

EXHIBIT A

CITY COUNCIL RESOLUTION

RESOLUTION NO. 20-

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)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Procedural Findings. The City Council does hereby find, determine and declare that:

A. In November and December 2002, the City Council of the City of Temecula approved the Roripaugh Ranch Specific Plan, along with other land use entitlements, and a 10-year Development Agreement for the Roripaugh Ranch Project. At that time, the City certified a comprehensive Final Environmental Impact Report State, State Clearinghouse No. 97121030 (“EIR”), to comply with the requirements of the California Environmental Quality Act (“CEQA”) for all of the land use approvals and the development agreement for the Project. 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.

B. The Specific Plan provides standards and guidelines for development. Amendment No. 5 to the Specific Plan would update and modify those standards 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. Amendment No. 5 to the Specific Plan would also add new language regarding the Municipal Services Community Facilities District while not increasing the number of dwelling units previously approved within the Specific Plan.

C. Addendum No. 5 to the Roripaugh Ranch Specific Plan Final Environmental Impact Report City of Temecula, California, State Clearinghouse No. 97121030 (“Addendum No. 5”) addresses potential environmental impacts that might result from the Amendment.

D. The City has caused an Addendum No. 5 (“Addendum”) to be prepared for the Amendment in accordance with Section 15164 of the CEQA Guidelines because the Amendment does not require the preparation of a new or supplemental environmental impact report pursuant to CEQA Guidelines section 15164.

E. An addendum need not be circulated for public review but is attached to a final EIR in accordance with CEQA Guidelines section 15164.

F. The City Council has reviewed and considered the Addendum No. 5 in conjunction with the EIR, Addendum No. 1, Addendum No. 2, Addendum No. 3, and Addendum No. 4.

G. On November 20, 2019 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Addendum No. 5 to the Roripaugh Ranch Final Environmental Impact Report and proposed Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) at which time all persons interested in these actions had the opportunity and did address the Planning Commission. After hearing all written and oral testimony on the proposed actions and duly considering the comments received, the Planning Commission adopted Resolution No. 19- recommending to the City Council that the Addendum No. 5 to the Roripaugh Ranch Final Environmental Impact Report be approved. The Planning Commission also adopted Resolution No. 19- recommending to the City Council that the proposed Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) be approved.

I. On January 14, 2020 the City Council of the City of Temecula held a duly noticed public hearing on the proposed Addendum No. 5 to the Roripaugh Ranch Final Environmental Impact Report and the proposed Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) at which time all persons interested in the Project had the opportunity and did address the City Council.

J. The City Council has reviewed the findings made in this Resolution and finds that they are based upon substantial evidence that has been presented to the City Council in the record of proceedings. The documents, staff reports, and other materials that constitute the record of proceedings on which this Resolution is based are on file and available for public examination during normal business hours in City Hall through the office of the Director of Community Development, who serves as the custodian of these records. The City Council has independently reviewed and considered the contents of Addendum No. 5 prior to deciding whether to approve the Amendment.

Section 2. Further Findings. The City Council finds and determines that Addendum No. 5 is the appropriate environmental document to analyze the proposed Amendment No. 5 to the Specific Plan ("Amendment") because:

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 3. The City Council hereby adopts Addendum No. 5 which is attached hereto as Exhibit A and incorporated herein by this reference.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 14th day of January, 2020.

, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

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

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 20- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 14th day of January, 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk