In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 26, 2026 - 3:00 PM

CLOSED SESSION - 2:00 PM

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION. The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City and the City Council will decide whether to initiate litigation.

CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to the following matter of pending litigation: Sophia Lewing vs. City of Temecula (Riverside County Superior Court Case No. CVSW2403928).

CALL TO ORDER: Mayor Jessica Alexander

INVOCATION: Pastor Carina Reed of Trumpets of Tirzah

FLAG SALUTE: Mayor Jessica Alexander

ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart

PRESENTATIONS

Presentation by Mayor Alexander Regarding the 250th Anniversary of the United States of America
Presentation by Local Non-Profit Circle of Care Ministries Food Pantry

BOARD / COMMISSION REPORTS

Planning Commission

PUBLIC SAFETY REPORT

County of Riverside, Fire Department (CAL FIRE)

PUBLIC COMMENTS - NON-AGENDA ITEMS

A total of 30 minutes is provided for members of the public to address the City Council on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CITY COUNCIL REPORTS

Reports by the members of the City Council on matters not on the agenda will be made at this time. A total, not to exceed, ten minutes will be devoted to these reports.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the City Council request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the City Council on matters on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Waive Reading of Title and Text of All Ordinances and Resolutions Included in the Agenda

Recommendation: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda.

Attachments: Agenda Report

2. Approve Action Minutes of May 12, 2026

Recommendation: That the City Council approve the action minutes of May 12, 2026.

Attachments: Action Minutes

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

Attachments: Agenda Report
Resolution
List of Demands

4. Approve City Treasurer's Report for the Periods of February 1, 2026 Through February 28, 2026 and March 1, 2026 Through March 31, 2026.

Recommendation: That the City Council approve and file the City Treasurer's report for the periods of February 1, 2026 through February 28, 2026 and March 1, 2026 through March 31, 2026.

Attachments: Agenda Report
City Treasurer's Report - February
City Treasurer's Report - March

5. Approve Annual Renewal of City Insurance Policies

Recommendation: That the City Council approve the following insurance policies and renewal premiums:

1. Excess Liability ($10M Limit) insurance with Alliant National Municipal Liability (ANML) Program, in the Not-to-Exceed amount of $1,336,160, for the period of July 1, 2026 to July 1, 2027; and

2. Excess Liability ($5M xs $10M Limit) insurance with Starstone Specialty Insurance Company, in the Not-to-Exceed amount of $369,850, for the period of July 1, 2026 to July 1, 2027; and

3. Excess Liability ($5M xs $15M Limit) insurance with Arch Specialty Insurance Company, in the Not-to-Exceed amount of $246,807, for the period of July 1, 2026 to July 1, 2027; and

4. Excess Liability ($5M xs 20M Limit) insurance with Acceptance Casualty Insurance Company, in the Not-to-Exceed amount of $160,424 for the period of July 1, 2026 to July 1, 2027; and

5. Excess Workers' Compensation insurance with Safety National Casualty Insurance, in the amount of $182,816, for the period of July 1, 2026 to July 1, 2027; and

6. Property & Equipment Breakdown, Auto Physical Damage, and Difference in Conditions (Earthquake and Flood) insurance with Alliant Property Insurance Program, in the amount of $596,518, for the period of July 1, 2026 to July 1, 2027; and

7. Cyber Liability insurance with APIP Core, Boost & BBR, in the amount of $26,997, for the period of July 1, 2026 to July 1, 2027; and

8. Crime insurance with Alliant Crime Insurance Program (ACIP), in the Not-to-Exceed amount of $2,964, for the period of July 1, 2026 to July 1, 2027; and

9. Pollution/Environmental Legal Liability insurance with Indian Harbor Insurance Company, in the amount of $12,292, for the period of July 1, 2026 to July 1, 2027; and

10. Volunteer Accident insurance with Volunteer Insurance Program (VIP), in the amount of $561, for the period of July 1, 2026 to July 1, 2027; and

11. Deadly Weapons insurance with Alliant Deadly Weapons Response Program (ADWRP), in the Not-to-Exceed amount of $6,445, for the period of July 1, 2026 to July 1, 2027; and

12. Unmanned Aircraft (Drone) Coverage with California Aircraft Municipal Program (CAMP), in the Not-to-Exceed amount of $1,225, for the period of July 1, 2026 to July 1, 2027; and

13. Fiduciary Liability Coverage with Alliant Fiduciary Liability Insurance Program, in the amount of $6,554, for the period of July 1, 2026 to July 1, 2027.

Attachments: Agenda Report

6. Approve Increase of Construction Contingency to the Fire Station 84 Renovation, PW19-14

Recommendation: That the City Council approve an increase to the construction contingency for Fire Station 84 Renovation Project, PW19-14 by $39,000.

Attachments: Agenda Report
Project Description
Project Location Map

7. Authorize City Manager to Negotiate First Amendment to Construction Contract for ADA Transition Plan Implementation - ADA Curb Ramp Replacement Phase I, PW24-07

Recommendation: That the City Council:

1. Authorize the City Manager, with City Attorney approval, to negotiate and execute the First Amendment to the construction contract between the City of Temecula and Asad Holdings LLC, dba OrangeBlue General Contractors, for the Americans with Disabilities Act (ADA) Transition Plan Implementation - ADA Curb Ramp Replacement Phase I, PW24-07,

to terminate the construction contract; and

2. Authorize the Department of Public Works to re-bid construction contract for the Americans with Disabilities Act (ADA) Transition Plan Implementation - ADA Curb Ramp Replacement Phase I, PW24-07.

Attachments: Agenda Report
Project Description
Project Location

8. Approve Parcel Map 38833 for Subdivision of One Existing Lot into Two Separate Parcels Located at 29885 Camino Del Sol

Recommendation: That the City Council approve Parcel Map 38833 for subdivision of one existing lot into two separate parcels located at 29885 Camino Del Sol in conformance with the California Civil Code 4125 and the Subdivision Map Act.

Attachments: Agenda Report
Vicinity Map - 38833
Parcel Map - 38833

9. Receive and File Temporary Street Closures for 2026 Summer Events

Recommendation: That the City Council receive and file the temporary closure of certain streets for the following 2026 Summer Events:

SUMMER CONCERT SERIES
4TH OF JULY PARADE
4TH OF JULY FIREWORKS SHOW

Attachments: Agenda Report
Exhibit "A" - Summer Concert Road Closures
Exhibit "B" - 4th of July Parade Road Closures
Exhibit "C" - 4th of July Fireworks Road Closures

RECESS CITY COUNCIL MEETING TO SCHEDULED MEETINGS OF THE TEMECULA COMMUNITY SERVICES DISTRICT, THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY, THE TEMECULA HOUSING AUTHORITY, AND/OR THE TEMECULA PUBLIC FINANCING AUTHORITY

TEMECULA COMMUNITY SERVICES DISTRICT MEETING

CALL TO ORDER: President James Stewart

ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart

CSD PUBLIC COMMENTS - NON-AGENDA ITEMS

A total of 30 minutes is provided for members of the public to address the Board of Directors on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CSD CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the Community Services District request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Board of Directors on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

10. Approve Action Minutes of May 12, 2026

Recommendation: That the Board of Directors approve the action minutes of May 12, 2026.

Attachments: Action Minutes

11. Approve Second Amendment with VisionOne, Inc. for Theater Ticketing Software

Recommendation: That the Board of Directors approve the second amendment with VisionOne, Inc. for theater ticketing software, to increase the total not to exceed amount by $10,000, for a total agreement amount of $210,000.

Attachments: Agenda Report
Second Amendment

12. Set Public Hearing to Approve TCSD Proposed Rates and Charges for Fiscal Year 2026-27

Recommendation: That the Board of Directors adopt a resolution entitled:

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA ACKNOWLEDGING THE FILING OF A REPORT WITH RESPECT TO THE PROPOSED RATES AND CHARGES FOR FISCAL YEAR 2026-27 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION THEREWITH

Attachments: Agenda Report
Resolution
Preliminary Engineer's Report

CSD BUSINESS

Any member of the public may address the Board of Directors on items that appear on the Business portion of the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

13. Approve Agreement with Thessalonika Family Services dba Mission Hope for Implementation of the Temecula Family Bridge Program and Flexible Family Assistance Administration for Fiscal Year 2026-2027

Recommendation: That the Board of Directors approve an agreement with Thessalonika Family Services dba Mission Hope for implementation of the Temecula Family Bridge Program and Flexible Family Assistance Administration for fiscal year 2026-2027, in the amount of $350,000.

Attachments: Agenda Report
Agreement

CSD DIRECTOR OF COMMUNITY SERVICES REPORT

CSD GENERAL MANAGER REPORT

CSD BOARD OF DIRECTOR REPORTS

CSD ADJOURNMENT

The next regular meeting of the Temecula Community Services District will be held on Tuesday, June 9, 2026, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY - NO MEETING

TEMECULA HOUSING AUTHORITY - NO MEETING

TEMECULA PUBLIC FINANCING AUTHORITY - NO MEETING

RECONVENE TEMECULA CITY COUNCIL

PUBLIC HEARING

Any person may submit written comments to the City Council before a public hearing or may appear and be heard in support of or in opposition to the approval of a project at the time of the hearing. If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at or prior to the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be included into the record. Email comments must be submitted to CouncilComments@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. At public hearings involving land use matters, the property owner and/or applicant has the burden of proof and, therefore, shall be allowed 15 minutes for an initial presentation, and an additional 10 minutes for rebuttal by its development team following other comments on the matter. An appellant, other than the property owner and/or applicant, and the spokesperson for an organized group of residents residing within the noticed area of the property, which is the subject of the public hearing, shall be allowed 15 minutes to present the appellant's position to the Council. The Mayor may allow more time if required to provide due process for the property owner, applicant or appellant. All other members of the public may speak during the public hearing for a maximum period of 5 minutes each. Deferral of one speaker's time to another is not permitted. In the event of a large number of speakers, the Mayor may reduce the maximum time limit for members of the public to speak. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

14. Adopt Resolution Reconfirming Automatic Annual Fee Adjustment in Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fee

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA RECONFIRMING THE AUTOMATIC ANNUAL FEE INCREASE IN THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN LOCAL DEVELOPMENT MITIGATION FEE APPLICABLE TO ALL DEVELOPMENTS IN THE PLAN AREA PURSUANT TO TEMECULA MUNICIPAL CODE SECTION 15.10.050.D AND

MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS (LR26-0183)

Attachments:
Agenda Report
Resolution
WRCRCA Notice of Implementation Fee Letter FY 2026-27
Local Development Mitigation Fee Schedule FY 2026-27
Notice of Public Hearing

15. Conduct Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, and Adopt a Resolution Approving the Issuance of California Enterprise Development Authority Revenue Obligations for the Benefit of Vine Creek Apartments Affordable Housing Project

Recommendation: That the City Council:

1. Conduct a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 to receive comments relating to the issuance by the California Enterprise Development Authority (the "Authority") of not to exceed $25,000,000 of the Authority's Revenue Obligations (the "Obligations") for the benefit of Temecula Pacific Associates, a California Limited Partnership (the "Borrower"); and

2. Adopt a resolution approving the issuance of the Obligations by the Authority to finance for the benefit of the Borrower; entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $25,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF VINE CREEK APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO HEREIN SPECIFIED

Attachments:
Agenda Report
Resolution
City Council Resolution No. 19-45, California Association for Local Economic Development Membership
Notice of Public Hearing

16. Adopt Resolutions Approving Planning Application Numbers PA23-0327 and PA23-0251, Located at 45100 Temecula Parkway Within the Redhawk Specific Plan

Recommendation: That the City Council:

1. Adopt resolutions entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO 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 AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

RESOLUTION NO.

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)

2. Introduce an Ordinance entitled:

ORDINANCE NO.

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 AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

Attachments:
Agenda Report
Aerial Map
Resolution - MND
Exhibit A - Final MND and Monitoring Program
Resolution – Conditional Use Permit
Exhibit A – Conditions of Approval
Ordinance - Specific Plan Amendment
Exhibit A – Specific Plan Amendment
Planning Commission Resolution No. 2026-07 - Recommending Adoption of the MND and MMRP
Planning Commission Resolution No. 2026-08 - Specific Plan Amendment
Planning Commission Resolution No. 2026-09 - Conditional Use Permit
Planning Commission Staff Report of February 4, 2026
Planning Commission Staff Report of May 6, 2026
Redhawk Golf Course SPA Draft ISMND + Appendices
Plan Reductions
Public Correspondence
Notice of Determination
Notice of Public Hearing

BUSINESS

Any member of the public may address the City Council on items that appear on the Business portion of the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

17. Approve Preferred Traffic Striping Configuration for the Pauba Road Pavement Rehabilitation Project, PW25-05

Recommendation: That the City Council select and approve a preferred striping alternative for Pauba Road, between Margarita Road and Ynez Road, to be implemented as part of the Pauba Road Pavement Rehabilitation Project, PW25-05.

Attachments:
Agenda Report
Pauba Road Striping Plan Alternative 1
Pauba Road Striping Plan Alternative 2
Pauba Road Striping Plan Alternative 3

18. Receive and File General Plan Update - Draft Land Use Report and Concepts

Recommendation: That the City Council receive and file a presentation on the General Plan Update and Land Use Report and Concepts, and provide feedback and direction to staff to inform the development of a proposed Land Use Map.

Attachments: Agenda Report
Exhibit A - Draft Land Use Report

19. Receive and File Presentation from San Diego Gas & Electric (SDG&E) Regarding the Golden Pacific Powerlink Transmission Project and Provide General Direction Regarding the Same

Recommendation: That the City Council receive and file a presentation from San Diego Gas & Electric (SDG&E) regarding the Golden Pacific Powerlink Transmission Project, including 500-kilovolt electric transmission lines and tower/pole structures proposed through the City of Temecula, and provide general direction regarding the same.

Attachments: Agenda Report
SDGE Postcard mailed to addresses near the project
SDGE Public Outreach Material - Received 4-9-2026
SDGE Public Outreach Material - Received 4-20-2026

DEPARTMENTAL REPORTS (RECEIVE AND FILE)

20. City Council Travel/Conference Report

Attachments: Agenda Report
Itinerary - Cal Cities City Leaders Summit
Itinerary - SCAG and General Assembly

21. Community Development Department Monthly Report

Attachments: Agenda Report
Planning Activity Report

22. Fire Department Monthly Report

Attachments: Agenda Report
Monthly Report

23. Police Department Monthly Report

Attachments: Agenda Report
Monthly Report

24. Public Works Department Monthly Report

Attachments: Agenda Report
Project Status Report

PUBLIC COMMENTS - NON-AGENDA ITEMS

A total of 30 minutes is provided for members of the public to address the City Council on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

Any Council Member, including the Mayor, may request an item be placed on a future agenda. Any such request will be discussed under this section. In making the request, a Council Member may briefly describe the topic of the proposed agenda item and any timing associated with the placement of the item on the agenda. This description shall not exceed 3 minutes. No substantive discussion on the subject of the motion may occur. Items may only be placed on the agenda by Council Members pursuant to policy or by the City Manager based on administrative or operational needs of the City. Public comments on the placement of these agenda items shall be limited to a maximum of 30 minutes. Individual comments shall not exceed 3 minutes. All public participation is governed by the Council Policy regarding Public Participation at Meetings and Agenda Placements by Council Members adopted by Resolution No. 2021-54.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

ADJOURNMENT

The next regular meeting of the City Council will be held on Tuesday, June 9, 2026, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports, public closed session information, and any supplemental material available after the original posting of the agenda), distributed to a majority of the City Council regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694-6444.

