

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** January 14, 2020

**SUBJECT:** Approve Amendment 5 to the Roripaugh Ranch Specific Plan and Addendum Number 5 to the Roripaugh Ranch Final Environmental Impact Report (Planning Application No. PA19-0408)

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

**RECOMMENDATION:** That the City Council approve a Specific Plan Amendment to the Roripaugh Ranch Project (Planning Application No. PA19-0408) and an Addendum to the project's Final Environmental Impact Report, and adopt resolutions entitled:

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)

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)

**BACKGROUND:** The Roripaugh Ranch Specific Plan was approved by City Council in November and December 2002, along with other land use entitlements and a 10-year Development Agreement. At that time, the City certified a comprehensive Final Environmental Impact Report, 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 Planning Commission Resolution No. 19-24.

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 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 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 and major sewer, water and drainage facilities.

#### Specific Plan Amendment

Planning Application PA19-0408 is a proposed Specific Plan Amendment requested by the Developers of Phase II that would update 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. These rear yard setback reductions would only be permitted if the planning areas are developed as age qualified homes.

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.

#### Planning Commission Recommendation

Staff presented the project to the Planning Commission on November 20, 2019. The Planning Commission recommended that the City Council approve the project and adopt the Environmental Impact Report Addendum. There were no public speakers for the project at the hearing.

**FISCAL IMPACT:**                      None

**ENVIRONMENTAL:** 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 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 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.

**ATTACHMENTS:**

1. Aerial Map
2. City Council Resolution – Specific Plan Amendment  
(Specific Plan Amendment (Underline/Strikeout) can be downloaded at: <https://temeculaca.gov/362/Environmental-Review-CEQA>)
3. City Council Resolution – EIR Addendum
4. Roripaugh Ranch EIR
5. Roripaugh Ranch Addendum EIR #1
6. Roripaugh Ranch Addendum EIR #2
7. Roripaugh Ranch Addendum EIR #3
8. Roripaugh Ranch Addendum EIR #4
9. Roripaugh Ranch EIR Addendum #5
10. Planning Commission Resolution No. 19-29 Recommending Adoption of the EIR Addendum
11. Planning Commission Resolution No. 19-30 Recommending Approval of a Specific Plan Amendment
12. Planning Commission Staff Report of November 20, 2019
13. Notice of Public Hearing