

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

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 6, 2026

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: (Continued from the Planning Commission meeting of, October 15, 2025, November 19, 2025, January 7, 2026, and February 4, 2026) Planning Application Numbers PA23-0327, an amendment to the Redhawk Specific Plan to allow a wedding and special event center associated with the golf course and add related standards for those uses. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan

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

CEQA: Mitigated Negative Declaration w/ Monitoring Plan

PROJECT DATA SUMMARY

Name of Applicant: Robbie Snider with Redhawk Golf Course

General Plan Designation: Open Space (OS)

Zoning Designation: Specific Plan No. 9 (Redhawk)

**Existing Conditions/
Land Use:**

Site: Existing Golf Course, Golf Clubhouse with Pro Shop and Restaurant / Open Space (OS)

North: Existing Residential / Medium Density (M) Residential

South: Existing Residential / Low Medium (LM) Residential
 East: Existing Residential / Low Medium (LM) Residential and Medium (M) Residential
 West: Existing Residential / Low Medium (LM) Residential

| | <u>Existing/Proposed</u> | <u>Min/Max Allowable or Required</u> |
|-----------------------------------|--------------------------|--------------------------------------|
| Lot Area: | 100.9 Acres | N/A Per Redhawk Specific Plan |
| Total Floor Area/Ratio: | N/A | N/A |
| Landscape Area/Coverage: | N/A | N/A |
| Parking Provided/Required: | 194 Spaces Proposed | 194 Spaces Required |

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? Yes No

Located in Affordable Housing Overlay Zone (AHOZ)? Yes No

AHOZ Gain/Loss: +/- N/A

BACKGROUND SUMMARY

On June 15, 2023, James Wood submitted Planning Application No. PA23-0251, a Conditional Use Permit to allow for the operation of an event center at the existing Redhawk Golf Course pavilion. In addition, James Wood submitted Planning Application No. PA23-0327 on August 15, 2023, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to the uses associated with the golf course and add related standards for those uses. The intent of these applications is to allow the golf course to conduct weddings/events within the existing pavilion. Many golf courses host weddings and other events. The addition of a wedding/event center will improve the economic viability of the Redhawk Golf Course. On March 16, 2026, staff was informed that Robbi Snider would be the new applicant for the project.

The project was most recently heard at the February 4, 2026 Planning Commission public hearing. Information was presented at this hearing that provided evidence illustrating that the project was in conformance with the City’s Noise Ordinance. However, at the conclusion of the hearing the Planning Commission voted to have the applicant relocate speaker locations to the ceiling and implement some type of sound wall or curtain. The applicant was also required to conduct additional sound testing once these items were in place. The applicant agreed to these requirements. In addition, the Commission requested clarification related to operational hours, specifically, with regard to when events must cease.

ANALYSIS

Sound Testing

Per the City of Temecula General Plan, the maximum exterior noise level for residential uses is 65 decibels. The Mitigation Monitoring and Reporting Program prepared for the project provided mitigation to ensure this maximum is not exceeded. Mitigation measures include the following:

1. Amplified speakers be limited to a maximum of 84 dBA at a distance of 50 feet to meet noise requirements (65 dBA)
2. Golf course representative/event coordinator shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers and maintain a logbook for 90 days.

Limiting the amplified speakers to a maximum 84 dBA at a distance of 50 feet ensured that decibels achieved a maximum level of 60 according to a noise study conducted for the project by Kimley-Horn. This level is below the 65-decibel maximum allowed by the City's General Plan.

As previously mentioned, the Planning Commission required the applicant to relocate speakers to the ceiling, install some type of sound detinning apparatus and then conduct an additional sound study. The applicant relocated speakers to the ceiling, installed retractable screening, and installed Indian Laurel trees. The applicant sought to have Kimley-Horn conduct a revised sound study to analyze any changes to the decibel levels. However, the cost of conducting a revised noise study proved to be cost prohibitive. Therefore, the applicant conducted their own noise monitoring with a dedicated decibel reader. This monitoring was conducted on March 21, 2026 at a wedding with a DJ. The applicant chose six measurement locations located on residential property lines. Each location was tested for 30 seconds. It is important to note that the applicant utilized a dedicated decibel reader to conduct testing.

The additional steps implemented by the applicant lowered the decibel readings at the adjacent residential property lines. For example, decibel readings at the property line immediately west of the project site originally measured between 55 and 60 decibels. These areas now measure 50.1 and 51.6 decibels. These values continue to be lower than the maximum 65 decibel permitted by the City's General Plan. The attached map shows each measurement location and associated decibel readings.

Operational Closing

The Commission requested clarification related to when events must cease. The project has been designed to require events stop at 9:00 PM. Event clean-up must be completed by 10:00 PM. The Statement of Operations and Conditions of Approval (COA No. 13) have been revised to make this clarification.

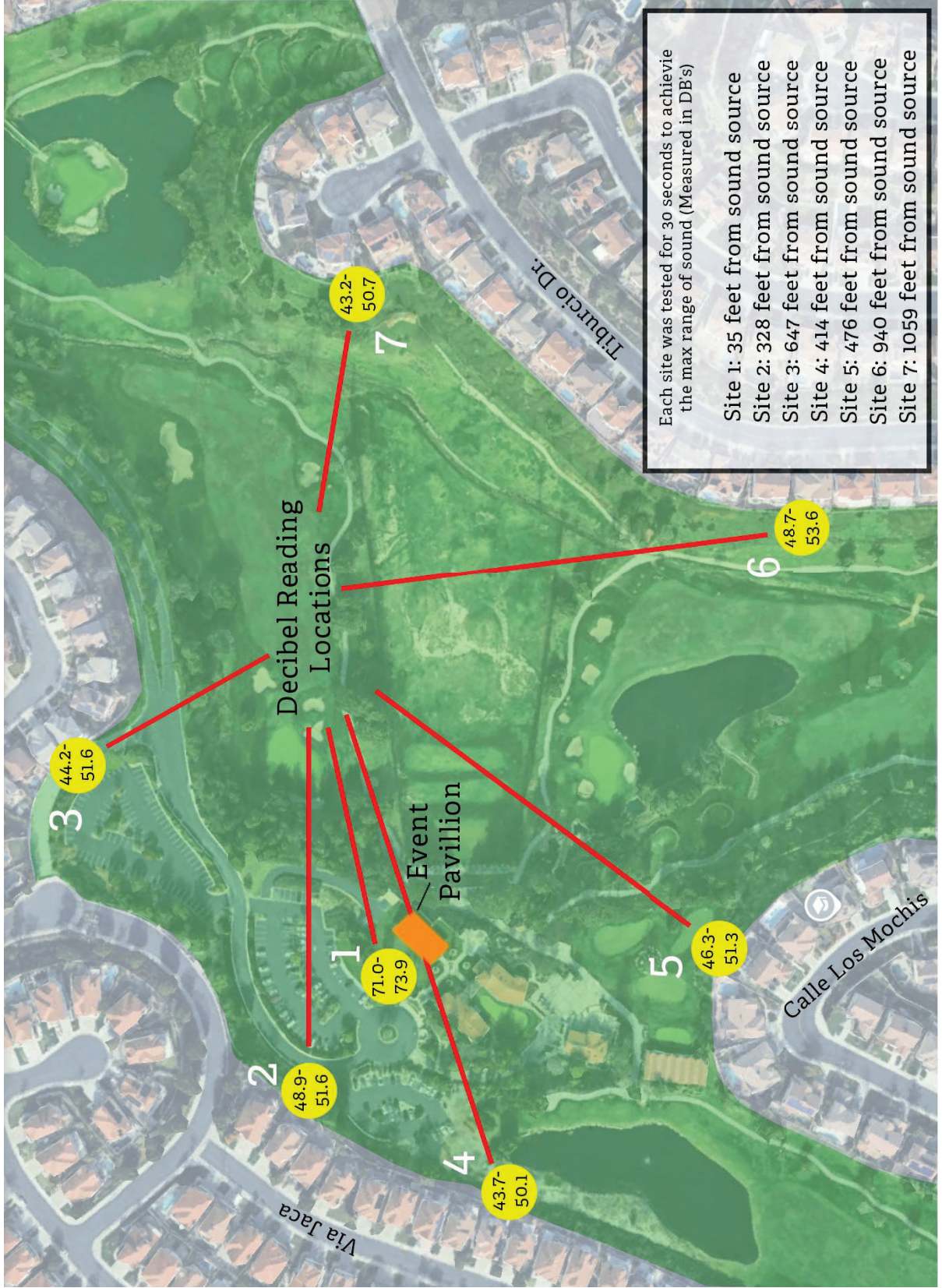
LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on September 24, 2025, and mailed to the property owners within the required 600-foot radius.

