

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0168, A HOME PRODUCT REVIEW TO ALLOW FOR SIX (6) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH FOUR (4) ARCHITECTURAL STYLES CONSISTING OF 164 LOTS LOCATED IN 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 25, 2025, the applicant submitted Planning Application No. PA25-0168, a Home Product Review (Development Plan) in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Application 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 March 4, 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. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA25-0168, 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 in accordance with Temecula Municipal Code Section 17.05.010.F (Development Plan):

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

The proposed single-family homes are permitted in the land use designation standards contained in the Paloma Del Sol Specific Plan and the City's Development Code. The project is also consistent with General Plan land use of Low Medium Density Residential. The site is properly planned and zoned and, as conditioned, is physically suitable for the type and density of residential development proposed. The project, as conditioned, is also

consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City Wide Design Guidelines, and fire and building codes.

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

The overall design of the single-family homes, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards, and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare. Nothing proposed in the Development Plan is anticipated to have an adverse impact to the public health, safety and general welfare.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan:

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 regarding Revalidation of the Consistency Evaluation for Paseo Del Sol Residential Development, also prepared by Psomas and dated September 14, 2023. Based on this substantial evidence, staff has determined that the proposed Project does not require the preparation of a subsequent or supplemental EIR as none of the conditions described in Public Resources Code Section 21166 exist. Specifically as it relates to Section 21166, a Home Product Review for the previously approved Tentative Tract Map 36483 does 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 Home Product Review for six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 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. PA25-0168, a Home Product Review to allow for six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 lots located in Planning Area 4 within the Paloma Del Sol Specific Plan, subject to the Conditions of Approval set forth on Exhibit A, Previous Conditions of Approval (PA14-0087) set forth in Exhibit B, and Plan Reductions set forth in Exhibit C, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 4th day of March, 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 forgoing 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 4th day of March, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary