation measures. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and impacts from geotechnical hazards generated from construction and operation of the proposed modified project would be equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Hazards and Hazardous Materials. The Certified EIR concluded that project-level and cumulative hazards and hazardous materials impacts would be less than significant with mitigation (Certified EIR pages ES-8 and 3-147). Development of Planning Area 30 under proposed EIR Addendum No. 4 would occur in the same location with substantially similar uses and circulation network as approved under the Certified EIR. The proposed modified project would result in the same impacts related to hazards and hazardous materials as identified in the Certified EIR and would be subject to the same mitigation regarding hazards.

When the Certified EIR was prepared and approved, an analysis of impacts related specifically to wildfires was included in the hazards section of the Certified EIR, which determined that compliance with uniform building and fire codes would minimize the potential for fire-related hazards to less than significant levels.¹⁴ As stated previously, the proposed modified project would be required to implement the latest provisions of Title 24 (CBC), which is updated every three years. Design features incorporated into the structural design and layout of the proposed reconfiguration of Planning Area 30 would minimize fire-related hazards. For example, the latest provisions of the CBC require all new structures to incorporate construction techniques and materials such as roofs, eaves, exterior walls, vents, appendages, windows, and doors resistant to and/or to perform at high levels against ignition during the exposure to fires. Fire sprinklers would be incorporated into the building design to further reduce fire risk and service demand. Additionally, the project is required to incorporate adequate emergency water flow, early warning systems and evacuation routes, and to identify and mitigate any fire hazards during the development review process.

Planning Area 30 and land surrounding the site for at least 1,100 feet has been rough graded and cleared of all vegetation which could ignite during a fire event. Additionally, the California Department of Forestry and Fire Protection (CalFire) does not identify Planning Area 30 or any of Phase 2 of the RRSP to be in a Very High Fire Hazard Severity Zone.¹⁵ Design and construction of the proposed modified project in accordance with current Title 24 standards, which includes ignition-resistant materials and incorporation of fire sprinklers, would minimize any risk of exposure of persons or property to wildfire. It is possible that internal service lines, pipelines, roads for evacuation, etc. may be modified based on the reconfiguration of Planning Area 30 and Street YY along the eastern frontage, but these modifications would occur within the existing RRSP disturbance area and therefore would not generate any new impacts that were not anticipated in the Certified EIR. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and impacts due to hazards, hazardous materials, or wildfires generated from construction and operation of the proposed modified project would be equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Land Use and Planning. The Certified EIR concluded that project-level and cumulative land use impacts would be less than significant with mitigation (Certified EIR pages ES-4 and 3-15). Under approved EIR

¹⁴ Pages 3-146 and 3-147, *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

¹⁵ *Very High Fire Hazard Severity Zones in LRA*. California Department of Forestry and Fire Protection. December 24, 2009. http://frap.fire.ca.gov/webdata/maps/riverside_west/fhszl_map.60.pdf (accessed June 4, 2019).

Addenda No. 1 and 2, the addition of new houses and residents to the City would occur later than identified in the Certified EIR, but the magnitude of impacts that would result was determined to be equivalent to impacts identified in the Certified EIR. Under approved EIR Addenda No. 3, the City Council determined the revised land use plan would not alter the ultimate number or density of planned uses, and future development would still occur generally consistent with the land use designations outlined in the RRSP.

The proposed Addendum No. 4 analyzes Planning Area 30 as a 3.9-acre site in the same location with substantially similar uses as approved under the Certified EIR (refer to Table A) but with the addition of up to six (6) detached bungalows (Figure 3b).¹⁶ Due to the proposed intermittent uses of the bungalows (i.e., the HOA will not permit permanent residence of the bungalows), they are identified as a hotel use rather than a residential use within the private recreation Planning Area 30, and are subject to a CUP and land use compatibility determination by the Director of Community Development without a nexus to amend further the RRSP. Accordingly, the overall number of residential dwelling units approved for the RRSP (2,015) does not change.