ATTACHMENTS:

1. Sound Test Map
2. Sound Test Photos/Speaker Installations
3. Revised Statement of Operations
4. Planning Commission Resolution – Approving the MND and Mitigation Monitoring and Reporting Program
Exhibit A -City Council Resolution
Mitigation Monitoring and Reporting Program
5. Planning Commission Resolution – Specific Plan Amendment
Exhibit A – City Council Ordinance
6. Planning Commission Resolution – Conditional Use Permit
Exhibit A – City Council Resolution
Exhibit B – Revised Draft Conditions of Approval
7. February 4, 2026, Regular Planning Commission meeting agenda report and supplemental report (The full agenda packet can be found on the City webpage at:
<https://temeculaca.legistar.com/DepartmentDetail.aspx?ID=37302&GUID=735F586E-8C02-4356-906D-3672E0960D6D>)

Decibel Reading Results Conducted by
Redhawk Golf Course



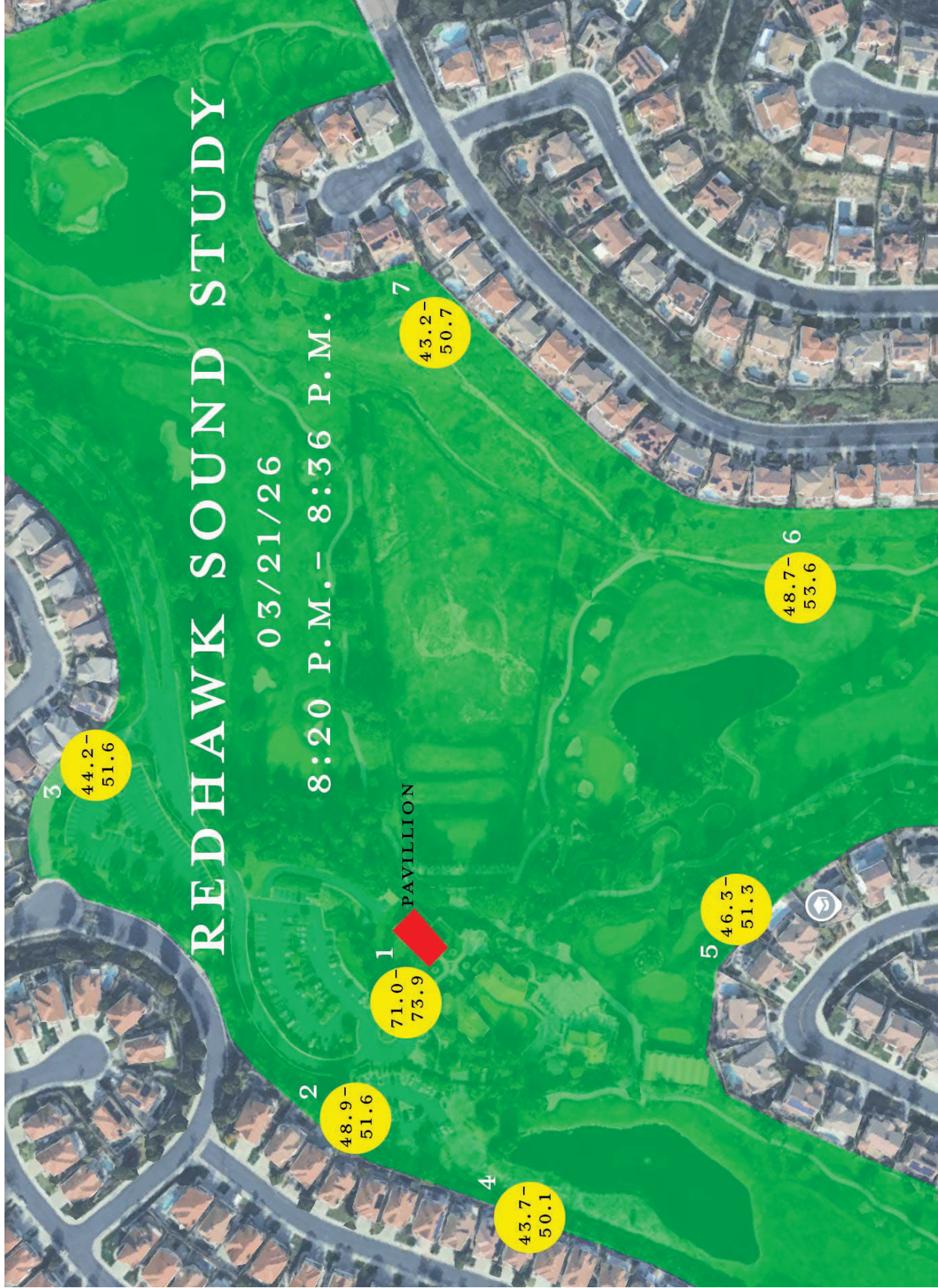
Each site was tested for 30 seconds to achieve the max range of sound (Measured in DB's)

Site 1: 35 feet from sound source
Site 2: 328 feet from sound source
Site 3: 647 feet from sound source
Site 4: 414 feet from sound source
Site 5: 476 feet from sound source
Site 6: 940 feet from sound source
Site 7: 1059 feet from sound source

REDHAWK SOUND STUDY

03/21/26

8:20 P.M. - 8:36 P.M.



Decible Reader



Hawk's Point Restaurant



Screens



Speaker Locations



Installed Speakers

Indian Laurel Tree Installations



Redhawk Wedding/Event Center
Section C: Statement of Operations
April 2026

1. Description of Project, Hours and Days of Operation. *Proposed business operations would be to allow events to be held in the area currently being utilized for special golfing events. Events would be allowed up to 3 days per week (Monday through Sunday) from 12:00 PM - 9:00 PM, with amplified noise and the event ending at 9:00 PM and cleanup by completed by 10 PM.*

2. Number of employees. *The approximate maximum number of employees provided by outside vendors for events with 130 guests is 15 per event.*

3. Proposed Private Security (if required). *Security may be provided depending on the number of guests and the type of alcohol that will be served. Security needs will be determined on an as needed basis.*

4. Estimated Number of Customers and Parking Required. *Approximately 130 guests maximum per event. The amount of required parking for the proposed uses has been included in the overall parking for the entire site and based upon SP requirements:*

Total required for CUP: 86 spaces (194 spaces including required 108 golf course parking spaces)

Total provided: 194 spaces (includes 5 ADA spaces)

5. Food, Alcohol, Live Entertainment. *Food will be catered by outside vendors; catering companies will be contracted to provide the food, chefs, servers, etc., as needed. Redhawk Golf Course has a full liquor license, our desire is to provide and bartend the alcohol. There may be situations where liquor, typically wine and champagne, may be provided by a licensed caterer, and/or bartending may be provided by the caterer. Live entertainment may include, but not be limited to, DJ, bands, musicians, etc. All live entertainment will be required to comply with noise ordinances and conditions of approval.*

Section D: Statement of Justification
April 2026

1. Is the site suitable and adequate for the proposed use?

The proposed use will be located on a site that currently conducts golf-related events with up to 144 people. Based on this information, with proposing approximately 130 guests present, the site is suitable and adequate for the proposed use.

2. Would the proposed use and design have a substantial adverse effect on traffic circulation and on the planned capacity of the street system?