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Randi Johl, Director of Legislative Affairs/City Clerk

DATE: May 26, 2026

SUBJECT: Waive Reading of Title and Text of All Ordinances and Resolutions Included in the Agenda

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PREPARED BY: Randi Johl, Director of Legislative Affairs/City Clerk

RECOMMENDATION: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda.

BACKGROUND: The City of Temecula is a general law city formed under the laws of the State of California. With respect to adoption of ordinances and resolutions, the City adheres to the requirements set forth in the Government Code. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public online on the City's website and will be available in print at the meeting prior to the introduction or passage of the ordinance. Unless otherwise required, the full reading of the title and text of all ordinances and resolutions is waived.

FISCAL IMPACT: None

ATTACHMENTS: None

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ACTION MINUTES

TEMECULA CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 12, 2026 - 3:00 PM

CLOSED SESSION - 2:30 PM

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION. The City Council convened in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City and the City Council will decide whether to initiate litigation.

CALL TO ORDER at 3:07 PM: Mayor Jessica Alexander

INVOCATION: Rabbi Yonasan Abrams of Chabad of Temecula

FLAG SALUTE: Rabbi Yonasan Abrams Family

ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart

PRESENTATIONS

Presentation by Mayor Alexander Regarding the 250th Anniversary of the United States of America
Presentation to 2026 Deputy City Clerk of the Year Erika Ramirez
Presentation to Recipients of Military Banner Program
Presentation of Proclamation for Water Safety Month
Presentation of Proclamation for Public Works Week
Presentation of Proclamation for Bike Month

BOARD / COMMISSION REPORTS - NONE

PUBLIC SAFETY REPORT

County of Riverside, Sheriff's Department

PUBLIC COMMENTS - NON-AGENDA ITEMS

The following individual(s) addressed the City Council:

- Laurel LaMont
- Drew Davis
- Jeff Kingsberg
- Greg Langworthy

PUBLIC COMMENTS - AGENDA ITEMS

The following individual(s) addressed the City Council:

- Martin Cortez (Item #6)

CITY COUNCIL REPORTS

CONSENT CALENDAR

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (5-0): Motion by Rahn, Second by Kalfus. The vote reflected unanimous approval.

1. Waive Reading of Title and Text of All Ordinances and Resolutions Included in the Agenda

Recommendation: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda.

2. Approve Action Minutes of April 28, 2026

Recommendation: That the City Council approve the action minutes of April 28, 2026.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2026--26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

4. Adopt Resolution Approving Permanent Easement for Storm Drainage Easement, Maintenance and Access Easement Agreement and Grant of Temporary Construction Easement to Facilitate Construction of Storm Drainage Improvements (Near Butterfield Stage Road and De Portola Road)

Recommendation: That the City Council:

1. Adopt a resolution entitled:

RESOLUTION NO. 2026-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THAT CERTAIN GRANT OF PERMANENT EASEMENT FOR STORM DRAINAGE PURPOSES, MAINTENANCE AND ACCESS EASEMENT AGREEMENT AND THAT CERTAIN GRANT OF TEMPORARY CONSTRUCTION EASEMENT IN CONNECTION WITH THE CONSTRUCTION OF STORM DRAINAGE INLETS AND RELATED IMPROVEMENTS TO TIE IN TO THE AD 159 − BUTTERFIELD STAGE ROAD STORM DRAIN − LINE A STAGE 2 IMPROVEMENTS AND MAKING FINDINGS THAT NO FURTHER ENVIRONMENTAL

REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND SECTION 21166 OF THE PUBLIC RESOURCES CODE (PORTIONS OF APN 965-400-001)

2. Provide to the City Manager the authorizations regarding the Grant of Permanent Easement for Storm Drainage Easement, Maintenance and Access Easement Agreement and the Grant of Temporary Construction Easement set forth in the Resolution.

5. Award Consultant Agreement with Fehr and Peers for the Local Roadway Safety Plan Update Project, PW25-03

Recommendation: That the City Council:

1. Award a Consultant Agreement with Fehr and Peers, in the amount of $134,585, for the Local Roadway Safety Plan Update Project, PW25-03; and

2. Authorize the City Manager to approve extra work authorizations not to exceed the contingency amount of $13,459, which is equal to 10% of the agreement amount.

6. Approve Agreement with Mariposa Tree Management, Inc. for Citywide Tree Trimming Maintenance Services for Fiscal Years 2026-2028

Recommendation: That the City Council approve an agreement with Mariposa Tree Management, Inc. for citywide tree trimming maintenance services, in the amount of $800,000 for Fiscal Years 2026-2028.

7. Approve Agreement with Nieves Landscape, LLC for Landscape Maintenance Services for Fiscal Years 2026-2029

Recommendation: That the City Council approve an agreement with Nieves Landscape, LLC for landscape maintenance services of facilities, medians, parks, trails, sport parks, school sites and slopes, in the amount of $3,192,924 for Fiscal Years 2026-2029.

8. Set Public Hearing to Approve Solid Waste and Recycling Rates for Commercial Customers for Fiscal Year 2026-27

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2026-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE SOLID WASTE AND

RECYCLING RATES FOR COMMERCIAL CUSTOMERS FOR FISCAL YEAR 2026-27

RECESS:

At 4:05 PM, the City Council recessed and convened as the Temecula Community Services District Meeting. At 4:07 PM the City Council resumed with the remainder of the City Council Agenda.

RECONVENE TEMECULA CITY COUNCIL

ITEMS FOR FUTURE CITY COUNCIL AGENDAS

CITY MANAGER REPORT

CITY ATTORNEY REPORT

The City Attorney stated there was no reportable action from closed session.

ADJOURNMENT

At 4:08 PM, the City Council meeting was formally adjourned to Tuesday, May 26, 2026, at 2:00 PM for Closed Session, with regular session commencing at 3:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

_____

Jessica Alexander, Mayor

ATTEST:

_____

Randi Johl, City Clerk

[SEAL]

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Jennifer Hennessy, Director of Finance

DATE: May 26, 2026

SUBJECT: Approve List of Demands

PREPARED BY: Tricia Hawk, Finance Manager

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

BACKGROUND: All claims and demands are reported and summarized for review and approval by the City Council on a routine basis at each City Council meeting. The attached claims represent the paid claims and demands since the last City Council meeting.

FISCAL IMPACT: All claims and demands were paid from appropriated funds or authorized resources of the City and have been recorded in accordance with the City's policies and procedures.

ATTACHMENTS:
1. Resolution
2. List of Demands

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

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

Section 1. That the following claims and demands as set forth in Exhibit A, on file in the office of the City Clerk, has been reviewed by the City Manager's Office and that the same are hereby allowed in the amount of $2,634,367.61.

Section 2. The City Clerk shall certify the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 26th day of May, 2026.

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 26th day of May, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Randi Johl, City Clerk

CITY OF TEMECULA

LIST OF DEMANDS

04/25/2026 - 05/08/2026 TOTAL CHECK RUN:		1,684,337.65
05/07/2026 TOTAL PAYROLL RUN:		950,029.96
TOTAL LIST OF DEMANDS FOR 05/26/2026 COUNCIL MEETING:	$	2,634,367.61
04/25/2026 - 05/08/2026 APPROVED PURCHASE CARD DETAIL:		107,902.28

Check #	Check Date	Vendor #	Vendor Name	Invoice	Description	Payment Type	Invoice Net
305559	5/7/2026	4318	ABM INDUSTRY GROUPS LLC	10000704449	JANITORIAL SVCS: CITY FACILITIES: PW	Printed Check	13,409.37
305559	5/7/2026	4318	ABM INDUSTRY GROUPS LLC	10000622692	JANITORIAL SVCS: CITY FACILITIES: PW	Printed Check	13,909.37
305559	5/7/2026	4318	ABM INDUSTRY GROUPS LLC	10000652515	JANITORIAL SVCS: CITY FACILITIES: PW	Printed Check	13,909.37
305544	4/30/2026	1206	AFLAC PREMIUM	Ben351624	APR '26 ACCIDENT INDEMNITY PAYMENT	Printed Check	2,509.62
305560	5/7/2026	1236	ALL AMERICAN ASPHALT	1249467	ASPHALT SUPPLIES: STREET MAINT: PW	Printed Check	444.49
305560	5/7/2026	1236	ALL AMERICAN ASPHALT	1249634	ASPHALT SUPPLIES: STREET MAINT: PW	Printed Check	460.26
609194	4/30/2026	1512	ALLEGRO MUSICAL VENTURES INC	28855	PIANO TUNING SVCS: THEATER: TCSD	EFT Posted	300.00
609195	4/30/2026	1418	AMAZON	1NYP-DDFC-4KPX	BOOK COLLECTIONS: RHR LIBRARY: TCSD	EFT Posted	35.64
609195	4/30/2026	1418	AMAZON	1RHM-4DLL-H9VY	BOOK COLLECTIONS: RHR LIBRARY: TCSD	EFT Posted	71.22
609224	5/7/2026	1418	AMAZON	1QYM-3KFC-PTJ7	BOOK COLLECTIONS: RHR LIBRARY: TCSD	EFT Posted	11.41
609224	5/7/2026	1418	AMAZON	1H9X-3DWD-7H7Q	BOOK COLLECTIONS: RHR LIBRARY: TCSD	EFT Posted	306.46
609224	5/7/2026	1418	AMAZON	1VXD-P1XM-6J93	BOOK COLLECTIONS: RHR LIBRARY: TCSD	EFT Posted	590.28
609224	5/7/2026	1418	AMAZON	1TFW-7NYR-FHX3	SMALL TOOLS/EQUIPMENT: PD	EFT Posted	163.54
609225	5/7/2026	1080	AMERICAN NATIONAL RED CROSS	23184240	STAFF TRAINING & CERTIFICATION: AQUATICS: TCSD	EFT Posted	601.20
609196	4/30/2026	1000	APPLEONE INC	S10447578	TEMPORARY STAFFING: COMDV	EFT Posted	3,980.34
609226	5/7/2026	2381	AYERS WILLIAM BRIAN	3139	ELECTRICAL WORK: MRC: PW	EFT Posted	440.00
609227	5/7/2026	1980	BGP RECREATION INC	4075.104 '26	INSTRUCTOR EARNINGS: TCSD	EFT Posted	409.50
609228	5/7/2026	1101	BLUETRITON BRANDS INC	16D0028910578	WATER DELIVERY SVCS: FOC: PW	EFT Posted	640.39
609228	5/7/2026	1101	BLUETRITON BRANDS INC	06D6702622575	WATER DELIVERY SVCS: INCUBATOR: COMSP	EFT Posted	317.42
609197	4/30/2026	1634	BRODART CO	B7185358	BOOK COLLECTIONS: RHR LIBRARY: TCSD	EFT Posted	353.85
305548	4/30/2026	3157	CAHALAN JASON	4721	BAY DOOR MAINTENANCE: FIRE	Printed Check	350.00
19672	4/23/2026	1573	CALIF DEPT OF CHILD SUPPORT	Ben351680	SUPPORT PAYMENT	Wire	1,016.98
305561	5/7/2026	1612	CALIF DEPT OF INDUSTRIAL RELATIONS	E 2272515 SB	157047 ELEVATOR INSP: 28690 MERCEDES: PW	Printed Check	225.00
305561	5/7/2026	1612	CALIF DEPT OF INDUSTRIAL RELATIONS	E 2272520 SB	157048 ELEVATOR INSP: 28690 MERCEDES: PW	Printed Check	225.00
305561	5/7/2026	1612	CALIF DEPT OF INDUSTRIAL RELATIONS	E 2272524 SB	157049 ELEVATOR INSP: 28690 MERCEDES: PW	Printed Check	225.00
305562	5/7/2026	2465	CALIF NEWSPAPERS PARTNERSHIP	0000639840a	MAR '26 LEGAL NEWSPAPER PUBLICATIONS: CLERK	Printed Check	1,626.30
305562	5/7/2026	2465	CALIF NEWSPAPERS PARTNERSHIP	0000639840b	MAR '26 LEGAL NEWSPAPER PUBLICATIONS: COMDV	Printed Check	785.63
305562	5/7/2026	2465	CALIF NEWSPAPERS PARTNERSHIP	0000639840c	NEWSPAPER PUBLICATION: TUMF ORDINANCE & RESO: PW	Printed Check	1,928.70
305563	5/7/2026	2785	CAREERS IN GOVERNMENT INC	11-18212	ADVERTISING: HR	Printed Check	3,300.00
305564	5/7/2026	2063	CASC ENGINEERING	0054989	ENVIRONMENTAL REVIEW TTM 38924: PA22-0047: COMDV	Printed Check	450.00
305564	5/7/2026	2063	CASC ENGINEERING	0054775	STORMWATER CONSULTING: PW	Printed Check	2,526.25
609199	4/30/2026	1280	CDW LLC	AI23M3H	COMPUTER LIFECYCLE REPLACEMENT: ITSS	EFT Posted	2,128.00
609199	4/30/2026	1280	CDW LLC	AI7ZN8F	SMALL TOOLS/EQUIPMENT: ITSS	EFT Posted	165.95
609199	4/30/2026	1280	CDW LLC	AI6YF3A	SMALL TOOLS/EQUIPMENT: ITSS	EFT Posted	426.39
609231	5/7/2026	1280	CDW LLC	AI8UZ6U	COMPUTER REPLACEMENT: ITSS	EFT Posted	5,073.12
609231	5/7/2026	1280	CDW LLC	AI8NR2B	MONITOR REPLACEMENT: ITSS	EFT Posted	4,252.05
609232	5/7/2026	2288	CHARGEPOINT INC	IN408867	CHARGING STATION MANAGEMENT: PW	EFT Posted	16,596.00
609233	5/7/2026	1347	CINTAS CORP	020D618090	FIRE EXTINGUISHER TESTING: CITY FACILITIES: PW	EFT Posted	50.98
609233	5/7/2026	1347	CINTAS CORP	020D618091	FIRE EXTINGUISHER TESTING: CITY FACILITIES: PW	EFT Posted	847.32
609233	5/7/2026	1347	CINTAS CORP	020D617774	FIRE EXTINGUISHER TESTING: CODE: COMDV	EFT Posted	183.79
609233	5/7/2026	1347	CINTAS CORP	020D617870	FIRE EXTINGUISHER TESTING: WEST WING: PW	EFT Posted	72.94
609200	4/30/2026	2030	CIVICPLUS LLC	367298	WEBSITE ANNUAL MAINTENANCE: ITSS	EFT Posted	12,035.18
609201	4/30/2026	4493	CLOUD DRIVEN SOLUTIONS INC	1159	MEETING/AGENDA MANAGEMENT: CLERK: ITSS	EFT Posted	10,452.50
609234	5/7/2026	1046	COMPUTER ALERT SYSTEMS INC	125134	SERVICE CALL: STATION 92: FIRE	EFT Posted	180.00
609235	5/7/2026	1666	CORELOGIC INC	82296954	MAR SOFTWARE SUBSCRIPTION: CODE ENF: COMDV	EFT Posted	367.00
609202	4/30/2026	1771	COSSOU CELINE	1630.104 '26	INSTRUCTOR EARNINGS: TCSD	EFT Posted	203.00
609236	5/7/2026	2004	COX KRISTI	4165.104	INSTRUCTOR EARNINGS: TCSD	EFT Posted	262.50
609237	5/7/2026	3607	CROWN CASTLE INC	2125519	FIBER SVCS: 44900 TEMECULA LANE: ITSS	EFT Posted	550.00
305566	5/7/2026	2192	DE NOVO PLANNING GROUP	5061	GENERAL PLAN UPDATE: PW21-02: COMDV	Printed Check	88,266.04
305566	5/7/2026	2192	DE NOVO PLANNING GROUP	5054	GENERAL PLAN UPDATE: PW21-02: COMDV	Printed Check	170,275.11
609238	5/7/2026	4422	DELTA DENTAL INSURANCE CO	BE007019816	MAY '26 DENTAL COBRA HMO PAYMENT GROUP 72012	EFT Posted	15.61
609239	5/7/2026	4422	DELTA DENTAL INSURANCE CO	BE007019227	MAY '26 DENTAL HMO PAYMENT GROUP 72012	EFT Posted	1,596.25
609240	5/7/2026	4423	DELTA DENTAL OF CA	BE007019603	MAY '26 DENTAL COBRA PP0 PAYMENT GROUP 23546	EFT Posted	144.32
609240	5/7/2026	4423	DELTA DENTAL OF CA	BE007018541	MAY '26 DENTAL PPO PAYMENT GROUP 23546	EFT Posted	13,018.46
609241	5/7/2026	2227	DG INVESTMENT	IN00468269	MAINT & REPAIR: SECURITY SYSTEM: ITSS	EFT Posted	4,338.00
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006895988	FENCE RENTAL: JRC: PW	EFT Posted	95.00
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006831759	PORTABLE RESTROOM RENTAL: CHANNEL ST: PW	EFT Posted	156.97
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006848517	PORTABLE RESTROOM RENTAL: DE PORTOLA RD: PW	EFT Posted	156.97
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006848516	PORTABLE RESTROOM RENTAL: HARMONY LN: PW	EFT Posted	235.88
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006848511	PORTABLE RESTROOM RENTAL: LA SERENA WY: PW	EFT Posted	160.88
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006848515	PORTABLE RESTROOM RENTAL: N GENERAL KEARNY: PW	EFT Posted	160.88
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006848514	PORTABLE RESTROOM RENTAL: RIVERTON LN: PW	EFT Posted	160.88
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006848518	PORTABLE RESTROOM RENTAL: WALCOTT LN: PW	EFT Posted	156.97
609242	5/7/2026	1235	DIAMOND ENVIRONMENTAL SERVICES	0006848513	PORTABLE RESTROOM RENTAL: WINCHESTER RD: PW	EFT Posted	156.97
609259	5/7/2026	1381	EE VENDOR #1381	REIMB: SUPPLIES	REIMB: SUPPLIES: TCSD	EFT Posted	55.86

