

**PC RESOLUTION NO. 2024-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA14-0087, TENTATIVE TRACT MAP (TTM 36483) FOR THE CREATION OF 164 SINGLE FAMILY RESIDENTIAL LOTS AND NINE (9) OPEN SPACE LOTS ON 42.64 ACRES FOR PLANNING AREA 4 WITHIN THE PALOMA DEL SOL SPECIFIC PLAN AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER PUBLIC RESOURCES CODE SECTION 21166 AND GOVERNMENT CODE SECTION 65457 (APNS: 959-400-001, 002)**

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

A. On April 21, 2014, the applicant filed Planning Application No. PA14-0087, a Tentative Tract Map, in a manner in accord with the City of Temecula General Plan and Development Code.

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

C. The Planning Commission, at a regular meeting, considered the Project and environmental review on June 19, 2024, 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. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA14-0087, subject to and based upon the findings set forth hereunder.

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

Section 2. Further Findings. The Planning Commission, in approving the Application hereby finds, determines and declares that:

Tentative Tract Map (Development Code Section 16.09.140):

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

*Tentative Parcel Map No. 36483 has been designed in a manner that is consistent with and meets all development and design standards of the General Plan, the Subdivision Ordinance, the Development Code, the Municipal Code, and the Paloma Del Sol Specific Plan. The property associated with Tentative Parcel Map No. 36483 is identified within*

*the City of Temecula Housing Element Vacant Lands Inventory for residential development.*

B. The Tentative Map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

*The subject parcel does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The subject property has not been designated for conservation or agricultural land, and is not subject to the California Land Conservation Act of 1965.*

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

*The site is physically suitable for the type and proposed density of development proposed by the Tentative Map. The proposed Tentative Map is in accordance with what is allowed by the previously approved Paloma Del Sol Specific Plan. Specifically, Planning Area 4 allows for a maximum of 188 residential lots with a minimum lot size of 5,000 square feet and allowable density of 2.0-5.0 dwelling units per acre. The Tentative Map proposes 164 residential lots with an average lot size of 5,903 square feet and a minimum lot size of 5,000 square feet and 3.85 dwelling units per acre. The Tentative Map also includes nine (9) non-residential lots for open space. As such, the site is suitable for this development proposed.*

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

1. Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or

2. An environmental impact report has been prepared and a finding has been made, pursuant to Public Resources Code Section 21081(a)(3), finding that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

*The project consists of a Tentative Tract Map on vacant property. An Environmental Impact Report and subsequent Addenda to the EIR have been previously prepared for the project. The project is conditioned to comply with all mitigation measures identified within EIR No. SCH# 8707003. A Joint Projects Review #15-06-16-01 was completed for this project which determined that the project is consistent with both the criteria and other plan requirements of the Multiple Species Habitat Conservation Plan and does not require for any acreage to be designated for conservation. Therefore, the design of the subdivision and the proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

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

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

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

*The project consists of a Tentative Parcel Map on vacant property. Any future development on the project site will be in accordance with the requirements of the California Building Code in effect at that time as it relates to heating and cooling.*

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

*All required rights-of-way and easements have been provided on the Tentative Map. The City has reviewed these easements and has found no potential conflicts.*

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

*The Quimby obligation for the proposed project was previously satisfied by the master developer of Paseo Del Sol.*

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Tentative Tract Map Application:

A. The Planning Commission has reviewed and considered the substantial evidence in the record as a whole and, in its independent judgment, hereby determines that no further or subsequent environmental review is required and the Project is exempt from further environmental review (Public Resources Code Section 21166, Government Code Section 65457). The Planning Commission's determination is based on the substantial evidence in the record and the following findings, determinations, and conclusions:

*The Paloma Del Sol Specific Plan was formally adopted in 1988. An Environmental Impact Report (EIR) was prepared and certified on September 6, 1988 as part of this effort. Since that time, four Addenda to the EIR have been prepared for the project area with the most recent adopted on January 8, 2002. The proposed project (Project) has been determined to be consistent with the previously adopted Paloma Del Sol Addendum and no further environmental review is required (Public Resources Code Section 21166 and Government Code Section 65457). Staff has reviewed the EIR, the First Addendum to the EIR adopted December 8, 1992, the Second Addendum to the EIR adopted on March 17, 1999, the Third Addendum to the EIR adopted on September 9, 1999,*

*and the Fourth Addendum to the EIR adopted on January 8, 2002 (collectively, EIR and Addenda). In addition, staff has reviewed the Consistency Evaluation Pursuant to Public Resources Code Section 21166, prepared by Psomas and dated August 26, 2020, and the Memorandum re Revalidation of the Consistency Evaluation for Paseo Del Sol Residential Development, also prepared by Psomas and dated September 14, 2023. Based on this substantial evidence, staff has determined that the proposed Project does not require the preparation of a subsequent or supplemental EIR as none of the conditions described in Public Resources Code Section 21166 exist. Specifically as it relates to Section 21166, Tentative Tract Map 36483 and associated Project improvements do not represent a substantial change from the Paloma del Sol Specific Plan evaluated in the certified EIR and Addenda and is within the scope of the potential development contemplated by that Plan; there are no substantial changes with respect to the circumstances under which the Project is undertaken that would result in new significant or substantially more severe impacts; and there is no new information of substantial importance, which was not known and could not have been known at the time of the certified EIR. The Project would not have any new or substantially more severe impacts than what was evaluated in the EIR and Addenda, and there are no mitigation measures or alternatives that would reduce significant impacts and were previously found not to be feasible but which are now feasible. Therefore, based on this evaluation, none of the conditions in Section 21166 of the Public Resources Code apply and no subsequent or supplemental EIR is required. In addition, the Project is exempt as it is a residential development project undertaken to implement a specific plan for which an EIR previously was prepared per Government Code Section 65457. The application for a Tentative Tract Map to construct 164 single family residential lots and nine (9) open space lots is consistent with the project that was analyzed by the EIR and Addenda. The proposed Project is required to meet all requirements and mitigation contained in EIR and Addenda.*

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA14-0087, a Tentative Parcel Map (No. 38349) for the creation of 164 single family residential lots and nine (9) open space lots for Planning Area 4 within Paloma Del Sol Specific Plan, and makes a finding of exemption under the Public Resources and Government Codes subject to the Final Conditions of Approval set forth on Exhibit A, Plan Reductions set forth in Exhibit B, Consistency Evaluation set forth in Exhibit C, and Consistency Evaluation Revalidation set forth in Exhibit D, attached hereto, and incorporated herein by this reference.

**PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 19th day of June, 2024.

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Bob Hagel, Chair

ATTEST:

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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 forgoing PC Resolution No. 2024- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 19th day of June, 2024, by the following vote:

AYES:           PLANNING COMMISSIONERS:

NOES:           PLANNING COMMISSIONERS:

ABSTAIN:       PLANNING COMMISSIONERS:

ABSENT:        PLANNING COMMISSIONERS:

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Matt Peters  
Secretary