The proposed Project will not have a substantial adverse effect on traffic circulation as the existing use allows for up to 144 people per event and the proposed Project would only seek to allow approximately 130 guests per event.

Guests typically utilize multiple modes of transportation to arrive at events and may be dropped off to the site via limousines, ride share companies, buses, and/or a combination thereof. Also, a

majority of guests typically will arrive together, with a conservative estimate of 2 people per vehicle. Additionally, golf guests begin to depart and numbers thin out between noon and 2 PM. Based on the above information, no substantial adverse impacts are anticipated.

3. Would the proposed use have a substantial adverse impact on the general welfare of persons residing in the community?

The proposed Project will result in additional noise generating uses due to amplification associated with events. A Noise Study has been prepared identifying sensitive receptors and the location of noise generating sources. The Noise Study contains one recommended mitigation measure pertaining to the DJ set-up that will keep noise at or below General Plan Noise Element standards.

Events would be allowed 3 days per week from 3:00 PM - 9:00 PM.

Based on the above information, no substantial adverse impacts are anticipated.

4. Is the design of the project compatible with the existing and proposed development within the district and its surroundings?

The existing uses are currently compatible with the existing single-family development in proximity to the Project site. There are currently no issues pertaining to compatibility and with incorporation of noise mitigation the proposed Project will remain compatible with the existing single-family development. There is no other proposed development within proximity to the proposed Project site.

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE REDHAWK SPECIFIC PLAN AMENDMENT GENERALLY LOCATED APPROXIMATELY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 100 acres and generally located approximately 1,500 feet from the Redhawk Parkway and Vail Ranch Parkway Intersection.

C. The applications were processed including, but not limited to a public notice, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

D. Pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. § 14000, et seq.), the City is the lead agency for the Project.

E. The City contracted with Kimley-Horn for the independent preparation of an Initial Study to analyze the potential environmental effects of the Project. Based on the information contained in the Initial Study, Kimley-Horn and City staff concluded that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, Kimley-Horn prepared, and City staff concurred in, a Draft Mitigated Negative Declaration (“Draft MND”) in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

F. The City circulated a Notice of Intent to Adopt the Draft MND, along with the MND and its Appendices to the public and other interested parties, for a 30-day comment period between June 30, 2025 through July 30, 2025. A Notice of Intent was also sent to adjacent property owners indicating a review period of June 30, 2025 through July 30, 2025. The City published a

Notice of Intent for the Draft MND in the Press Enterprise, a newspaper of general circulation within the City. Copies of the documents have been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 41000 Main Street, Temecula, Ca 92590, Chamber of Commerce, located at 26790 Ynez Court, Suite A, Temecula CA 92591, Ronald Roberts Public Library, located at 30600 Pauba Road, Temecula, CA 92592, and on the City of Temecula website.

G. During the comment period, the City received two written comments on the Draft MND from various agencies, individuals, and organizations and a response to all the comments made therein was prepared, submitted to the Planning Commission, and incorporated into the administrative record of the proceedings.

H. The “Final Mitigated Negative Declaration” (“Final MND”) consists of the Draft MND, response to comments, and all of its appendices and the Mitigation Monitoring and Reporting Program. The Final MND was made available to the public and to all commenting agencies on September 22, 2025, which is at least 10 days prior to certification of the Final MND, in compliance with Public Resources Code Section 21092.5(a).

I. On May 6, 2026, the Planning Commission, held a duly noticed public hearing to consider the Final MND and the Project, at which time the Planning Commission heard and considered information presented by City staff on the Project and its environmental review. In addition, all interested persons had an opportunity to and did testify regarding this matter.

J. Public Resources Code Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program is attached hereto as Exhibit A and is incorporated herein by reference.

Section 2. Findings. After due consideration of the Final MND and the Project and in the exercise of its independent judgment, the Planning Commission hereby finds and resolves that:

A. All of the above recitals are true and correct, and are hereby incorporated into this section as though set forth in full.

B. Agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Draft MND, the Final MND and on the Project. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

C. The Planning Commission has reviewed and considered the administrative record before it, which is hereby incorporated by reference, and which includes the written comments on the Draft MND the Final MND and its Appendices, staff reports and presentations and all oral and written testimony.

D. The Planning Commission has reviewed the Final MND and all comments received regarding the Final MND prior to and at the May 6, 2026 public hearing, and based on the whole record before it finds that: (1) the Final MND was prepared in compliance with CEQA; (2) there

is no substantial evidence that the Project will have a significant effect on the environment; and (3) the Final MND reflects the independent judgment and analysis of the Planning Commission.

E. The Planning Commission, in the exercise of its independent judgment, recommends that the City Council adopt the Final MND, and a Mitigation Monitoring and Reporting Program for the Project. The Planning Commission further recommends that the mitigation measures set forth therein be made applicable to the Project.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May, 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS

ABSTAIN: PLANNING COMMISSIONERS

ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE REDHAWK SPECIFIC PLAN AMENDMENT GENERALLY LOCATED APPROXIMATELY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of Temecula does hereby find, determine and declare that:

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 100 acres and generally located approximately 1,500 feet from the Redhawk Parkway and Vail Ranch Parkway Intersection.

C. The applications were processed including, but not limited to a public notice, in the time and manner prescribed by State and local law including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

D. Pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. § 14000, et seq.), the City is the lead agency for the Project.

E. The City contracted with Kimley-Horn for the independent preparation of an Initial Study to analyze the potential environmental effects of the Project. Based on the information contained in the Initial Study, Kimley-Horn and City staff concluded that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, Kimley-Horn prepared, and City staff concurred in, a Draft Mitigated Negative Declaration (“Draft MND”) in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

F. The City circulated a Notice of Intent to Adopt the Draft MND, along with the MND and its Appendices to the public and other interested parties, for a 30-day comment period

between June 30, 2025 through July 30, 2025. A Notice of Intent was also sent to adjacent property owners indicating a review period of June 30, 2025 through July 30, 2025. The City published a Notice of Intent for the Draft MND in the Press Enterprise, a newspaper of general circulation within the City. Copies of the documents have been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 41000 Main Street, Temecula, CA 92590, Chamber of Commerce, located at 26790 Ynez Court, Suite A, Temecula, CA 92591, Ronald Roberts Public Library, located at 30600 Pauba Road, Temecula, CA 92592, and on the City of Temecula website.

G. During the comment period, the City received two written comments on the Draft MND from various agencies, individuals, and organizations and a response to all the comments made therein was prepared, submitted to the Planning Commission, and incorporated into the administrative record of the proceedings.

H. The “Final Mitigated Negative Declaration” (“Final MND”) consists of the Draft MND, response to comments, and all of its appendices and the Mitigation Monitoring and Reporting Program. The Final MND was made available to the public and to all commenting agencies on September 9, 2025, which is at least 10 days prior to certification of the Final MND, in compliance with Public Resources Code Section 21092.5(a).

I. On May 6, 2026, the Planning Commission, held a duly noticed public hearing to consider the Final MND and the Project, at which time the Planning Commission heard and considered information presented by City staff on the Project and its environmental review. In addition, all interested persons had an opportunity to and did testify regarding this matter.

J. Public Resources Code Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program is attached hereto as Exhibit A and is incorporated herein by reference.

K. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2026-__ recommending that the City Council adopt the Final MND and a Mitigation Monitoring and Reporting Program for the Project. The Planning Commission also adopted Resolution Nos. 2026-___, and ___, thereby recommending that the City Council take various actions, including adoption of a Specific Plan Amendment and Conditional Use Permit.

L. Prior to taking action at the noticed City Council public hearing held on ____, 2026, the City Council has heard, been presented with, reviewed, and considered the information and data in the administrative record, as well as oral and written testimony presented to it during meetings and hearings. No comments or any additional information submitted to the City have produced any substantial new information to support a fair argument requiring additional environmental review or re-circulation of the Final MND under CEQA because no new significant environmental impacts were identified, nor was any substantial increase in the severity of any previously disclosed environmental impacts identified.