Check #	Check Date	Vendor #	Vendor Name	Invoice	Description	Payment Type	Invoice Net
609212	4/30/2026	1670	EE VENDOR #1670	Reimb: 04/09/25	REIMB: TEAM PACE: HR	EFT Posted	201.73
609246	5/7/2026	1680	EE VENDOR #1680	Reimb '26 Tyler Conf	REIMB: '26 TYLER CONNECT CONF: ITSS	EFT Posted	1,437.73
305554	4/30/2026	4506	EE VENDOR #4506	Reimb: 3/23-3/27/26	REIMB: ICI BURGLARY THEFT INVESTIGATION: PD	Printed Check	449.81
305578	5/7/2026	4506	EE VENDOR #4506	Reimb: '26 CRIA Conf	REIMB: CRIA INTERNATIONAL CRIMINAL CONF: PD	Printed Check	460.87
305565	5/7/2026	4522	EE VENDOR #4522	Reimb: 4/5/26-4/9/26	REIMB: HUMAN TRAFFICKING SUMMIT: PD	Printed Check	446.29
305567	5/7/2026	4523	EE VENDOR #4523	Reimb 4/6/26-4/10/26	REIMB: INVESTIGATIVE INTERVIEW CLASS: PD	Printed Check	307.75
305568	5/7/2026	1005	FEDERAL EXPRESS INC	9-240-65992a	POSTAGE & PACKAGING: CIP: PW	Printed Check	9.66
305568	5/7/2026	1005	FEDERAL EXPRESS INC	9-212-50461	POSTAGE & PACKAGING: CIP: PW	Printed Check	117.80
305568	5/7/2026	1005	FEDERAL EXPRESS INC	9-251-27448	POSTAGE & PACKAGING: CODE: COMDV	Printed Check	12.41
305568	5/7/2026	1005	FEDERAL EXPRESS INC	9-260-76954	POSTAGE & PACKAGING: FIN	Printed Check	15.71
305568	5/7/2026	1005	FEDERAL EXPRESS INC	9-240-65992b	POSTAGE & PACKAGING: HR	Printed Check	15.71
305568	5/7/2026	1005	FEDERAL EXPRESS INC	2-533-41738	POSTAGE & PACKAGING: TCSD	Printed Check	105.45
609203	4/30/2026	3360	FIFTH ASSET INC	DB2004976	DEBTBOOK ANNUAL RENEWAL: FIN	EFT Posted	11,600.00
305549	4/30/2026	1219	FINE ARTS NETWORK	Perf: 04/03-04/19/26	PERF: JESUS CHRIST SUPERSTAR: THEATER: TCSD	Printed Check	11,161.62
609261	5/7/2026	4338	FIRST TRADE LLC	6 PW19-14	FIRE STATION 84 PROJ: PW19-14	EFT Posted	160,742.75
305550	4/30/2026	1176	FRANCHISE TAX BOARD	Jan - Mar '26	AP WITHHOLDING: NON-RESIDENT	Printed Check	1,739.20
305552	4/30/2026	1176	FRANCHISE TAX BOARD	Ben351666b	WAGE GARNISHMENT PAYMENT	Printed Check	261.61
305551	4/30/2026	1176	FRANCHISE TAX BOARD	Ben351666a	WAGE GARNISHMENT PAYMENT	Printed Check	852.84
305569	5/7/2026	2021	GARDEN STATE FIREWORKS INC	04142026.3T	4TH OF JULY FIREWORKS: TCSD	Printed Check	27,500.00
609204	4/30/2026	2722	GEOTAB USA INC	IN483801	MAR '26 VEHICLE TELEMATICS: CITY FLEET: ITSS	EFT Posted	1,797.25
609206	4/30/2026	3631	GIBBS SAVANNAH	2599.101 2nd	INSTRUCTOR EARNINGS: TCSD	EFT Posted	45.00
305570	5/7/2026	1813	GODS FAN CLUB	DGF 04/24/24	DISCRETIONARY GRANT FUNDS: CC	Printed Check	4,000.00
305553	4/30/2026	1523	GOLDEN VALLEY MUSIC SOCIETY	Perf: 04/12/26	CLASSICS AT THE MERC: TCSD	Printed Check	336.00
609205	4/30/2026	2408	HEATH HEATHER	041326	ROD RUN MERCHANDISE: TCSD	EFT Posted	17,479.07
609207	4/30/2026	1791	HELIXSTORM	19388	SWITCH REPLACEMENT EQUIP: ITSS	EFT Posted	2,886.73
609208	4/30/2026	1620	HOSPICE OF THE VALLEYS SC	Jul - Dec '25	CDBG: SENIOR ASSISTANCE PROGRAM: COMDV	EFT Posted	10,138.00
609243	5/7/2026	1585	I P C INDUSTRIES INC	01-215115	GOLF CART RENTALS: SPECIAL EVENTS: TCSD	EFT Posted	1,822.63
609244	5/7/2026	1352	INLAND EMPIRE PROPERTY SERVICES INC	41184	WEED ABATEMENT: CODE: COMDV	EFT Posted	297.00
609244	5/7/2026	1352	INLAND EMPIRE PROPERTY SERVICES INC	40867	WEED ABATEMENT: CODE: COMDV	EFT Posted	3,000.00
609245	5/7/2026	2564	INLAND FLEET SOLUTIONS INC	10824	REPAIR & MAINTENANCE - EQUIPMENT: STREETS: PW	EFT Posted	10,119.86
609209	4/30/2026	1396	INNOVATIVE DOCUMENT SOLUTIONS	279454	MAR '26 COPIER REPAIRS AND MAINT: CITYWIDE: ITSS	EFT Posted	5,815.13
19670	4/23/2026	1047	INSTATAX EDD	Ben351676	STATE TAX PAYMENT	Wire	48,173.50
19669	4/23/2026	1027	INSTATAX IRS	Ben351672	FEDERAL TAX PAYMENT	Wire	146,521.70
609216	4/30/2026	3971	KELLY JOHN	Perf: 04/10/26	STTLMNT: FRIDAY NIGHT LIVE IMPROV: THEATER: TCSD	EFT Posted	14.15
305571	5/7/2026	1933	KELLY SPICERS INC	12198090	PAPER SUPPLIES: CENTRAL SVCS: ITSS	Printed Check	1,579.72
609210	4/30/2026	1090	KEYSER MARSTON ASSOC	0040615	ON CALL CONSULTANT SVCS: COMDV	EFT Posted	1,675.00
305572	5/7/2026	1136	LAKE ELSINORE ANIMAL FRIENDS	MAY 2026	MAY '26 ANIMAL CONTROL SVCS: COMDV	Printed Check	11,252.19
305573	5/7/2026	1224	MAIN STREET SIGNS	50285	BIKEWAY AND TRAIL SIGNAGE: PLAN: COMDV	Printed Check	66.88
609247	5/7/2026	3717	MERIDIAN RAPID DEFENSE GROUP LLC	INV-R-6589	GATE RENTAL: ROD RUN: TCSD	EFT Posted	2,169.56
609213	4/30/2026	2081	MUSIC CONNECTION LLC	Perf: 04/11/26	SPEAKEASY @ THE MERC: TCSD	EFT Posted	435.40
19673	4/23/2026	1038	NATIONWIDE RETIREMENT SOLUTION	Ben351682	OBRA - PROJECT RETIREMENT PAYMENT	Wire	6,989.44
609215	4/30/2026	2496	OLD TOWN TIRE AND SERVICE INC	082544	REPAIR & MAINTENANCE - VEHICLE: MPSC: TCSD	EFT Posted	134.58
609248	5/7/2026	2496	OLD TOWN TIRE AND SERVICE INC	082618	VEHICLE MAINTENANCE: FIRE	EFT Posted	51.38
609214	4/30/2026	3040	OLD TOWN WISE RIDERS INC	218407	REPAIR & MAINTENANCE - VEHICLE: PD	EFT Posted	2,915.98
305575	5/7/2026	3462	PECHANGA RESORTS INCORPORATED	1700.104-1710.104	INSTRUCTOR EARNINGS: TCSD	Printed Check	1,540.00
15097	4/21/2026	1017	PERS EMPLOYEES RETIREMENT	GASB report 06/30/25	GASB 68 REPORTING SVCS 06/30/25	Wire	2,250.00
19668	4/23/2026	1017	PERS EMPLOYEES RETIREMENT	Ben351670	PERS RETIREMENT PAYMENT	Wire	184,108.30
609198	4/30/2026	4384	PILOT TRAVEL CENTER LLC	1207501	FUEL FOR CITY VEHICLES: BLDSF	EFT Posted	265.86
609198	4/30/2026	4384	PILOT TRAVEL CENTER LLC	1212805	FUEL FOR CITY VEHICLES: CODE: COMDV	EFT Posted	165.91
609198	4/30/2026	4384	PILOT TRAVEL CENTER LLC	1214540	FUEL FOR CITY VEHICLES: TCSD	EFT Posted	380.34
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214528	FUEL FOR CITY VEHICLES: BLDSF	EFT Posted	284.38
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1203733	FUEL FOR CITY VEHICLES: CIP: PW	EFT Posted	301.40
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214811b	FUEL FOR CITY VEHICLES: CODE: COMDV	EFT Posted	197.29
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214538	FUEL FOR CITY VEHICLES: EOC: FIRE	EFT Posted	86.54
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214056	FUEL FOR CITY VEHICLES: FIRE	EFT Posted	314.36
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1207499	FUEL FOR CITY VEHICLES: LAND DEV: PW	EFT Posted	208.07
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1203729	FUEL FOR CITY VEHICLES: LAND DEV: PW	EFT Posted	241.62
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214525	FUEL FOR CITY VEHICLES: PARKS: PW	EFT Posted	2,233.94
609230	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214527	FUEL FOR CITY VEHICLES: PD	EFT Posted	50.69
609230	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214811a	FUEL FOR CITY VEHICLES: PLAN	EFT Posted	41.83
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214529	FUEL FOR CITY VEHICLES: STREETS: PW	EFT Posted	2,546.06
609229	5/7/2026	4384	PILOT TRAVEL CENTER LLC	1214539	FUEL FOR CITY VEHICLES: TRAFFIC: PW	EFT Posted	909.28
609211	4/30/2026	1363	PRE PAID LEGAL SERVICES INC	Ben351638	APR '26 PREPAID LEGAL SVCS PAYMENT	EFT Posted	195.65
305576	5/7/2026	1020	PRESS ENTERPRISE COMPANY INC	180905656D 03/19/26	SUBSCRIPTION: PW	Printed Check	165.66
305576	5/7/2026	1020	PRESS ENTERPRISE COMPANY INC	180905656C 03/19/26	SUBSCRIPTION: PW	Printed Check	165.66

