

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

DATE OF MEETING: March 4, 2026

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

PREPARED BY: Yannin Marquez, Case Planner

PROJECT SUMMARY: Planning Application No. PA25-0163, a Development Plan Application for an approximately 3,000 square foot private recreation center and ancillary amenities located in Planning Area 4 within the Paloma Del Sol Specific Plan.

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

CEQA: No further environmental review required
Public Resources Code Section 21166
Government Code Section 65457

PROJECT DATA SUMMARY

Name of Applicant: Taylor Morrison

General Plan Designation: Low Medium Density Residential (LM)

Zoning Designation: Paloma Del Sol Specific Plan (SP-4)

**Existing Conditions/
Land Use:**

Site: Vacant Land / Low Medium Residential (LM)

North: Single Family Residential / Low Medium Density Residential (LM)

South: Temecula Parkway, Commercial Center / Highway Tourist (HT), Industrial Park (IP)

East: Butterfield Stage Road, Vacant Land, Commercial Buildings / Medium Density Residential (M), Community Commercial (CC)

West: Single Family Residential / Low Medium Residential (LM)

BACKGROUND SUMMARY

On September 6, 1988, the Riverside County Board of Supervisors approved the Paloma Del Sol Specific Plan and Environmental Impact Report (EIR) which included Planning Area 4. Since the original approval of the Specific Plan and EIR, eight (8) amendments to the Specific Plan and four (4) addendums to the EIR have been approved.

On June 19, 2024, the Planning Commission approved Planning Application PA14-0087, a Tentative Tract Map (TTM 36483) for the creation of 164 single family residential lots and nine (9) open space lots on 42.64 acres for Planning Area 4 within Paloma Del Sol Specific Plan.

On July 1, 2025, the applicant submitted Planning Application No. PA25-0163, a Development Plan application. The application is for the development of the Elderberry Park Private Recreation Center containing an approximately 3,686 square foot farmhouse style clubhouse building.

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

Site Plan

The project is located in Planning Area 4 of the Paloma Del Sol Specific Plan on vacant land. The private recreation facility will only serve the recreation needs of the Elderberry Park residents. As conditioned in PA14-0087, the new project will not be part of the existing Homeowner's Association and therefore will not have access to any of the existing private amenities, which include pools, spas and clubhouses.

The private recreation center will include:

- Multipurpose building;
- One (1) swimming and lap pool;
- One (1) spa;
- Cabanas;
- BBQ area with bar;
- One (1) Pickleball Court;
- Dog park for small and large dogs;
- Fireplace and lounge area;
- One (1) fire pit;
- Off-street parking;
- Bicycle racks;
- Picnic Tables;
- Tot Lot;
- Mailboxes;
- Landscaping

Access to the private recreation center is off Lusitano Trail and Clydesdale Pass, which are local public streets within Elderberry Park. While there is not a specific number of required parking spaces for the private recreation center, the project proposed 7 parking spaces. Centrally located in the new development, it ensures walkability for residents. Additionally, three (3) bike racks to accommodate six (6) bicycles will be available.

Architecture

The proposed architecture of the private recreation center is of a farmhouse style that will blend with one of the architecture styles available for the single-family residential homes of Paloma

Del Sol. The private recreation design elements include front to back metal gable roof, tile roofing, natural stone, faux wood window and door trim, board and batten siding, lighting elements complimentary to the style and shutter accents.

Landscaping

The project, when completed, would provide 2.5 acres of landscaping. Plant types include Western Redbud, Chinese Flame Tree, Strawberry Tree, India Hawthorne and turf.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *U-T San Diego* on February 19, 2026, and mailed to the property owners within 600-foot radius.

ENVIRONMENTAL DETERMINATION

The Paloma Del Sol Specific Plan was formally adopted in 1988. An Environmental Impact Report (EIR) was prepared and certified on September 6, 1988 as part of this effort. Since that time, four Addenda to the EIR have been prepared for the project area with the most recent adopted on January 8, 2002. The proposed project (Project) has been determined to be consistent with the previously adopted Paloma Del Sol Addendum and no further environmental review is required (Public Resources Code Section 21166 and Government Code Section 65457). Staff has reviewed the EIR, the First Addendum to the EIR adopted December 8, 1992, the Second Addendum to the EIR adopted on March 17, 1999, the Third Addendum to the EIR adopted on September 9, 1999, and the Fourth Addendum to the EIR adopted on January 8, 2002 (collectively, EIR and Addenda). In addition, staff has reviewed the Consistency Evaluation Pursuant to Public Resources Code Section 21166, prepared by Psomas and dated August 26, 2020, and the Memorandum regarding Revalidation of the Consistency Evaluation for Paseo Del Sol Residential Development, also prepared by Psomas and dated September 14, 2023. Based on this substantial evidence, staff has determined that the proposed Project does not require the preparation of a subsequent or supplemental EIR as none of the conditions described in Public Resources Code Section 21166 exist. Specifically as it relates to Section 21166, the approximately 3,686 square foot private recreation center and ancillary amenities is consistent with the project that was analyzed by the EIR and Addenda do not represent a substantial change from the Paloma del Sol Specific Plan evaluated in the certified EIR and Addenda and is within the scope of the potential development contemplated by that Plan; there are no substantial changes with respect to the circumstances under which the Project is undertaken that would result in new significant or substantially more severe impacts; and there is no new information of substantial importance, which was not known and could not have been known at the time of the certified EIR. The Project would not have any new or substantially more severe impacts than what was evaluated in the EIR and Addenda, and there are no mitigation measures or alternatives that would reduce significant impacts and were previously found not to be feasible, but which are now feasible. Therefore, based on this evaluation, none of the conditions in Section 21166 of the Public Resources Code apply and no subsequent or supplemental EIR is required. In addition, the Project is exempt as it is a residential development project undertaken to implement a specific plan for which an EIR previously was prepared per Government Code Section 65457.

The application for an approximately 3,686 square foot private recreation center and ancillary amenities 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 Addenda.

FINDINGS

Development Plan (Code Section 17.05.010.F)

The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City.

The proposed project consists of the construction of a private recreation center. The General Plan and Paloma Del Sol Specific Plan allow for a private recreation center at the project site. Therefore, the project is consistent with the General Plan for Temecula and the Paloma Del Sol Specific Plan. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances, including the California Environmental Quality Act (CEQA), the Citywide Design Guidelines, and Fire and Building codes.

The overall development of the land is designed for the protection of the public health, safety, and general welfare.

The overall design of the project, including the site plan and parking, is consistent with and intended to protect the health and safety of those working and living in and around the site as the project is consistent with the General Plan, Paloma Del Sol Specific Plan, City Wide Design Guidelines, Development Code, and Fire and Building Codes. The project has been reviewed for, and as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the public health, safety, and welfare.

ATTACHMENTS

1. Aerial Map
2. PC Resolution
3. Exhibit A – Draft Conditions of Approval
4. Exhibit B – Plans
5. Notice of Exemption
6. Notice of Public Hearing