Section 2. Substantive Findings. The City Council of the City of Temecula, California does hereby find, determine and declare that:

A. All of the above recitals are true and correct and are hereby incorporated into this section as though set forth in full.

B. Agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final MND and on the Project. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

C. The City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final MND and all documents therein, the Mitigation Monitoring and Reporting Program, staff reports and presentations, and all oral and written testimony.

D. The City Council has reviewed the Final MND and all comments received regarding the Final MND prior to and at the _____, 2026 public hearing, and based on the whole record before it finds that: (1) the Final MND was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment following imposition of the mitigation that has been proposed and is included in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A" and incorporated herein by this reference; and (3) the Final MND reflects the independent judgment and analysis of the City Council.

E. Based on the findings set forth in the Resolution, the City Council hereby adopts the Final MND, and the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A" and incorporated herein by this reference.

F. The City Council hereby directs staff to file a Notice of Determination as set forth in Public Resources Code section 21152(a).

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula
this day of , .

Jessica Alexander, 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. 2026- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the day of , , by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

Mitigation Monitoring and Reporting Program Redhawk Golf Course - Specific Plan Amendment

A.1 STATUTORY REQUIREMENTS

The purpose of this program is to identify the changes to the project, which the Lead Agency has adopted or made a condition of a project approval, in order to mitigate or avoid significant effects on the environment. The City of Temecula is the Lead Agency that must adopt the mitigation monitoring and reporting program. Section 21069 of the California Environmental Quality Act (CEQA) statute defines Responsible Agency as a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15091(d) "when making the findings required in subdivision (a)(1) of CEQA, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures."

Furthermore, Section 15097.d states "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they undertake any of the individual improvement projects identified in the Draft IS/MND.

A completed and signed checklist for each measure indicates that a measure has been implemented and fulfills the City's monitoring requirements with respect to Public Resources Code Section 21081.6.

A.2 ACRONYMS AND INITIATIONS

| | |
|-------|-------------------------------|
| dB(A) | decibel A-weighted |
| Leq | "equivalent continuous level" |
| NOI | Noise |

**Mitigation Monitoring and Reporting Program
Redhawk Golf Course - Specific Plan Amendment**

| Mitigation Measures | Responsible Party | Timing of Compliance | Signature and Date of Compliance |
|---|---|---|----------------------------------|
| <p>NOISE MEASURES</p> <p>MM NOI-1: In order to comply with the City of Temecula Noise Ordinance, noise levels from amplified speakers shall be limited to a maximum of 84 dBA Leq at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion. A designated golf course representative/event coordinator shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers and ensure the noise level does not exceed 84 dBA Leq. A noise meter or cellular device-based decibel meter application shall be utilized to complete the noise measurement and adjust the speaker output volume. The speaker volume shall be adjusted to ensure that the maximum permissible noise level of 84 dBA Leq is not exceeded. The designated golf course representative/event coordinator shall maintain a logbook documenting the date and time of calibration (84 dBA at 50 feet) for each event that occurs. The designated golf course representative/event coordinator shall maintain each record for 90 days from the date of calibration. Upon request by the City of Temecula Code Enforcement, and only after the filing of a formal noise complaint by an adjacent resident, the logbook shall be provided to the City for verification.</p> | <p>Project Applicant (designated golf course representative/event coordinator)</p> <p>City of Temecula Code Enforcement</p> | <p>Prior to each Pavilion Event (event setup)</p> | |

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENT USES AT THE GOLF COURSE AND ADD RELATED STANDARDS FOR THOSE USES ON A 100.9 ACRE PARCEL GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)”

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On June 15, 2023 James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to allow wedding/special event uses at the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. The above referenced applications will be referred to collectively as “the Project”.

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

C. The Planning Commission, at a regular meeting, considered the Project and environmental review on May 6, 2026, 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.

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

Section 2. Environmental Compliance Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of Specific Plan Amendment Application No. PA23-0327:

A. The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

B. The City contracted with Kimley-Horn for the independent preparation of an Initial Study to analyze the potential environmental effects of the Project. Based on the information contained in the Initial Study, Kimley-Horn and City staff concluded that the Project could have a

significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, Kimley-Horn prepared, and City staff concurred in, a Draft Mitigated Negative Declaration (“Draft MND”) in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

C. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the Draft MND, response to comments, and all of its appendices (collectively, the Final MND) and Mitigation Monitoring and Reporting Program, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

D. Following consideration of the entire record before it at the public hearing and due consideration of the Project the Planning Commission adopted Resolution No. 2026-___. “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT PROJECT CONSISTING OF APPROXIMATELY 100.9 ACRES GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCHO INTERSECTION (APN: 962-040-012)”

Section 3. Further Findings. The Planning Commission, in recommending approval the Specific Plan Amendment Application No. PA23-0327, hereby finds, determines and declares that: Specific Plan Amendment Application No. PA23-0327 is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

A. The proposed Specific Plan Amendment is consistent with the General Plan and Development Code.

The proposed Specific Plan Amendment conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed Specific Plan Amendment also complies with all applicable Development Code standards required for Specific Plan amendments including Section 17.16.060 (amendments to approved plans) and Section 17.01.040 (relationship to the General Plan) and is consistent with the City of Temecula General Plan goals, policies, and objectives.

B. The proposed Specific Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed Specific Plan Amendment has been reviewed pursuant to the City’s General Plan and all applicable State laws and has been found to be consistent with the policies, guidelines, standards, and regulations intended to ensure that the development within the Redhawk

Specific Plan area will be constructed and function in a manner consistent with the public health, safety, and welfare. The amendment won't be detrimental to the public interest, health, safety, convenience, or welfare of the City because mitigation has been placed on the project. This mitigation will ensure that noise levels are within in the City's acceptable range. In addition, the amendment is placing limits on the use that do not currently exist. These include, limiting the number of events to no more than three per week and limiting the number of guests in attendance to 130 persons.

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The Specific Plan amendment will not require any physical modifications in order to allow for the wedding/event center as this use will be allowed in the outdoor covered pavilion. All appropriate infrastructure is already in place. As such, the project has been reviewed based on existing structures and infrastructure. The new uses are physically suitable for the land use designations proposed by the amended Redhawk Specific Plan.

D. The proposed Specific Plan Amendment shall ensure the development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

The project site is already developed with a golf course and related amenities such as a restaurant, clubhouse and pro shop. The golf course currently allows for golf-related events at the pavilion. These include, tournaments, trophy presentations, and other golf-related social events. The amendment will allow for the ability of the golf course to conduct weddings and other events. These types of events are typical of golf courses and as such will be compatible with the character of the existing development and land uses. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

Section 4. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING PLANNING AREA 36 OF THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENT USES AND STANDARDS RELATED TO THOSE USES ON AN APPROXIMATELY 100.9 ACRE SITE GENERALLY LOCATED ON SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)". The Planning Commission recommends that the City Council amend the Redhawk Specific Plan in substantially the same form as attached to this Resolution as Exhibit "A".

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENTS USES ASSOCIATED AT THE GOLF COURSE AND ADD RELATED STANDARDS FOR THOSE USES ON A 100.9 ACRE PARCEL GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine and declare that:

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. The applications will be referred to collectively as “the Project”.

B. The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

C. The City contracted with Kimley-Horn for the independent preparation of an Initial Study to analyze the potential environmental effects of the Project. Based on the information contained in the Initial Study, Kimley-Horn and City staff concluded that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, Kimley-Horn prepared, and City staff concurred in, a Draft Mitigated Negative Declaration (“Draft MND”) in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

D. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

E. Following consideration of the entire record of information received at the public hearings and due consideration of the proposed Project, the Planning Commission adopted Resolution Nos. 2026-_____, _____, and _____ recommending that the City Council approve PA23-0251, PA25-0327, and the Final MND and Mitigation Monitoring and Reporting Program

F. On _____, 2026, the City Council of the City of Temecula considered the Project, the Final MND, and Mitigation Monitoring and Reporting Program 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, Final MND, and Mitigation Monitoring and Reporting Program prior to and at the public hearing.