Check #	Check Date	Vendor #	Vendor Name	Invoice	Description	Payment Type	Invoice Net
305576	5/7/2026	1020	PRESS ENTERPRISE COMPANY INC	180905656A 03/19/26	SUBSCRIPTION: PW	Printed Check	165.66
305576	5/7/2026	1020	PRESS ENTERPRISE COMPANY INC	180905656B 03/19/26	SUBSCRIPTION: PW	Printed Check	165.66
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132383138	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	9.89
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132384305	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	17.75
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132383114	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	24.47
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132383124	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	25.00
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132383113	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	25.28
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132383128	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	30.71
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132383127	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	60.71
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132383531	FLOOR MATS AND TOWEL RENTALS: FACILITIES: PW	EFT Posted	94.89
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132382233B	UNIFORMS: PARKS & FACILITIES: PW	EFT Posted	56.60
609249	5/7/2026	1336	PRUDENTIAL OVERALL SUPPLY	132382233A	UNIFORMS: STREET MAINTENANCE: PW	EFT Posted	11.76
609217	4/30/2026	2115	QUADIENT INC	62798354	PAPER FOLDER ANNUAL MAINT: CENTRAL SVCS: ITSS	EFT Posted	463.20
609250	5/7/2026	2115	QUADIENT INC	17978973	POSTAGE METER SUPPLIES: ITSS	EFT Posted	991.80
305579	5/7/2026	1106	QUICK CRETE PRODUCTS INC	INV299	CALRECYCLE PMNT PROGRAM: RECYCLE CONTAINERS: PW	Printed Check	4,728.10
19674	4/17/2026	1021	RANCHO CALIF WATER DISTRICT	RCWD MAR '26 3125114	VARIOUS WATER SVCS MAR	Wire	39.83
19675	4/17/2026	1021	RANCHO CALIF WATER DISTRICT	RCWD MAR'26 3126702	VARIOUS WATER SVCS MAR	Wire	176.66
19661	4/17/2026	1021	RANCHO CALIF WATER DISTRICT	MAR '26 WATER	VARIOUS WATER SVCS MAR BATCH 1	Wire	46,950.49
609251	5/7/2026	1076	RANCHO TEMECULA CAR WASH	MAR '26	REPAIR & MAINTENANCE - VEHICLE: STREETS: PD	EFT Posted	23.99
609251	5/7/2026	1076	RANCHO TEMECULA CAR WASH	FEB '26	REPAIR & MAINTENANCE - VEHICLE: STREETS: PD	EFT Posted	47.98
305555	4/30/2026	2532	REVZILLA MOTORSPORTS LLC	55482168	UNIFORMS: PD	Printed Check	293.07
609252	5/7/2026	1150	RICHARDS WATSON AND GERSHON	258028	MAR 2026 LEGAL SVCS	EFT Posted	125.00
609252	5/7/2026	1150	RICHARDS WATSON AND GERSHON	258027	MAR 2026 LEGAL SVCS	EFT Posted	912.50
609252	5/7/2026	1150	RICHARDS WATSON AND GERSHON	258032	MAR 2026 LEGAL SVCS	EFT Posted	1,286.00
305545	4/30/2026	1035	RIVERSIDE COUNTY - AUDITOR CONTROLLER	DEC '25	DEC '25 PARKING CITATION ASSESSMENTS	Printed Check	5,637.00
305547	4/30/2026	1035	RIVERSIDE COUNTY - AUDITOR CONTROLLER	FEB '26	FEB '26 PARKING CITATION ASSESSMENTS	Printed Check	6,338.50
305546	4/30/2026	1035	RIVERSIDE COUNTY - AUDITOR CONTROLLER	JAN '26	JAN '26 PARKING CITATION ASSESSMENTS	Printed Check	7,496.75
305577	5/7/2026	2635	RIVERSIDE COUNTY - PSEC	PE0000003445	PSEC USE: EMERGENCY RADIO USE: PD	Printed Check	121.76
305556	4/30/2026	1042	RIVERSIDE COUNTY - SHERIFF	SH0000050174	JAN/FEB '26 EXTRA DUTY YOUTH COURT: PD	Printed Check	284.30
305580	5/7/2026	4524	ROBERTSON ANSCHUTZ SCHNEID & CRANE	16210 RAS_SUB_26477	SEARCH WARRANT/SUBPOENA FEES: PD	Printed Check	10.50
609218	4/30/2026	1343	SAFE FAMILY JUSTICE CENTERS	04/07/26	CDBG: SAFE FAMILY JUSTICE CENTER 25/26: COMDV	EFT Posted	9,858.44
609253	5/7/2026	2008	SARNOWSKI SHAWNA PRESTON	04112026	EVENT PHOTOGRAPHY: MUSEUM: TCSD	EFT Posted	280.00
609253	5/7/2026	2008	SARNOWSKI SHAWNA PRESTON	3142026	EVENT PHOTOGRAPHY: MUSEUM: TCSD	EFT Posted	280.00
305581	5/7/2026	1153	SOUTH COAST AIR QUALITY MGMT DIST	4701365	FLAT EMISSIONS FEE: MPSC: TCSD	Printed Check	170.94
305581	5/7/2026	1153	SOUTH COAST AIR QUALITY MGMT DIST	4697321	I C E ELEC GEN DIESEL: MPSC: TCSD	Printed Check	565.63
609254	5/7/2026	1055	SOUTH COUNTY PEST CONTROL INC	0316362	PEST CONTROL SVCS: FIRE	EFT Posted	68.00
609254	5/7/2026	1055	SOUTH COUNTY PEST CONTROL INC	0316595	PEST CONTROL SVCS: PARKS: PW	EFT Posted	49.00
609254	5/7/2026	1055	SOUTH COUNTY PEST CONTROL INC	0316904	PEST CONTROL SVCS: PARKS: PW	EFT Posted	94.00
609255	5/7/2026	4427	STANDARD INSURANCE COMPANY	05/2026	MAY '26 COBRA VISION PREMIUMS	EFT Posted	13.18
609256	5/7/2026	1708	STANDARD INSURANCE COMPANY	05/2026	MAY '26 EMPLOYEE VISION PREMIUMS	EFT Posted	1,991.83
19671	4/23/2026	2820	STATE OF ARIZONA	Ben351678	AZ STATE TAX PAYMENT	Wire	276.56
305582	5/7/2026	2637	STATE TREASURERS OFFICE	04/13/26	DEPOSIT ALTAIR: GGG PARTNERSHIP: PW	Printed Check	320,000.00
305583	5/7/2026	2016	STC TRAFFIC INC	8937	TRAFFIC ENGINEERING SVCS: PW	Printed Check	1,830.00
305583	5/7/2026	2016	STC TRAFFIC INC	8934	TRAFFIC ENGINEERING SVCS: PW	Printed Check	2,245.00
305584	5/7/2026	2261	T MOBILE USA INC	L2604140242	APR '26 CELL TOWER DUMP: PD	Printed Check	200.00
609257	5/7/2026	1054	TEMECULA VALLEY CHAMBER OF COMMERCE	1052	FY 25-26 SPONSORSHIP AGREEMENT: COMSP	EFT Posted	50,000.00
305574	5/7/2026	100	TEMECULA VALLEY GARDEN CLUB	REFUND: 104069201	REFUND: CRC MULTIPURPOSE ROOM: TCSD	Printed Check	200.00
609220	4/30/2026	1107	THRIFTING 4 GIFTING	04/10/26	CDBG SUBRECIPIENT FY 25/26: COMDV	EFT Posted	10,138.00
19664	4/7/2026	1568	TIME WARNER CABLE	APR '26 188862901	APR INTERNET SVCS	Wire	320.21
19665	4/20/2026	1568	TIME WARNER CABLE	APR '26 218418101	APR INTERNET SVCS	Wire	488.14
19666	4/20/2026	1568	TIME WARNER CABLE	APR '26 240681401	APR INTERNET SVCS	Wire	524.04
609258	5/7/2026	2089	TORI DANIELS	26033	DJ SVCS: SPECIAL EVENTS: TCSD	EFT Posted	2,500.00
305585	5/7/2026	1362	TORRES BENJAMIN	1358	REPAIR & MAINTENANCE - VEHICLE: STREETS: PW	Printed Check	905.62
305589	5/7/2026	4494	US PACKAGING SOLUTION INC	1212	CITY PROMOTIONAL BOXES: COMSP	Printed Check	400.00
305586	5/7/2026	1135	US POSTAL SERVICE	04/22/26	MAILINGS: CMO	Printed Check	7,000.00
19667	4/23/2026	3895	VOYA RETIREMENT	Ben351668	VOYA RETIREMENT PAYMENT	Wire	44,782.12
305587	5/7/2026	1102	WAXIE SANITARY SUPPLY INC	83792354	JANITORIAL SUPPLIES: FACILITY MAINT: PW	Printed Check	2,707.64
305587	5/7/2026	1102	WAXIE SANITARY SUPPLY INC	83819752	JANITORIAL SUPPLIES: FACILITY MAINT: PW	Printed Check	2,893.21
305587	5/7/2026	1102	WAXIE SANITARY SUPPLY INC	83841276	JANITORIAL SUPPLIES: FACILITY MAINT: PW	Printed Check	2,927.42
305557	4/30/2026	2230	WEBB MUNICIPAL FINANCE LLC	ARIV0000682	ASSESSMENT ENGINEERING & CFD ADMIN SVCS	Printed Check	10,700.55
609221	4/30/2026	1033	WEST PUBLISHING CORP	853409768	SOFTWARE SUBSCRIPTION: PD	EFT Posted	1,480.01
609222	4/30/2026	1454	WESTERN RIVERSIDE CO REG CONSERV AUTH	FEB '26	FEBRUARY '26 MSHCP PAYMENT	EFT Posted	13,090.00
305588	5/7/2026	2789	WESTERN SYSTEMS INC	0000071577	TRAFFIC SIGNAL PARTS: PWTE-19	Printed Check	652.01
609223	4/30/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0601	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,175.00
609223	4/30/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0600	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,225.00