CUPs are intended to allow the establishment of uses that may have some special influence, uniqueness, or impression on the neighborhood surrounding the subject site. The permit application process allows for the review of the location and design of the proposed project, configuration of improvements, potential impact(s) on the surrounding neighborhood, and to ensure that development of the project protects the integrity of the zoning district in which it is proposed. In order for a CUP to be approved, the proposed land use must be consistent with the City's General Plan land use and zoning designations, and the proposed use must be substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building and site design, traffic characteristics, and environmental impacts.

As stated above, reconfiguration of Planning Area 30 is proposed in the same location with substantially similar uses as approved under the Certified EIR. The proposed rental bungalows and ancillary recreational features will be incorporated into the southern portion of Planning Area 30 abutting the proposed residential uses in Planning Area 31B adjacent to the south of the site, thus creating a seamless and logical transition between the recreational uses on Planning Area 30 and residential uses on Planning Area 31B. Additionally, a paseo connection will be incorporated between these Planning Areas in accordance with the RRSP Landscape and Recreation Standards.

The HOA will administer the rental bungalows and impose restrictions on frequency and nature of use, maximum occupancy, and noise levels to maintain compatibility with the surrounding community. Additionally, the HOA will maintain the right to terminate any function occurring within the bungalows due to excessive noise, abuse of the facility, or failure to comply with the Bungalow Rules (Appendix K). These HOA conditions are integrated into the modified project design to ensure uses substantially compatible with other existing and proposed uses in the area as anticipated in the Certified EIR. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and land use and planning impacts from construction and operation of the proposed modified project would be equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Public Services. The Certified EIR concluded that project-level and cumulative impacts on public services would be less than significant with mitigation (Certified EIR pages ES-9, 3-173, 3-175, 3-178, 3-180, 3-185, 3-187, 3-188, 3-189, and 3-190). Under EIR Addenda No. 1 and 2, the City concluded that public service impacts identified in the Certified EIR would still occur, but begin later and extend into the future. At that time, the fire station outlined in the then-current DA had already been built, and the City determined that no substantial changes were envisioned compared to the impacts identified in the Certified EIR. Furthermore, the City Council

¹⁶ Figure 3b depicts three (3) bungalows in-between an open game lawn to the east and a game court to the west. However, this analysis assumes up to six (6) bungalows will be constructed on-site to provide the developer the option to add up to three (3) additional bungalows as community demand warrants. The site plan is conceptual, and the exact locations of the proposed facilities will be determined at the final map stage and be subject to review and approval by the City Community Development Director to ensure conformance with the Specific Plan development guidelines.

determined the land use changes proposed under EIR Addendum No. 3 would not result in impacts of greater severity or magnitude than impacts identified in the Certified EIR.

As stated previously, the proposed modified project would be required to implement the latest provisions of Title 24 (CBC), which is updated every three years. Design features incorporated into the structural design and layout of the proposed reconfiguration of Planning Area 30 would keep demand increases on fire services to a minimum. For example, the latest provisions of the CBC require all new structures to incorporate construction techniques and materials such as roofs, eaves, exterior walls, vents, appendages, windows, and doors resistant to and/or to perform at high levels against ignition during the exposure to fires. Fire sprinklers would be incorporated into the building design to further reduce fire risk and service demand. Additionally, the project is required to incorporate adequate emergency water flow, early warning systems and evacuation routes, and to identify and mitigate any fire hazards during the development review process.

The modified project would incorporate Crime Prevention through Environmental Design (CPTED) features to maintain anticipated police service demand. For example, reconfiguration of Planning Area 30 would incorporate public zones and private zones via physical and symbolic barriers to define acceptable uses of the proposed on-site amenities and determine who has a right to occupy such zones. Additionally, the site would be equipped with potential security patrols as well as informal surveillance such as architecture, landscaping, and lighting designed to minimize visual obstacles and eliminate places of concealment for potential assailants.

The proposed modified project does not include an increase in the number of residential dwelling units within the RRSP. The bungalows are not considered a residential use since no one will be permitted to live in the structures permanently; therefore, there would be no increase in permanent residents that could affect fire, police, library, medical, and/or other general government services and require the construction of additional related facilities. Additionally, no additional permanent school-aged children that could affect school services or facilities are anticipated.