G. Following consideration of the entire record before it at the public hearing and due consideration of the Project the City Council adopted Resolution No. 2026-__ “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT PROJECT CONSISTING OF APPROXIMATELY 100.9 ACRES GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCHO INTERSECTION (APN: 962-040-012)”.

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

Section 2. Legislative Findings. The City Council in approving the hereby makes the following findings regarding the zone change:

A. The proposed Specific Plan Amendment is consistent with the General Plan and Development Code.

The proposed Specific Plan Amendment conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed Specific Plan Amendment also complies with all applicable Development Code standards required for Specific Plan amendments including Section 17.16.060 (amendments to approved plans) and Section 17.01.040 (relationship to the General Plan) and is consistent with the City of Temecula General Plan goals, policies, and objectives.

B. The proposed Specific Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed Specific Plan Amendment has been reviewed pursuant to the City’s General Plan and all applicable State laws and has been found to be consistent with the policies, guidelines, standards, and regulations intended to ensure that the development within the Redhawk Specific

Plan area will be constructed and function in a manner consistent with the public health, safety, and welfare. The amendment won't be detrimental to the public interest, health, safety, convenience, or welfare of the City because mitigation has been placed on the project. This mitigation will ensure that noise levels are within in the City's acceptable range. In addition, the amendment is placing limits on the use that do not currently exist. These include, limiting the number of events to no more than three per week and limiting the number of guests in attendance to 130 persons.

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The Specific Plan amendment will not require any physical modifications in order to allow for the wedding/event center as this use will be allowed in the outdoor covered pavilion. All appropriate infrastructure is already in place. As such, the project has been reviewed based on existing structures and infrastructure. The new uses are physically suitable for the land use designations proposed by the amended Redhawk Specific Plan.

D. The proposed Specific Plan Amendment shall ensure the development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

The project site is already developed with a golf course and related amenities such as a restaurant, clubhouse and pro shop. The golf course currently allows for golf-related events at the pavilion. These include, tournaments, trophy presentations, and other golf-related social events. The amendment will allow for the ability of the golf course to conduct weddings and other events. These types of events are typical of golf courses and as such will be compatible with the character of the existing development and land uses. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

Section 3. Specific Plan Amendment. The City Council hereby amends the Redhawk Specific Plan (Planning Area 36) to read as provided in Exhibit "A", attached to this Ordinance and incorporated herein as set forth in full.

Section 4. Severability. If any portion, provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions, provisions, sections, paragraphs, sentences, and words of this Ordinance shall remain in full force and effect and shall be interpreted by the court so as to give effect to such remaining portions of the Ordinance.

Section 5. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 6. Notice of Adoption. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this day of , .

Jessica Alexander, 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 Ordinance No. 2026- was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the day of , , and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the day of , , by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

EXHIBIT A

**Redhawk Specific Plan
SP 9
(Formally Specific Plan No. 217)
Amendment No. 2 (PA23-0327)**

II. Specific Plan

B. Development Plans and Standards

1. Community Level Development Standards

c. Open Space and Recreation Standards

o Standards

*Golf Course (Planning Area 36) shall be developed on approximately 182.7 acres.

- a) The golf course shall consist of 18 holes and a club house. An outdoor covered pavilion shall be allowed for hosting golf events as well as events listed below. In addition to the uses permitted in Ordinance No. 348.2928, wedding facilities shall also be permitted upon approval of a Conditional Use Permit. Wedding facilities may also be used to host private events, including but not limited to the events listed below.

- Weddings and related wedding events (e.g., bridal shower, rehearsal dinner, etc.)
- Birthdays
- Anniversaries
- Corporate Functions
- Community Events

In the event that a similar use is proposed that is not listed above, the Community Development Director shall be allowed to make a consistency determination.

- b) The golf course shall be completed as a part of Phase II.
c) Refer to Exhibit II-3, Planning Area 36 - Golf Course.
d) Refer to Section II. B. 1. i. Landscaping Plan.
e) Parking for the golf course shall be required per Ordinance No. 348 (6 spaces/hole).
f) Parking for the outdoor covered pavilion shall be required at 1 space/70 square feet.

PC RESOLUTION NO. 2026-

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 A CONDITIONAL USE PERMIT (PA23-0251) TO ALLOW A WEDDING/EVENT CENTER TO BE OPERATED AS PART OF THE EXISTING GOLF COURSE LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012)”

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. Both applications will be referred to collectively as the “the Project”.

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

C. The Planning Commission, at a regular meeting, considered the Project and environmental review on May 6, 2026, 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.

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

Section 2. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of Conditional Use Permit Application PA23-0251:

A. Pursuant to California Environmental Quality Act (“CEQA”), City staff prepared an Initial Study of the potential environmental effects of the approval of the Conditional Use Permit Application, as described in the Initial Study (“the Project”). Based upon the findings contained in that study, City staff determined that there was no substantial evidence that the Project could have a significant effect on the environment and a (Mitigated) Negative Declaration was prepared.

B. Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on June 30, 2025, and expired on July 30, 2025. Copies of the documents have

been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 41000 Main Street, Temecula, California 92590.

C. Two written comments were received prior to the public hearing and a response to all the comments made therein was prepared, submitted to the Planning Commission and incorporated into the administrative record of the proceedings.

D. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration prior to and at the May 6, 2026 public hearing, and based on the whole record before it finds that: (1) the Mitigated Negative Declaration was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment; and (3) Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

E. Based on the findings set forth in the Resolution, the Planning Commission hereby adopted Resolution No. 2026- “A RESOLUTION OF THE OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT PROJECT CONSISTING OF APPROXIMATELY 100.9 ACRES LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012”.

Section 3. Further Findings. The Planning Commission, in recommending approval of Conditional Use Permit Application No. PA23-0251, hereby finds, determines and declares that: Conditional Use Permit Application No. PA23-0251 is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

Conditional Use Permit, Development Code Section 17.04.010.E

A. The proposed conditional use is consistent with the General Plan and the Development Code.

The proposed conditional use conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed conditional use also complies with all applicable Development Code standards contained in Section 17.04.010.

B. The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures. A Mitigated Negative Declaration was prepared for the project. This document indicates that all impacts to the adjacent uses, buildings or

structures can be mitigated to a less than significant level. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

C. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the planning commission or council in order to integrate the use with other uses in the neighborhood.

The proposed conditional use will not require any modifications to the existing site or any existing structures. Therefore, the site for the conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping and other development features. The proposed uses will be well integrated with other existing uses in the neighborhood.

D. The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

The project has been reviewed and conditioned to be consistent with the Building, Development, and Fire codes. These codes contain provisions to ensure uses are not detrimental to the health, safety, and general welfare of the community. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion. This mitigation will ensure the City's noise regulations are adhered to.

E. That the decision to approve, conditionally approve, or deny the application for a conditional use permit be based on substantial evidence in view of the record as a whole before the planning director, planning commission, or city council on appeal.

The decision to conditionally approve the conditional use was based on substantial evidence in view of the record as whole before the City Council.

Section 4. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt a Resolution approving Planning Application No. PA23-0251, a Conditional Use Permit allow a wedding/event center to be operated as part of the existing golf course located at 45100 Temecula Parkway within the Redhawk Specific Plan subject to the Conditions of Approval set forth on Exhibit "A", attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS

ABSTAIN: PLANNING COMMISSIONERS

ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA23-0251) TO ALLOW A WEDDING/EVENT CENTER TO BE OPERATED AS PART OF AN EXISTING GOLF COURSE GENERALLY LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine and declare that:

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to allow wedding/special event uses at the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. Both applications will be referred to collectively as “the Project”.

