

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

DATE OF MEETING: October 21, 2020

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application No. PA20-0568, a Tentative Tract Map (TTM 37926) for the creation of 104 single family lots, 3 non-residential lots (2 open space lots, and a water quality basin) on 16.01 acres for Planning Area 12 of Roripaugh Ranch Phase II

RECOMMENDATION: Adopt a Resolution approving the project subject to Conditions of Approval

CEQA: No further environmental review required
Section 15162, Subsequent EIRs and Negative Declarations

PROJECT DATA SUMMARY

Name of Applicant: Wingsweep Corporation

General Plan Designation: Specific Plan Implementation (SPI)

Zoning Designation: Roripaugh Ranch Specific Plan (SP-11)

BACKGROUND SUMMARY

On November 26, 2002, the City of Temecula City Council approved Tentative Tract Map 29353, which allowed for the subdividing of existing property into what became known as Roripaugh Ranch including Planning Area 12. This tentative tract map expired.

On January 23, 2018, the City of Temecula City Council approved a General Plan Amendment to amend the underlying General Plan Land Use designations of Phase II of the Roripaugh Ranch Specific Plan to a Specific Plan Implementation (SPI) Land Use. At this hearing, the City Council also approved a Specific Plan Amendment to the Roripaugh Ranch Specific Plan, which included an update to the development standards and facilities within the sports park, provided a greater variety of residential lot sizes, allowed for age-qualified housing, added design guidelines and architectural styles for a multi-family development option, revised the circulation and aesthetics of Loop Road, improved trails and trail connections, updated the landscape architecture master plan, and revised the development of Long Valley Wash as an amenity for

the community while not increasing the number of dwelling units previously approved within the Specific Plan.

On May 4, 2020, Wingsweep Corporation submitted Planning Application PA20-0568, a Tentative Tract Map 37926 for the creation of 104 single-family lots, 2 open space lots, and a water quality basin on 16.01 acres for Planning Area 12 of Roripaugh Ranch Phase II

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

Per the Roripaugh Ranch Specific Plan, this Tentative Tract Map (TTM 37926) is Planning Area 12, which allows for Medium Density Residential development with a maximum of 136 residential lots with a minimum lot size of 3,000 square feet and allowable density of 8.3 dwelling units/acre. The TTM proposes 104 residential lots with an average lot size of 4,579 square feet and a minimum lot size of 3,075 square feet and 6.5 dwelling units/acre. The TTM also includes three non-residential lots that will be used for open space and a water quality basin.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *U-T San Diego* on October 8, 2020 and mailed to the property owners within 600-foot radius.

ENVIRONMENTAL DETERMINATION

The Roripaugh Ranch Specific Plan was formally adopted in 2002. An Environmental Impact Report (EIR) was prepared and certified on December 17, 2002 as part of this effort. Since that time, five Addendum EIRs have been prepared for the project area with the most recent adopted on January 14, 2020. The proposed project has been determined to be consistent with the previously adopted Roripaugh Ranch Addendum and no further environmental review is required (Section 15162, Subsequent EIRs and Negative Declarations). Staff has reviewed the EIR, the First Addendum to the EIR adopted on April 23, 2013, the Second Addendum to the EIR adopted on March 22, 2016, the Third Addendum to the EIR adopted on January 23, 2018, the Fourth Addendum to the EIR adopted on November 6, 2019, the Fifth Addendum to the EIR adopted on January 14, 2020 (collectively "EIR and Addenda"), and has determined that the proposed project does not require the preparation of a subsequent Environmental Impact Report as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project 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; no substantial changes have occurred with respect to the circumstances under which the proposed project 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 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 proposed project 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 proposed 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. The application for a tentative tract map to construct 104 single family residential lots, two open space lots, and a water quality basin is consistent with the project that was analyzed by the EIR and Addenda. The proposed project is required to meet all requirements and mitigation contained in EIR and the Addenda to the EIR.

FINDINGS

Tentative Tract Map, Development Code Section 16.09.140

The proposed subdivision and the design and improvements of the subdivision are consistent with the Development Code, General Plan, any applicable specific plan, and the City of Temecula Municipal Code.

The maximum number of residential units allowed within the entire Roripaugh Ranch Specific Plan is 2,015. With what is proposed as a part of this Tentative Tract Map plus what has been previously approved and constructed as part of Phase I and Phase II, the total number of residential units are below what is allowed per the Specific Plan. Furthermore, the proposed Tentative Map is consistent with the design requirements of the Roripaugh Ranch Specific Plan. Therefore, the proposed subdivision and the design and improvements of the subdivision are consistent with the Development Code, General Plan, the City of Temecula Municipal Code, and the Roripaugh Ranch Specific Plan.

The Tentative Map does not propose to divide land, which is the subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use.

The proposed property has not been used as agricultural land and has never been entered into any Williamson Act contracts.

The site is physically suitable for the type and proposed density of development proposed by the Tentative Map.

The site is physically suitable for the type and proposed density of development proposed by the Tentative Map. The proposed Tentative Map is in accordance with what is allowed by the previously approved Roripaugh Ranch Specific Plan which allows for 2,015 residential units along with public institutional, public park, private recreation center, and open space development. Specifically, Planning Area 12 allows for a maximum of 136 residential lots with a minimum lot size of 3,000 square feet and allowable density of 8.3 dwelling units/acre. The Tentative Map proposes 104 residential lots with an average lot size of 4,579 square feet and a minimum lot size of 3,075 square feet and 6.5 dwelling units/acre. The Tentative Map also includes three non-residential lots (two open space lots and one that will be used as a water quality basin). As such, the site is suitable for this development proposed.

The design of the subdivision and the proposed improvements, with Conditions of Approval, are either:

1. Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or
2. An environmental impact report has been prepared and a finding has been made, pursuant to Public Resources Code Section 21081(a)(3), finding that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

An Environmental Impact Report and subsequent Addenda to the EIR have been prepared for the project. The project is conditioned to comply with all mitigation measures identified within EIR No. SCH# 97121030. Therefore, the design of the subdivision and the proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems because the proposed development is consistent with all applicable building, development and fire codes, which include provisions to safeguard public health, and will be further reviewed and inspected by City staff for compliance with all applicable building, development and fire codes prior to issuance of any grading, building, or occupancy permits.

The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

The design of the subdivision provides for future passive or natural heating or cooling opportunities. The project has been designed to ensure that all setbacks have been met and that light and air access is available to the extent possible. In addition, the construction will be required to conform to all state energy efficiency codes as well.

The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements, which are substantially equivalent to those previously acquired by the public, will be provided.

The subdivision was designed, and the improvements being proposed including the residential lots, open space lots, and water basin will not conflict with existing or future easements acquired by the public at large for access through or use of property within the proposed subdivision. The project is being conditioned to grant all required easements and dedications.

The subdivision is consistent with the City's parkland dedication requirements (Quimby Act).

The subdivision is consistent with the City's parkland dedication requirements (Quimby Act) because payment of Quimby fees has been satisfied through the Development Agreement.

- ATTACHMENTS**
1. Aerial Map
 2. Plan Reductions
 3. PC Resolution
 4. Exhibit A - Draft Conditions of Approval
 5. Notice of Determination
 6. Notice of Public Hearing