The proposed modified project is designed in anticipation of community demand for recreational facilities and services within the RRSP. Accordingly, although Figure 3b indicates three (3) rental bungalows will be constructed within Planning Area 30 under the proposed modified project, the analysis in Addendum No. 4 assumes up to six (6) bungalows will be constructed on-site to provide the developer the option to add up to three (3) additional bungalows as community demand warrants. The rental bungalows will be constructed within a Planning Area 30 that is of substantially similar size (3.9 acres instead of 4 acres) in lieu of other amenities on-site and will not substantially reduce the acreage of recreational uses within the RRSP. As required through approval of EIR Addendum No. 2, the applicant is required to perform a recreational use analysis and design development, for submittal to the Community Development Director for approval prior to the 1st building permit in Roripaugh Ranch Phase 2. This process will assist the Community Development Director in approving a final map for Planning Area 30 to ensure the best possible recreational use of the site in conformance with the RRSP development guidelines. Furthermore, the Community Development Director is to approve the schedule for completion of construction of the Private Recreation Center prior to issuance of the 300th building permit. Therefore, reconfiguration of Planning Area 30 outlined in Addendum No. 4 does not alter the significance conclusions or mitigation of the Certified EIR, and impacts to public services from construction and operation of the proposed modified project would be equivalent to the impacts identified in the Certified EIR and the previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Utilities and Energy. The Certified EIR concluded that project-level and cumulative impacts on public utilities and energy would be less than significant with mitigation (Certified EIR pages ES-7, ES-10, 3-143, 3-197, 3-200, 3-201, 3-203, 3-205, and 3-207). In 2002, the Certified EIR concluded operation of the RRSP at build-out would consume 36,940 Kilowatt-Hours of electricity per day, 464,667 cubic feet of natural gas per day, 1.33 million gallons of water per day, and 25,918 pounds of solid waste per day.¹⁷ However, both of the

¹⁷ Table 3.12-1, *2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula*. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002 (Appendix B).

energy utility companies serving the project area, the water/wastewater purveyor, and the City (with regard to solid waste) indicate they could adequately serve the approved RRSP. Under EIR Addenda No. 1 and 2, the City concluded that utility impacts identified in the Certified EIR would still occur, but begin later and extend into the future. Under EIR Addenda No. 3, no substantial changes in the total number of residential units were proposed, which would result in no substantial increase in the overall demand for utilities compared to demand identified in the Certified EIR.

It is possible that internal service lines, pipelines, etc. may be modified based on the reconfiguration of Planning Area 30 and Street YY along the eastern frontage, but these modifications would occur within the existing RRSP disturbance area and therefore would not generate any new impacts that were not anticipated in the Certified EIR.

In accordance with the City's Sustainability Plan, new development within the City, including the proposed modified project, will be required to comply with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and CalRecycle Green Building Program regulations, which include implementation of Best Available Control Measures (as described above in the analysis of air quality) for equipment emissions and materials recycling during construction. Adherence to these regulations is a standard requirement for any construction or ground disturbance activity occurring within the City. Furthermore, the proposed modified project must implement the latest provisions of Title 24 (CBC), which is updated every three years, and generally builds upon prior iterations of the code for increased energy efficiency of residential and nonresidential buildings.

Table J compares energy use and utility demand of Planning Area 30 under the approved project versus the proposed modified project using the CalEEMod, version 2016.3.2, with implementation of the provisions outlined in the 2016 CBC.

Table J: Estimated Annual Energy Use and Utility Demand Comparison of Planning Area 30

Land Use	Electricity Use (kWh/year)	Natural Gas (Btu/year)	Water (gallons/year)	Solid Waste (tons/year)	Gasoline (gallons/year)
Planning Area 30 per Approved Specific Plan	89,600	259,920	5,145,302	85.77	10,535
Planning Area 30 per Proposed Modified Project	257,583	814,567	5,059,218	97.81	14,243
Difference in Energy Use	+167,983	+554,647	-89,084	+2.04	+3,708

Source: California Emissions Estimator Model, v.2016.3.2. Compiled by LSA Associates, Inc., July 2019 (Appendix J).

kWh = kilowatt hours

Btu = British thermal units

As identified in Table J, reconfiguration of Planning Area 30 under the proposed modified project would demand more electricity, natural gas, and gasoline, and generate more solid waste on an annual basis when compared to Planning Area 30 under the approved project. However, the modified project would demand less water because of fewer spas proposed per the reconfigured site plan and the fact that the six proposed rental bungalows would be constructed in lieu of other amenities on-site (Refer to Table A and Figures 3a and 3b). Based on the Project Trip Generation (Tables B and C), Planning Area 30 under the approved project would generate 100 daily trips, while Planning Area 30 under the proposed modified project would generate 144 total daily trips. Accordingly, Planning Area 30 under the approved project is expected to generate approximately 231,764 annual VMT, while Planning Area 30 under the proposed modified project is expected to generate approximately 313,339 annual VMT (Appendix J). Using the 2016 fuel economy estimate of 22 miles per gallon (mpg),¹⁸ Planning Area 30 under the approved project would

¹⁸ Table 4-23. *Average Fuel Efficiency of U.S. Light Duty Vehicles*. United States Department of Transportation, Bureau of Transportation Statistics. <https://www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles> (accessed June 12, 2019).

demand approximately 10,535 gallons of gasoline per year,¹⁹ while Planning Area 30 under the proposed modified project would demand approximately 14,243 gallons of gasoline per year.²⁰

The California Building Standards Commission adopted Part 11 of the Title 24 CALGreen Standards as part of the State's efforts to reduce GHG emissions and energy consumption from residential and nonresidential buildings. CALGreen code covers the following five categories: (1) planning and design, (2) energy efficiency, (3) water efficiency and conservation, (4) material conservation and resource efficiency, and (5) indoor environmental quality. The project is required to comply with applicable CALGreen Code requirements and Title 24 efficiency standards in effect at the time building applications are submitted to the City as a matter of regulatory policy. Compliance with these regulations, which have become progressively stricter since the year of RRSP EIR certification (i.e., 2002), is assumed in the calculations identified in Table J and would support the strategies incorporated into the City's Sustainability Plan to reduce consumption of energy and water and generation of solid waste. Later implementation of new development under the RRSP would place that development under the more strict building code standards of Title 24. Even if the proposed rental bungalows were to be occupied permanently, the Certified EIR based its analysis on up to 2,058 dwelling units, while the RRSP will be capped at a maximum of 2,015 dwelling units, an overestimation of 43 permanent dwelling units. Accordingly, the operation of six (6) additional rental bungalows under the reconfiguration of Planning Area 30 under current Title 24 standards for energy efficiency is not expected to require additional utility infrastructure or generate energy demand in excess of that which was anticipated in the Certified EIR and previously approved EIR Addenda Nos. 1-3. Impacts would be equal to or less than those which have been identified in the Certified EIR and previously approved EIR Addenda Nos. 1-3. No additional mitigation is required.

Mineral Resources. The Certified EIR concluded that project-level and cumulative impacts mineral resources would be less than significant with mitigation (Certified EIR pages ES-7 and 3-143). Energy is discussed above under the Utilities [and Energy] Section of this Addendum. The RRSP site does not contain significant mineral resources, so they are unaffected by implementation of the RRSP under Addendum No. 4. No additional mitigation is required.

K. SUMMARY AND CONCLUSIONS

Based on available information and the analysis presented in Section J, the proposed reconfiguration of Planning Area 30 under Addendum No. 4 is proposed in the same location with substantially similar uses as approved under the Certified EIR (refer to Table A and Figures 1 and 2) but with the addition of up to six (6) detached single-story bungalows (Figure 3b).²¹ The proposed bungalows will be constructed within Planning Area 30 that is of substantially similar size (3.9 acres instead of 4 acres) in lieu of other amenities on-site. Intermittent use (i.e., rental) of the bungalows within the private recreation Planning Area 30 is considered recreational, so the overall number of residential dwelling units approved for the RRSP (2,015) does not change. Because Planning Area 30 would remain generally in the center of the Valley portion of the RRSP, the proposed reconfiguration of on-site amenities is internal to the RRSP property.

The HOA will administer the rental bungalows and impose restrictions on frequency and nature of use, maximum occupancy, and noise levels to maintain compatibility with the surrounding community. Additionally, the HOA will maintain the right to terminate any function occurring within the bungalows due to excessive noise, abuse of the facility, or failure to adhere to comply with the Bungalow Rules (Appendix K). These HOA conditions are integrated into the modified project design to ensure uses are substantially compatible with other existing and proposed uses in the area as anticipated in the Certified EIR. Therefore, the proposed modified project would not increase the severity or extent of any of the identified impacts, would not create any new impacts, and would not require any new or modified mitigation measures identified in the

¹⁹ 231,764 VMT per year/22 mpg = 10,535 gallons of gasoline per year

²⁰ 313,339 VMT per year/22 mpg = 14,243 gallons of gasoline per year

²¹ Figure 3b depicts three (3) bungalows in-between an open game lawn to the east and a game court to the west. However, this analysis assumes up to six (6) bungalows will be constructed on-site to provide the developer the option to add up to three (3) additional bungalows as community demand warrants. The site plan is conceptual, and the exact locations of the proposed facilities will be determined at the final map stage and be subject to review and approval by the City Community Development Director to ensure conformance with the Specific Plan development guidelines.

Certified EIR. Development within Phase 2 of the RRSP would still be required to implement the improvements identified in the Certified EIR and current City and State development regulations (e.g., Sustainability Plan and Title 24 (CBC) of the CCR). With implementation of current development regulations and adopted mitigation measures, no revisions to the Certified EIR are necessary, and approval of this Addendum will fully comply with the CEQA requirements for this proposed action.

L. CEQA FINDINGS

Pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164, the City of Temecula finds the proposed reconfiguration of the private recreation center identified as Planning Area 30 within the RRSP would not increase the severity or extent of any of the identified impacts, would not create any new impacts, nor would it require any new or modified mitigation measures identified in the Certified EIR (State Clearinghouse No. 97121030). With implementation of current development regulations and mitigation measures in the Certified EIR, no revisions to the Certified EIR are necessary, and approval of this Addendum will fully comply with the CEQA requirements for this proposed action.

M. REFERENCES AND SOURCES

Development Agreement

1st Operating Memorandum, October 21, 2004
1st Amendment, February 14, 2006
2nd Operating Memorandum, March 21, 2006
3rd Operating Memorandum, August 31, 2006
4th Operating Memorandum, March 6, 2007
5th Operating Memorandum, October 26, 2010
6th Operating Memorandum, January 25, 2011
2nd Amendment, April 23, 2013
7th Operating Memorandum, August 12, 2014
3rd Amendment, March 22, 2016

Certified Environmental Impact Report

Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula. State Clearinghouse No. 97121030. The Keith Companies. June 1, 1999.

2nd Revised Draft Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula. State Clearinghouse No. 97121030. The Keith Companies. April 1, 2002.

Final Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula. The Keith Companies. State Clearinghouse No. 97121030. September 26, 2002.

Addendum No. 1, Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula. State Clearinghouse No. 97121030. Approved by City Council on April 23, 2013 (Resolution 13-04).

Addendum No. 2, Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula. State Clearinghouse No. 97121030. Approved by City Council on March 22, 2016 (Resolution 16-02).

Addendum No. 3, Environmental Impact Report for the Roripaugh Ranch Specific Plan, City of Temecula. State Clearinghouse No. 97121030. Approved by City Council on January 23, 2018 (Resolution 18-06).

Specific Plan

Roripaugh Ranch Specific Plan. The Keith Companies. Approved on November 26, 2002 by Resolution No. 02-112 with the zoning portion of the RRSP approved on December 17, 2002 by Ordinance No. 02-113.

Roripaugh Ranch Specific Plan Amendment No. 1, January 11, 2005 (Resolution 05-08).

Roripaugh Ranch Specific Plan Amendment No. 2, February 28, 2006 (Resolution 06-02).

Roripaugh Ranch Specific Plan Amendment No. 3, March 8, 2016 (Resolution No. 16-17).

Roripaugh Ranch Specific Plan Amendment No. 4, January 23, 2018 (Resolution No. 18-08).

Wine Country Community Plan

Traffic Impact Study for the Wine Country Community Plan, Riverside County, CA. Fehr & Peers. November 2011.

Arbor Vista Project

Final Traffic Impact Analysis, Arbor Vista Cluster Residential, City of Temecula. February 5, 2014.

City of Temecula

Sustainability Plan, June 22, 2010.