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

C. The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

D. The City contracted with Kimley-Horn for the independent preparation of an Initial Study to analyze the potential environmental effects of the Project. Based on the information contained in the Initial Study, Kimley-Horn and City staff concluded that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, Kimley-Horn prepared, and City staff concurred in, a Draft Mitigated Negative Declaration (“Draft MND”) in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

E. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

F. Following consideration of the entire record of information received at the public hearings and due consideration of the proposed Project, the Planning Commission adopted

Resolution Nos. 2026-_____, _____, and _____ recommending that the City Council approve PA23-0251, PA23-0327 and the Final MND and Mitigation Monitoring and Reporting Program.

G. On _____, 2026, the City Council of the City of Temecula considered the Project, the Final MND, and Mitigation Monitoring and Reporting Program 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, Final MND, and Mitigation Monitoring and Reporting Program prior to and at the public hearing.

H. Following consideration of the entire record before it at the public hearing and due consideration of the Project the City Council adopted Resolution No. 2026-_____, entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT CONSISTING OF APPROXIMATELY 100.9 ACRES LOCATED AT 45100 TEMECULA PARKWAY (APN: 922-210-042)”.

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

Section 2. Legislative Findings. The City Council in approving the Conditional Use Permit hereby makes the following findings:

A. The proposed conditional use is consistent with the General Plan and the Development Code.

The proposed conditional use conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed conditional use also complies with all applicable Development Code standards contained in Section 17.04.010.

B. The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures. A Mitigated Negative Declaration was prepared for the project. This document indicates that all impacts to the adjacent uses, buildings or structures can be mitigated to a less than significant level. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

C. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the planning commission or council in order to integrate the use with other uses in the neighborhood.

The proposed conditional use will not require any modifications to the existing site or any existing structures. Therefore, the site for the conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping and other development features. The proposed uses will be well integrated with other existing uses in the neighborhood.

D. The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

The project has been reviewed and conditioned to be consistent with the Building, Development, and Fire codes. These codes contain provisions to ensure uses are not detrimental to the health, safety, and general welfare of the community. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion. This mitigation will ensure the City's noise regulations are adhered to.

E. That the decision to approve, conditionally approve, or deny the application for a conditional use permit be based on substantial evidence in view of the record as a whole before the planning director, planning commission, or city council on appeal.

The decision to conditionally approve the conditional use was based on substantial evidence in view of the record as whole before the City Council.

Section 3. Conditions of Approval. The City Council of the City of Temecula hereby approves Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course located at 45100 Temecula Parkway, subject to the Conditions of Approval attached as Exhibit "A" attached hereto, and incorporated herein by this reference.

Section 4. Certification. The City Clerk shall certify to the adoption of this Resolution, and it shall become effective upon its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula
this day of , .

Jessica Alexander, 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. - was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the day of , , by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

CITY OF TEMECULA

CONDITIONS OF APPROVAL ACCEPTANCE

Planning Application Number: PA23-0251

Parcel Number(s):

962-040-012

By signing below, I/we have agreed to the following Conditions of Approval, including (but not limited to) any referenced documents, local, state, or federal regulations, statement of operations, hours of operation, floor plans, site plans, and Conditions that may require the payment or reimbursement of fees, as described. I/we have read the attached Conditions of Approval and understand them. I/we also understand that violations or non-compliance with these Conditions of Approval, may delay a project, and/or result in the revocation of a permit in accordance with the Temecula Municipal Code. I/we are also responsible for disclosing these Conditions of Approval to any successive owners/operators. I/we agree and commit to the City of Temecula that I/we will implement and abide by the Conditions of Approval, including any indemnification requirements imposed by those conditions.

Property Owner Printed Name

Property Owner Signature & Date

Applicant Printed Name

Applicant Signature & Date

EXHIBIT A
CITY OF TEMECULA
DRAFT CONDITIONS OF APPROVAL

Planning Application No.: PA23-0251

Project Description: Redhawk Event Center CUP: A Conditional Use Permit to allow an event center to be operated as part of an existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway.

Assessor's Parcel No.: 962-040-012

MSHCP Category: N/A (No New Square Footage or Grading)

DIF Category: N/A (No New Square Footage)

TUMF Category: Per WRCOG Requirements

Quimby Category: N/A (Non-Residential Project)

New Street In-lieu of Fee: N/A (Not Located within the Uptown Temecula Specific Plan)

Approval Date:

Expiration Date:

PLANNING DIVISION

Within 48 Hours of the Approval

1. Applicant Filing Notice of Determination. APPLICANT ACTION REQUIRED:
The applicant/developer is responsible for filing the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075 within 48 hours of the project approval. If within said 48-hour period the applicant/ developer has not filed the Notice of Determination as required above, the approval for the project granted shall be void due to failure of this condition Failure to submit the Notice of Determination will also result in an extended period of time for legal challenges.

FEES:

Fees for the Notice of Determination are Two Thousand Nine Hundred Sixty-Six Dollars And Seventy-Five Cents (\$2,966.75) which includes the Two Thousand Nine Hundred Sixteen Dollars and Seventy-Five Cents (\$2,916.75) fee, required by Fish and Wildlife Code Section 711.4(d)(3) plus the Fifty Dollars (\$50.00) County administrative fee. The County of Riverside charges additional fees for credit card transactions.

FILING:

The City shall provide the applicant with a Notice of Determination within 24 hours of approval via email. If the applicant/developer has not received the Notice of Determination within 24 hours of approval, they shall contact the case Planner immediately. All CEQA documents must be filed online with the Riverside County Assessor – County Clerk- Recorder. A direct link to the CEQA filings page is available at TemeculaCA.gov/CEQA.

COPY OF FILINGS:

The applicant shall provide the City with a digital copy of the required filings within 48 hours.

General Requirements

2. Indemnification of the City. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, this approval and the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

3. Expiration. This approval shall be used within two years of the approval date; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval within the two-year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval, or use of a property in conformance with a Conditional Use Permit.
4. Time Extension. The Director of Community Development may, upon an application being filed prior to expiration, and for good cause, grant a time extension of up to five extensions of time, one year at a time.
5. Consistency with Specific Plans. This project and all subsequent projects within this site shall be consistent with Specific Plan No. 9 (Redhawk).
6. Compliance with Mitigated Negative Declaration (MND). The project and all subsequent projects within this site shall comply with all mitigation measures identified within Mitigated Negative Declaration No. (SCH# 2025061421).
7. Conformance with Approved Plans. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Division.
8. Modifications or Revisions. The developer shall obtain City approval for any modifications or revisions to the approval of this project.
9. Statement of Operations. The applicant shall comply with their Statement of Operations dated May 2025, on file with the Planning Division, unless a conflict exists between the Statement of Operations and these Conditions of Approval, in which case the Conditions of Approval control.
10. Revocation of CUP. This Conditional Use Permit may be revoked pursuant to Section 17.03.080 of the City's Development Code.
11. City Review and Modification of CUP. The City, its Director of Community Development, Planning Commission, and City Council retain and reserve the right and jurisdiction to review and modify this Conditional Use Permit (including the Conditions of Approval) based on changed circumstances. Changed circumstances include, but are not limited to, the modification of business, a change in scope, emphasis, size of nature of the business, and the expansion, alteration, reconfiguration or change of use. The reservation of right to review any Conditional Use Permit granted or approved or conditionally approved hereunder by the City, its Director of Community Development, Planning Commission and City Council is in addition to, and not in-lieu of, the right of the City, its Director of Community Development, Planning Commission, and City Council to review, revoke or modify any Conditional Use Permit approved or conditionally approved hereunder for any violations of the conditions imposed on such Conditional Use Permit or for the maintenance of any nuisance condition or other code violation thereon.
12. Adherence to Noise Ordinance and General Plan Noise Element. The use shall at all times be consistent with the City of Temecula Noise Ordinance (Chapter 9.20) as amended from time to time and the Noise Element of the City of Temecula General Plan as amended from time to time.

13. Hours of Operations. Weddings/events shall occur no more than three times per week on the following days and times:
Sunday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
Monday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
Tuesday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
Wednesday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
Thursday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
Friday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
Saturday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
14. Noise Tracking and Documentation. To comply with the City of Temecula Noise Ordinance, noise levels from amplified speakers shall be limited to a maximum of 84 dBA Leq at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion. A designated golf course representative/event coordinator shall complete a noise measurement 50 feet downstream from (or directly in front of) the amplified speakers and ensure the noise level does not exceed 84 dBA Leq. A noise meter or cellular device-based decibel meter application shall be utilized to complete the noise measurement and adjust the speaker output volume. The speaker volume shall be adjusted to ensure that the maximum permissible noise level of 84 dBA Leq is not exceeded. The designated golf course representative/event coordinator shall maintain a logbook documenting the date and time of calibration (84 dBA at 50 feet) for each event that occurs. The designated golf course representative/event coordinator shall maintain each record for 90 days from the date of calibration. Upon request by the City of Temecula Code Enforcement, and only after the filing of a formal noise complaint by an adjacent resident, the logbook shall be provided to the City for verification. This calibration does not supersede Condition of Approval no. 13 in this document.
15. Display of Conditional Use Permit. The City of Temecula Approval Letter for the Conditional Use Permit shall be displayed on the premises in a conspicuous place so that law enforcement and city staff entering the establishment may readily see the Conditional Use Permit. A copy of the stamped approved floor plan/site plan approved with the Conditional Use Permit and the full set of Conditionals of Approval (including all previous approvals) shall always be kept on the premises and made available at the request of any law enforcement officer, fire marshal, code officer, or deputy fire marshal.

Outside Agencies

16. Compliance with Dept. of Environmental Health. The applicant shall comply with the requirements set forth by the County of Riverside Department of Environmental Health. These requirements shall include:
 - 1). Applicant shall pull appropriate food permits for events open to the public and that approved caterers are utilized for private events.
 - 2). The site shall operate in accordance with Resolution 91-474 for trash and restroom availability.

BUILDING AND SAFETY DIVISION

General Requirements

17. Obtain Permits Prior to Event. Applicant must obtain all permits and inspections for required work noted above prior to events during regular City business hours.
18. Signage. All signs for this event to be approved by the City of Temecula Planning Department.
19. Off-site Signage. No off-site signs are allowed in the City of Temecula.

20. Signage Prohibited in Right of Way. No signs are to be placed in the public right-of-way.

21. Required Restroom. Toilet facilities for events where alcohol is not available

| Patrons | MALE | | FEMALE | |
|---------|---------|---------|---------|-------|
| | Toilets | Urinals | Toilets | Sinks |
| 50-100 | 1 | 1 | 1 | 1 |
| 100-200 | 1 | 1 | 2 | 1 |
| 201-400 | 2 | 2 | 3 | 2 |
| 400-500 | 3 | 3 | 4 | 3 |

Toilet facilities for events where alcohol is available

| Patrons | MALE | | FEMALE | |
|---------|---------|---------|---------|-------|
| | Toilets | Urinals | Toilets | Sinks |
| 50-100 | 1 | 1 | 2 | 1 |
| 100-200 | 2 | 2 | 3 | 2 |
| 201-400 | 3 | 3 | 5 | 3 |
| 400-500 | 4 | 4 | 6 | 3 |

Accessible Toilets

ADA Required (Combined male & female)

| | |
|------|---|
| 1-6 | 1 |
| 6-12 | 2 |

| Duration of Event | Quantity Required |
|-------------------|-------------------|
| More than 8 hours | 100% |
| 6-8 hours | 80% |
| 4-6 hours | 75% |
| Less than 4 hours | 70% |

22. Stages. Stages are required to be accessible by ramp or lift. Show on stage plans how this will be achieved.

23. Music/Sound Equipment. All musical/ sound system equipment is to be supported by listed rigging only. No Genie lifts.

24. Tents. Submit three copies of the plans and structural calculations for any proposed temporary structures over 399 square feet to the Building and Safety Department for review and approval. The structural plans and calculations shall be wet signed by the engineer of record. Show all exits on plans.

25. Temporary Electrical. Provide two copies of electrical plans for any proposed temporary electrical equipment for review and approval. The electrical plans shall be stamped and wet signed by a registered professional engineer or architect licensed by the State of California or by the licensed electrical contractor completing the work. Electrical generators require permits and inspections with two means of grounding. Please show all generator KVA size, phase (3 phase, or single phase), and voltage. All electrical cords are to be listed for the use, protected and secured.

26. Inspection Times. Obtain all permits and inspections for required work noted above prior to event during regular City business hours.

27. ADA Van Access. Provide details of van accessible parking located as close as possible to the access aisle.

28. Generator(s). Electrical generators require permits and inspections with two means of grounding. All electrical cords are to be listed for the use, protected and secured.

POLICE DEPARTMENT

General Requirements

29. Consumption of Alcoholic Beverages in Public Prohibited. The applicant shall comply with Temecula Municipal Code Section 9.14.010, Consumption of Alcoholic Beverages in Public Prohibited.
30. Ensure No Alcohol Sold or Consumed by Person Under the Age of 21. The applicant shall ensure that no alcohol is sold to or consumed by any person under the age of 21.
31. Identification Verification. Identification will be verified utilizing one of the following: (a) valid California driver's license; (b) valid California identification card; (c) valid military identification card (active/reserve/retired/dependent); (d) valid driver's license from any of the 50 States or Territories of the United States; (e) valid U.S. Passport; (f) valid government issued identification card issued by a Federal, State, County or City agency.
32. Inspections. Police officers, sheriff's deputies and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. This includes inspecting the bar and back bar, store room, office, closed or locked cabinets, safes, kitchen, or any other area within the licensed premises. It is legal and reasonable for licensees to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct, or assault a peace officer (Sections 25616, 25753, and 25755 B&P; 148 and 241 (b) PC).
33. Acceptable Forms of Identification. As noted above, only a valid government issued identification card issued by a Federal, State, County or City agency is an acceptable form of identification for confirming the age of person, providing it complies with Section 25660 of the Business and Profession Code (B&P), which includes the following requirements: (a) name of person; (b) date of birth; (c) physical description; (d) photograph; (e) currently valid (not expired). It is the responsibility of the business owner and any person who serves or sells alcohol to be aware of current laws and regulations pertaining to alcoholic beverages.
34. Section 303 (a) (PC). On-sale licensees may not: (a) employ hosts, hostesses, or entertainers who solicit others to buy them drinks, alcoholic or non-alcoholic; (b) pay or agree to pay such an employee a percentage of the receipts from the sales of drinks solicited; (c) permit any person whether an employee or not, to loiter for the purpose of soliciting an alcoholic drink.

35. Maintain Premises as a Bona Fide Eating Place. Type 41, 47 and 49 licensees must operate and maintain their licensed premises as a bona fide eating place. They must make actual and substantial sale of meals, during the normal meal hours when they are open, at least five days a week. Normal meal hours are: breakfast 6:00 a.m. – 9:00 a.m., lunch 11:00 a.m. – 2:00 p.m., and dinner 6:00 p.m. – 9:00 p.m. Premises that are not open five days a week must serve meals on the days they are open. The premises must be equipped and maintained in good faith. This means the premises must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment dispensers, menus, posters, signs, and enough goods to make substantial meals. The premises must comply with all regulations of the local health department. Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales is not compliance. “Meals” means the usual assortment of food commonly ordered at various hours of the day. The service of only sandwiches or salads is not considered compliance. However, certain specialty entrees, such as pizza, fish or ribs, and an assortment of other foods, such as soups, salads or desserts, may be considered a meal. The Department will presume that a licensee is operating as a bona fide eating place if the gross sales of food prepared and sold to guests on the premises exceeds the gross sales of alcoholic beverages. “Prepared” means any processing preliminary to the final serving of food. (Note: Some licensees have a “conditional” license that requires food sales to be 50% or more of the total gross sales Sections 23038 and 23787 B&P).
36. No Alcohol Sales Between 2:00 am and 6:00 am. Licensees may not sell, give, or deliver alcohol (by the drink or by the package) between 2:00 a.m. and 6:00 a.m. of the same day. No person may knowingly purchase alcohol between 2:00 a.m. and 6:00 a.m. Section 25631 B&P Code). Licensees may not permit patrons or employees to consume alcohol between 2:00 a.m. and 6:00 a.m. of the same day (even if someone bought the drinks before 2:00 a.m. Section 25632 B&P). Some ABC licenses have special conditions (restrictions) as to hours of sale that are stricter than the law. Those licenses are marked “Conditional” (23805 B&P).
37. Disorderly House. Licensees may not permit their licensed premises to become a disorderly house. A disorderly house is a licensed outlet (on or off sale) that: (a) disturbs neighbors with noise, loud music, loitering, littering, vandalism, urination or defecation, graffiti, etc.; and/or (b) has many ongoing crimes inside such as drunks, fights, assaults, prostitution, narcotics, etc. The licensed premise includes the parking lot (Section 25601 B&P; 316 PC).
38. Employee Training for Identification Checks. The applicant shall ensure all employees involved with the sales, service and identification checks for the purpose of any sales of alcoholic beverages is trained in the proper procedures and identification checks. The Temecula Police Department provides free training for all employers and employees involved in the service and sales of alcoholic beverages. It is the responsibility of the applicant to set up a training session for all new employees. Contact the Crime Prevention and Plans Unit at (951) 506-5132 to set up a training date. Training must be completed prior to the grand opening of this business and periodic updated training when new employees/ management are hired.