Check #	Check Date	Vendor #	Vendor Name	Invoice	Description	Payment Type	Invoice Net
609223	4/30/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0596	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,475.00
609223	4/30/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0597	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,675.00
609223	4/30/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0598	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	2,400.00
609223	4/30/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0599	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	4,145.00
609260	5/7/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0604	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	875.00
609260	5/7/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0605	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	875.00
609260	5/7/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0603	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,075.00
609260	5/7/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0607	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,225.00
609260	5/7/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0608	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,475.00
609260	5/7/2026	3729	WILD WEST JUNK REMOVAL LLC	INV0602	DANGEROUS & UNHEALTHY ENCAMPMENT CLEANUPS: TCSD	EFT Posted	1,525.00
609219	4/30/2026	1509	WILLIAMS SHERRY B	PERF: 04/09/26	TICKET SALES AGMT: JAZZ @ THE MERC: TCSD	EFT Posted	497.00
305558	4/30/2026	2799	YNEZ ROAD HOUSING PARTNERS LP	43602 VENTANA #105	RENTAL ASSISTANCE: COMSP	Printed Check	243.00
305590	5/7/2026	1340	ZOOLOGICAL SOCIETY OF SAN DIEGO	04/14/26	EXCURSION: SUMMER DAY CAMP: TCSD	Printed Check	5,877.00
						Total	1,684,337.65

