

PC RESOLUTION NO. 19-30

**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 AMENDMENT NO. 5 TO
THE RORIPAUGH RANCH SPECIFIC PLAN (SP 11)
(PLANNING APPLICATION NO. PA19-0408)”**

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.

B. The Roripaugh Ranch Specific Plan (Specific Plan No. 11) was approved by the City Council on November 26, 2002 by the adoption of Resolution No. 02-112. Amendment No. 1 to the Roripaugh Ranch Specific Plan (SP 11) was approved on January 11, 2005 by the adoption of Resolution No. 05-08. Amendment No. 2 to the Roripaugh Ranch Specific Plan (SP 11) was approved on February 28, 2006 by the adoption of Resolution No. 06-02. Amendment No. 3 to the Roripaugh Ranch Specific Plan (SP 11) was approved on March 8, 2016 by the adoption of Resolution No. 16-17. Amendment No. 4 to the Roripaugh Ranch Specific Plan (SP-11) was approved on January 23, 2018 by the adoption of Resolution No. 18-08. The Roripaugh Ranch Specific Plan as originally approved and as amended by Amendments Nos. 1-4 shall be referred to in this Resolution as the “Specific Plan”.

C. 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.

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

E. 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.

F. 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. Resolution No. 19- is hereby incorporated herein by this reference as if set forth in full.

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

Section 2. Further Findings. Pursuant to Temecula Municipal Code Section 17.16.020, the Planning Commission, in recommending that the City Council approve Amendment No. 5 to the Specific Plan hereby finds, determines and declares that:

A. 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.

B. 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.

C. 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.

D. 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.

Section 3. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt a resolution approving Specific Plan Amendment No. 5 to the Roripaugh Ranch Specific Plan in substantially the same form as attached hereto as Exhibit "A".



Gary Watts, Chairman

ATTEST:

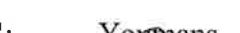


Luke Watson, Secretary

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

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

S: Youmans



Luke Watson
Secretary

**PC DRAFT RESOLUTION
SPECIFIC PLAN AMENDMENT**

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 AMENDMENT NO. 5 TO
THE RORIPAUGH RANCH SPECIFIC PLAN (SP 11)
(PLANNING APPLICATION NO. PA 19-0408)”**

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.

B. The Roripaugh Ranch Specific Plan (Specific Plan No. 11) was approved by the City Council on November 26, 2002 by the adoption of Resolution No. 02-112. Amendment No. 1 to the Roripaugh Ranch Specific Plan (SP 11) was approved on January 11, 2005 by the adoption of Resolution No. 05-08. Amendment No. 2 to the Roripaugh Ranch Specific Plan (SP 11) was approved on February 28, 2006 by the adoption of Resolution No. 06-02. Amendment No. 3 to the Roripaugh Ranch Specific Plan (SP 11) was approved on March 8, 2016 by the adoption of Resolution No. 16-17. Amendment No. 4 to the Roripaugh Ranch Specific Plan (SP-11) was approved on January 23, 2018 by the adoption of Resolution No. 18-08. The Roripaugh Ranch Specific Plan as originally approved and as amended by Amendments Nos. 1-4 shall be referred to in this Resolution as the “Specific Plan”.

C. 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.

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

E. 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.

F. 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. Resolution No. 19- is hereby incorporated herein by this reference as if set forth in full.

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

Section 2. Further Findings. Pursuant to Temecula Municipal Code Section 17.16.020, the Planning Commission, in recommending that the City Council approve Amendment No. 5 to the Specific Plan hereby finds, determines and declares that:

A. 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 Project creates unified, cohesive neighborhoods, and a neighborhood-level commercial center. In addition to these land uses, the Roripaugh Project provides neighborhood amenities, as well as open space, schools 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.

B. 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. These regulations, which include land use intensities, setback requirements, lighting and landscaping standards, and signage regulations, contribute toward the protection of proposed residential neighborhoods in the area as well as some reduction of possible negative impacts to adjacent properties.

C. 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.

D. 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. The lot sizes within the Specific Plan area are not changing from what was previously approved which allows the character of the neighborhood to remain.

Section 3. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt a resolution approving Specific Plan Amendment No. 5 to the Roripaugh Ranch Specific Plan in substantially the same form as attached hereto as Exhibit "A".

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- 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: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

Luke Watson, Secretary

EXHIBIT A
CITY COUNCIL RESOLUTION

RESOLUTION NO. 20-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEMECULA APPROVING AMENDMENT NO. 5 TO
THE RORIPAUGH RANCH SPECIFIC PLAN (SP 11)
(PLANNING APPLICATION NO. PA 19-0408)**

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. The Roripaugh Ranch Specific Plan (Specific Plan No. 11) was approved by the
City Council on November 26, 2002 by the adoption of Resolution No. 02-112. Amendment No.
1 to the Roripaugh Ranch Specific Plan (SP 11) was approved on January 11, 2005 by the adoption
of Resolution No. 05-08. Amendment No. 2 to the Roripaugh Ranch Specific Plan (SP 11) was
approved on February 28, 2006 by the adoption of Resolution No. 06-02. Amendment No. 3 to
the Roripaugh Ranch Specific Plan (SP 11) was approved on March 8, 2016 by the adoption of
Resolution No. 16-17. Amendment No. 4 to the Roripaugh Ranch Specific Plan (SP-11) was
approved on January 23, 2018 by the adoption of Resolution No. 18-08. The Roripaugh Ranch
Specific Plan as originally approved and as amended by Amendments Nos. 1-4 shall be referred
to in this Resolution as the "Specific Plan".

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 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 and add new language on the
timing of City Services Deficit Payments while not increasing the number of dwelling units
previously approved within the Specific Plan.

D. 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.

E. 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 that the proposed Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) be approved.

F. On January 14, 2020 the City Council of the City of Temecula considered the Project and Addendum No. 5 to the Final Environment Impact Report for the Project, at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The Council considered all the testimony and any comments received regarding the Project and the Addendum No. 5 to the Final Environmental Impact Report prior to and at the public hearing.

G. Following the public hearing, the Council adopted Resolution No. 20- certifying the Addendum No. 5 to the Final Environmental Impact Report for the Roripaugh Ranch Project.

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

I. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Further Findings. The City Council, in approving Amendment No. 5 to the Roripaugh Specific Plan (SP 11) hereby finds, determines and declares that:

A. 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 Project creates unified, cohesive neighborhoods, and a neighborhood-level commercial center. In addition to these land uses, the Roripaugh Project provides neighborhood amenities, as well as open space, schools 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.

B. 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. These regulations, which include land use intensities, setback requirements, lighting and landscaping standards, and signage regulations, contribute toward the protection of proposed residential neighborhoods in the area as well as some reduction of possible negative impacts to adjacent properties.

C. 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.

D. 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. The lot sizes within the Specific Plan area are not changing from what was previously approved which allows the character of the neighborhood to remain.

Section 3. Approval of Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11). The City Council of the City of Temecula hereby approves that certain Amendment No. 5 to the Roripaugh Ranch Specific Plan (SP 11) in substantially the form attached hereto as Exhibit "A".

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
SPECIFIC PLAN AMENDMENT

Roripaugh Ranch

Specific Plan Amendment No. 5

November 7, 2019

VOLUME I



Roripaugh Ranch

Specific Plan Amendment No. 5

November 7, 2019

VOLUME I

PREPARED FOR:

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