39. Entertainment Rules. On-sale licensees who offer entertainment must abide by the following rules: (1) No licensee shall permit any person to perform acts of or acts which simulate; (a) sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law; (b) the touching, caressing or fondling on the breast, buttocks, anus or genitals; (c) the displaying of the pubic hair, anus, vulva or genitals; and (2) Subject to the provisions of subdivision (1) hereof, entertainers whose breasts and/or buttocks are exposed to view shall perform only upon a stage at least 18 inches above the immediate floor level and removed at least six feet from the nearest patron. No licensee shall permit any person to remain in or upon the licensed premises who exposes to public view any portion of her or her genitals or anus (Rule 143.3 CCR. Also violates Section 311.6 PC if conduct is "obscene," e.g. intercourse, sodomy, masturbation, etc.)
40. Under Number of Calls for Service. Licensees may not permit their licensed premises to be a problem for the local law enforcement agency by needing an undue number of calls for service. The licensed premise includes the parking lot (Sections 24200 (a) (B&P).
41. Questions Regarding Conditions. Any questions regarding these conditions should be directed to the Temecula Police Department Crime Prevention and Plans Unit at (951) 506-5132.

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

DATE OF MEETING: February 4, 2026

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

PREPARED BY: Maricela Marroquin, Assistant City Attorney

RECOMMENDATION: That prior to consideration of the proposed Redhawk Specific Plan Amendment and conditional use permit application, the Commission Secretary randomly select Commissioner Turley-Trejo, Commissioner Watson or Commissioner Matics pursuant to Section 18705 of the Regulations of the Fair Political Practices Commission to achieve a quorum for this Agenda Item since these three Commissioners have a conflict because they own residential property in the Redhawk Specific Plan and three affirmative votes of the Commission are required by State law to adopt a resolution recommending to the City Council approval of a Specific Plan amendment.

BACKGROUND SUMMARY

Commissioner Turley-Trejo, Commissioner Watson, and Commissioner Matics all live within the Redhawk Specific Plan. They have a conflict of interest pursuant to Section 18702.2(a) of the Regulations of the Fair Political Practices Commission from participating in a decision pertaining to the proposed Redhawk Specific Plan amendment/conditional use permit application due to the proximity of their residences to the location of the golf course that proposes to add weddings and other special events to the types of uses allowed at the project site.

ANALYSIS

Procedure for Random Selection Pursuant to Section 18705 of the Fair Political Practices Commission Regulations

Government Code section 65453(a) provides that a specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body. Government Code section 65354 provides that the planning commission shall make a written recommendation on the adoption or amendment of a general plan by the affirmative vote of not less than a majority of the total membership of the commission.

Since the Temecula Planning Commission has five members, three affirmative votes are required to adopt a resolution recommending that the City Council approve an amendment to the Redhawk Specific Plan.

The personal residences of Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics are located within the Redhawk Specific Plan. Specifically, Commissioner Turley-Trejo's property is located within 170 feet of the nearest property line of the golf course, and approximately 2,378 feet from the outdoor pavilion. Commissioner Watson's property is located within 735 feet from the property line of the golf course and approximately 1,864 feet from the outdoor pavilion. Commissioner Matics' property directly abuts the golf course and is located approximately 4,800 feet from the outdoor pavilion.

In the opinion of the Assistant City Attorney, Commissioner Turley-Trejo and Commissioner Matics may not participate in the Planning Commission's decision pertaining to the Redhawk Specific Plan amendment/conditional use permit application pursuant to Section 18702.2(a)(7) of the Regulations of the Fair Political Practices Commission because the Planning Commission's action involves property located 500 feet or less from the property line of the parcel where the pavilion is located and there is not clear and convincing evidence that the decision will not have any measurable impact on their properties.

In the opinion of the Assistant City Attorney, Commissioner Watson may not participate in the Planning Commission's decision pertaining to the Redhawk Specific Plan amendment/conditional use permit application pursuant to Section 18702.2(a)(8) of the Regulations of the Fair Political Practices Commission because the Planning Commission's action involves property located between 500 and 1,000 feet from the property line of the parcel where the pavilion is located, and the project could impact the character of the neighborhood by substantially altering the intensity of use or noise levels in either a positive or negative way.

Based on the facts set forth above, there is a reasonably foreseeable financial effect of a governmental decision on a parcel of real property in which Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics have a financial interest that is material.

In the event that a potential conflict of interest will prevent a legislative body from achieving a quorum for the transaction of business, Section 18705 of the Fair Political Practices Commission Regulations specifically authorizes the random selection of one or more members of a legislative body that would have a financial interest in a decision to participate in that decision if necessary to achieve a quorum of the legislative body. Therefore, in order to achieve a quorum of three Members of the Planning Commission to consider the Redhawk Specific Plan amendment/conditional use permit application, it is necessary to randomly select either Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics to achieve the required quorum so that one of them can legally participate in the proceedings.

The following procedures have been found by decisions of the Fair Political Practices to meet the requirements of Section 18705 of the Fair Political Practices Commission Regulations for the random selection of a Planning Commissioner to achieve the required quorum for consideration of the Redhawk Specific Plan amendment/conditional use permit application:

1. The random selection process will occur just prior to consideration of the Specific Plan amendment and conditional use permit by the Planning Commission at the public session at the February 4, 2026 regular meeting of the Planning Commission.
2. The Supplemental Agenda Report includes a description of the nature of the economic interest of the members involved, the real property interests of the members involved, and a description of the circumstances in which the conflict might arise, and the legal necessity of achieving a quorum to act on this matter, as required by Section 18705.
3. The Commission Secretary will stand in front of the public audience, with the Assistant Community Development Director as a witness, and place the names of Commissioner Turley-Trejo, Commissioner Watson and Commission Matics on individual pieces of paper into a clear bowl and folded so that their names are not visible or otherwise identifiable.
4. The Commission Secretary will announce that he will draw the name of one of these Commissioners from the bowl and that the Commissioner whose name is drawn will be deemed randomly selected to participate in all matters of the Planning Commission pertaining to the proposed Redhawk Specific Plan Amendment and conditional use permit application.
5. The Commission Secretary will then draw a piece of paper from the bowl and announce the name of the Commissioner selected to participate in all actions related to the proposed Redhawk Specific Plan Amendment and conditional use permit application.
6. The Commission Secretary will specifically record in the official minutes of the Planning Commission a description of the process employed and the name of the Commissioner randomly selected to participate.
7. The Commissioner randomly selected will then be entitled to participate in all actions related to the proposed Redhawk Specific Plan Amendment and conditional use permit application.