

PC RESOLUTION NO. 19-29

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:

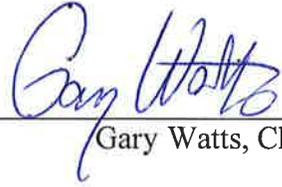
A. There are no substantial changes proposed by the Amendment that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

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 20th day of November, 2019.



Gary Watts, Chairman

ATTEST:



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. 19-29 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 20th day of November, 2019, by the following vote:

AYES:	4	PLANNING COMMISSIONERS:	Guerriero, Telesio, Turley-Trejo, Watts
NOES:	0	PLANNING COMMISSIONERS:	None
ABSTAIN:	0	PLANNING COMMISSIONERS:	None
ABSENT:	1	PLANNING COMMISSIONERS:	Youmans



Luke Watson
Secretary

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

EXHIBIT A
RORIPAUGH RANCH EIR ADDENDUM #5

**ADDENDUM NO.5 TO RORIPAUGH RANCH SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH# 97121030)**

**Prepared by the City of Temecula
In its capacity as a Lead Agency**

PROJECT TITLE: Roripaugh Ranch Specific Plan Amendment #5 (PA19-0408)

PROJECT APPLICANT: Woodside Homes and Wingsweep Corporation

PROJECT DESCRIPTION: 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; new language on the timing of City Services Deficit Payments. The Specific Plan Amendment will not increase the number of dwelling units previously approved within the Specific Plan area.

PURPOSE: This addendum to the Environmental Impact Report is being prepared pursuant to CEQA Guidelines Section 15164 which allows for a lead agency to prepare an addendum to a previously adopted Environmental Impact Report. Specifically, CEQA Guidelines Section 15164(b) provides that an addendum to an adopted Environmental Impact Report 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 Environmental Impact Report have occurred.

Pursuant to CEQA Guidelines Section 15162, no subsequent Environmental Impact Report shall be prepared for the project unless, on a basis of substantial evidence in light of the whole record, one or more of the following is determined:

1. Substantial changes are proposed in the project that will require major revisions of the previous Environmental Impact Report 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 Environmental Impact Report 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 identifies one or more significant effects not discussed in the previous Environmental Impact Report.

FINDINGS CONCERNING ENVIRONMENTAL IMPACTS OF THE PROJECT:

In accordance with the California Environmental Quality Act (CEQA), the environmental impacts of the original project were studied in an EIR that was certified in 2002 (SCH 97121030), and in

Roripaugh Ranch Specific Plan Amendment No. 5 (PA19-0408)
Addendum to Initial Environmental Study
October 21, 2019

subsequent addenda prepared in April 2013, March 2016, December 2017, and September 2019, all of which are now final. In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed amendment to the Specific Plan which includes 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 on the timing of City Services Deficit Payments does not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated and no further environmental review is necessary. None of the circumstances in CEQA Guidelines Section 15162 exist to require any additional environmental review and no further documentation is necessary.

By:  _____

Title: Associate Planner

Date: October 21, 2019

RORIPAUGH RANCH EIR

AVAILABLE AT:

[HTTPS://TEMECULACA.GOV/CEQA](https://temeculaca.gov/ceqa)

RORIPAUGH RANCH EIR ADDENDUM #1

**AVAILABLE AT:
[HTTPS://TEMECULACA.GOV/CEQA](https://temeculaca.gov/ceqa)**

RORIPAUGH RANCH EIR ADDENDUM #2

AVAILABLE AT:

[HTTPS://TEMECULACA.GOV/CEQA](https://temeculaca.gov/ceqa)

RORIPAUGH RANCH EIR ADDENDUM #3

AVAILABLE AT:

[HTTPS://TEMECULACA.GOV/CEQA](https://temeculaca.gov/ceqa)

RORIPAUGH RANCH EIR ADDENDUM #4

AVAILABLE AT:

[HTTPS://TEMECULACA.GOV/CEQA](https://temeculaca.gov/ceqa)