

**STAFF REPORT – PLANNING  
CITY OF TEMECULA  
PLANNING COMMISSION**

**DATE OF MEETING:** November 20, 2019

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Luke Watson, Director of Community Development

**PREPARED BY:** Scott Cooper, Case Planner

**PROJECT SUMMARY:** Planning Application No. PA19-0408, a Specific Plan Amendment to the Roripaugh Ranch Specific Plan including an update to the development standards for a rear yard setback reduction from 20 feet to 10 feet for Planning Areas 18C, 20A, and 24; a rear yard setback reduction from 15 feet to 10 feet for Planning Areas 22 and 23A only if the planning areas are developed as age qualified homes; and new language regarding the Municipal Services Community Facilitates District. The Specific Plan Amendment will not increase the number of dwelling units previously approved within the Specific Plan area.

**RECOMMENDATION:** Adopt the proposed Planning Commission Resolutions recommending City Council approval of an Environmental Impact Report (EIR) Addendum and a Specific Plan Amendment.

**CEQA:** Exempt  
Section 15164, Addendums to Environmental Impact Reports

**Name of Applicant:** Woodside Homes and Wingsweep Corporation

**BACKGROUND SUMMARY**

The approved Roripaugh Ranch Specific Plan (RRSP) 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 the development of 15.4 acres (110,000 square feet) of commercial uses, 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, 56.6 acres of flood control and landscaped slope areas, and a 2-acre fire station. At build out, 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 project is required to construct a number of improvements, including regional and local roads such as Butterfield Stage Road, Murrieta Hot Springs Road, and Nicolas Road, and major sewer, water and drainage facilities.

Planning Application PA19-0408 is a Specific Plan Amendment to amend the Roripaugh Ranch Specific Plan. The proposed changes include an update to the development standards for a rear yard setback reduction from 20 feet to 10 feet for Planning Areas 18C, 20A, and 24; a rear yard setback reduction from 15 feet to 10 feet for Planning Areas 22 and 23A, only if the planning areas are developed as age qualified homes; and new language regarding the of Municipal Services Community Facilities District. The Specific Plan Amendment will not increase the number of dwelling units previously approved within the Specific Plan.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

## **ANALYSIS**

The proposed Specific Plan Amendment will update to the development standards for a rear yard setback reduction from 20 feet to 10 feet for Planning Areas 18C, 20A, and 24 and a rear yard setback reduction from 15 feet to 10 feet for Planning Areas 22 and 23A only if the planning areas are developed as age qualified homes. Age qualified development is allowed within any planning area within the Specific Plan. To reside in one of the age qualified developments, residents must be 55 years of age or older, and each residential lot within the age qualified development will be controlled by a deed restriction.

These reduced setbacks will result in homes with highly amenitized backyard features including high-quality paved patios with built-in seating, planters, barbeques, fire pits, and other amenities. The building floor plans and orientation on these lots will be conducive to maximizing the smaller backyards while enhancing outdoor function. These smaller backyards will also require less maintenance by the resident.

The Specific Plan Amendment will also provide language regarding the Municipal Services Community Facilities District (CFD). Any development within the Phase II Properties of the Roripaugh Ranch Specific Plan is required to address impacts of the Project upon the City's budget as a result of the increased costs to the City of providing public safety and other municipal services to Phase II through annexation into the Municipal Services CFD. The Specific Plan Amendment also incorporates the school properties located in Planning Areas 28 and 29 into Community Facilities District No. 16-01, which provided for rates for public improvements (Special Tax A) and rates which mitigate the deficit due to the provision of municipal services (Special Tax B). The parcels will be annexed into the CFD upon the issuance of a building permit.

The proposed Specific Plan Amendment would not revise the public improvements required of the Phase II builders, make any revisions to the current Development Agreement approved under the previous Specific Plan Amendments, nor increase the number of homes previously approved in the Specific Plan.

## LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *U-T San Diego* on November 8, 2019 and mailed to the property owners within a 600-foot radius.

## ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, staff has reviewed and considered the Final Environmental Impact Report ("FEIR") for the Roripaugh Ranch Specific Plan certified by the City Council on December 24, 2002 (State Clearinghouse No. 97121030 ("EIR")), including the impacts and mitigation measures identified therein, and the subsequent environmental reviews required as mitigation measures identified therein. Addendum No. 1 to the Final Environmental Impact Report was approved on April 23, 2013 by the adoption of Resolution No. 13-04. Addendum No. 2 to the Final Environmental Impact Report was approved on March 22, 2016 by the adoption of Resolution No. 16-02. Addendum No. 3 to the Final Environmental Impact Report was approved on January 23, 2018 by the adoption of Resolution No. 18-06. Addendum No. 4 to the Final Environmental Impact Report was approved on November 6, 2019 by the adoption of Resolution No. 19-24. In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required.

## FINDINGS

### Specific Plan Amendment (Code Section 17.16.020.E)

The proposed specific plan amendment is consistent with the general plan and development code.

*The Roripaugh Ranch Specific Plan discusses, at length, the consistency between the Specific Plan and the General Plan. Amendment No. 5 to the Specific Plan does not make any material changes to the Specific Plan that would impact the consistency findings set forth in the Specific Plan. The findings of consistency contained in the Roripaugh Ranch Specific Plan are applicable and are incorporated herein by this reference. The General Plan's Land Use Element Goal 1 is to have a complete and integrated mix of residential, commercial, industrial, recreational, public and open space land uses. The Roripaugh Ranch Specific Plan creates unified, cohesive neighborhoods, and a neighborhood-level commercial center. In addition to these land uses, the Roripaugh Ranch Specific Plan provides neighborhood amenities, as well as open space and recreational facilities. Amendment No. 5 to the Specific Plan is also consistent with the City's development code because the City will require that all new construction comply with the City's design and building standards.*

The proposed specific plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city.

*Amendment No. 5 to the Specific Plan would not be detrimental to the public interest, health, safety, convenience or welfare of the City because the Specific Plan clearly defines land uses, and establishes development standards, regulations and building criteria for each land use type. The proposed reduced setbacks add to the development standards and regulations and the Municipal Services CFD language does not change the number of approved lots or the size of the lots within the Roripaugh Ranch Specific Plan Area.*

The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

*The subject property area has already been rough graded and erosion control/water quality management improvements were installed on site except in the habitat conservation area to be preserved along the Santa Gertrudis Creek for the land uses identified by the Roripaugh Ranch Specific Plan. Therefore, the property is physically suitable for the anticipated land use developments.*

The proposed specific plan amendment shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

*Amendment No. 5 to the Specific Plan shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood. With the reduced setbacks and Municipal Services CFD language the lot sizes and number of lots within the Specific Plan will remain unchanged from what was previously approved which allows the character of the neighborhood to remain.*

- ATTACHMENTS**
1. Aerial Map
  2. PC Resolution – EIR Addendum
  3. Exhibit A – City Council Resolution
  4. Exhibit A – EIR Addendum #5
  5. Roripaugh Ranch EIR
  6. Roripaugh Ranch Addendum EIR #1
  7. Roripaugh Ranch Addendum EIR #2
  8. Roripaugh Ranch Addendum EIR #3
  9. Roripaugh Ranch Addendum EIR #4
  10. PC Resolution – Specific Plan Amendment
  11. Exhibit A – City Council Resolution
  12. Exhibit A – Specific Plan Amendment
  13. Specific Plan Amendment (Underline/Strikeout)
  14. Notice of Public Hearing