

**DRAFT PC RESOLUTION  
EIR ADDENDUM**

**PC RESOLUTION NO. 19-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF TEMECULA RECOMMENDING THAT  
THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED  
“A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TEMECULA APPROVING ADDENDUM NO. 5 TO THE  
RORIPAUGH RANCH FINAL ENVIRONMENTAL  
IMPACT REPORT (SCH NO. 97121030)”**

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

A. The City Council of the City of Temecula certified the Roripaugh Ranch Specific Plan Final Environmental Impact Report (“FEIR”) on December 17, 2002. In compliance with CEQA Guidelines section 15164, subsequent addenda were prepared in April 2013, March 2016, December 2017, and September 2019, all of which are now final.

B. On March 8, 2019, Woodside Homes and Wingsweep Corporation filed Planning Application No. PA19-0408, a Specific Plan Amendment, in a manner in accord with the City of Temecula General Plan and Development Code.

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

D. The Planning Commission, at a regular meeting, considered Planning Application PA19-0408, Specific Plan Amendment, and the associated Environmental Impact Report Addendum No. 5 on November 20, 2019, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

E. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission recommended that the City Council approve Planning Application PA19-0408, Specific Plan Amendment, subject to and based upon the findings set forth hereunder.

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

Section 2. Further Findings. The Planning Commission, in recommending that the City Council approve the Application hereby finds, determines and declares that:

A. The City has reviewed the potential impacts of the Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) and the various potential benefits to the City of the Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) and has concluded that Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) is in the best interests of the City.

B. Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) is consistent with the City's General Plan including the goals and objectives thereof and each element thereof.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Specific Plan Amendment Application:

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

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

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

Section 4. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt a resolution approving Addendum No. 5 to the Roripaugh Ranch Final Environmental Impact Report (SCH No. 97121030) for Specific Plan Amendment No. 5 per Exhibit "A" attached hereto.

**PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 20<sup>th</sup> day of November, 2019.

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Gary Watts, Chairman

ATTEST:

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Luke Watson, Secretary

[SEAL]

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

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 19- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 20<sup>th</sup> day of November, 2019, by the following vote:

AYES:                   PLANNING COMMISSIONERS:

NOES:                   PLANNING COMMISSIONERS:

ABSTAIN:               PLANNING COMMISSIONERS:

ABSENT:                PLANNING COMMISSIONERS:

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Luke Watson, Secretary