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Check #	Check Date	Vendor #	Vendor Name	Invoice	Description	Payment Type	Invoice Net
19662	4/20/2026	2050	1909 GASTROPUB	PC041626	REFRESHMENTS: MEETING: EOC: FIRE	Pcard	60.57
19662	4/20/2026	200	88 RANCH MARKET	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	2.57
19662	4/20/2026	200	ACTION GAS	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	36.98
19662	4/20/2026	1435	ALASKA AIRLINES	PC041626	AIRFARE: TYLER CONFERENCE: ITSS	Pcard	-216.80
19662	4/20/2026	1435	ALASKA AIRLINES	PC041626	AIRFARE: TYLER CONFERENCE: ITSS	Pcard	216.80
19662	4/20/2026	1435	ALASKA AIRLINES	PC041626	AIRFARE: TYLER CONFERENCE: ITSS	Pcard	216.80
19662	4/20/2026	1278	ALBERTSONS	PC041626	OFFICE SUPPLIES: SPORTS: TCSD	Pcard	118.43
19662	4/20/2026	1278	ALBERTSONS	PC041626	REFRESHMENTS: HUMAN SERVICES: TCSD	Pcard	22.03
19662	4/20/2026	200	ALLOY ARMOR PAINT	PC041626	REPAIR & MAINTENANCE - FACILITY: LIBRARY: PW	Pcard	148.38
19662	4/20/2026	1418	AMAZON	PC041626	AUDIO/VIDEO SUPPLIES: MEDIA: ITSS	Pcard	15.75
19662	4/20/2026	1418	AMAZON	PC041626	AUDIO/VIDEO SUPPLIES: MEDIA: ITSS	Pcard	107.65
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: AQUATICS: TCSD	Pcard	295.06
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: CLASSES: TCSD	Pcard	64.99
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: CLERK	Pcard	75.00
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: CODE: COMDV	Pcard	48.90
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: CODE: COMDV	Pcard	53.64
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: EOC: FIRE	Pcard	27.18
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: EOC: FIRE	Pcard	611.94
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: FIN	Pcard	14.65
19662	4/20/2026	1418	AMAZON	PC041626	OFFICE SUPPLIES: FIN	Pcard	169.88
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	7.45
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	10.86
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	143.52
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	281.17
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: CLASSES: TCSD	Pcard	9.78
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: HUMAN SERVICES: TCSD	Pcard	12.00
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: HUMAN SERVICES: TCSD	Pcard	18.00
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: SPORTS: TCSD	Pcard	245.54
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: SPORTS: TCSD	Pcard	304.45
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: SPORTS: TCSD	Pcard	652.48
19662	4/20/2026	1418	AMAZON	PC041626	RECREATION SUPPLIES: SPORTS: TCSD	Pcard	2,220.90
19662	4/20/2026	1418	AMAZON	PC041626	REFRESHMENTS: SPECIAL EVENTS: TCSD	Pcard	83.96
19662	4/20/2026	1418	AMAZON	PC041626	REFRESHMENTS: SPECIAL EVENTS: TCSD	Pcard	674.88
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: CIP: PW	Pcard	33.03
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: CODE: COMDV	Pcard	22.04
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: CODE: COMDV	Pcard	32.61
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: EOC: FIRE	Pcard	25.00
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: EOC: FIRE	Pcard	28.61
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: EOC: FIRE	Pcard	97.65
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: EOC: FIRE	Pcard	252.95
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: EOC: FIRE	Pcard	891.14
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: MPSC: TCSD	Pcard	34.25
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: MPSC: TCSD	Pcard	65.22
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: MPSC: TCSD	Pcard	108.50
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: MPSC: TCSD	Pcard	332.13
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: MPSC: TCSD	Pcard	417.08
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: TCC: FIRE	Pcard	9.78
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: TCC: FIRE	Pcard	195.52
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: TCC: FIRE	Pcard	296.55
19662	4/20/2026	1418	AMAZON	PC041626	SMALL TOOLS/EQUIPMENT: TCC: FIRE	Pcard	461.36
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: ERGONOMICS: RISK: HR	Pcard	165.24
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: HUMAN SERVICES: TCSD	Pcard	36.08
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: HUMAN SERVICES: TCSD	Pcard	164.40
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: HUMAN SERVICES: TCSD	Pcard	265.10

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19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: HUMAN SERVICES: TCSD	Pcard	963.79
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	34.63
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	40.63
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: TVM: TCSD	Pcard	-148.11
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: TVM: TCSD	Pcard	19.56
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: TVM: TCSD	Pcard	40.98
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: TVM: TCSD	Pcard	380.10
19662	4/20/2026	1418	AMAZON	PC041626	SUPPLIES: TVM: TCSD	Pcard	391.47
19662	4/20/2026	3929	AMERICAN EAGLE TROPHIES	PC041626	RECREATION SUPPLIES: TVM: TCSD	Pcard	97.06
19662	4/20/2026	2819	AMF BOWLING CENTERS	PC041626	EXCURSION: DAYCAMP: TCSD	Pcard	821.95
19662	4/20/2026	200	ANYTIME BASEBALL	PC041626	SMALL TOOLS/EQUIPMENT: SPORTS: TCSD	Pcard	1,565.92
19662	4/20/2026	1766	APPLE.COM	PC041626	ADD'L PHONE STORAGE: SOCIAL MEDIA: CMO	Pcard	2.99
19662	4/20/2026	1766	APPLE.COM	PC041626	TELEPHONE SERVICES: SOCIAL MEDIA: ECDEV	Pcard	9.99
19662	4/20/2026	1766	APPLE.COM	PC041626	TELEPHONE SERVICES: SOCIAL MEDIA: ECDEV	Pcard	9.99
19662	4/20/2026	3415	ASSOC OF AQUATIC	PC041626	REGISTRATION: AQUATICS: TCSD	Pcard	50.00
19662	4/20/2026	1170	AUTO PARTS PROS	PC041626	REPAIR & MAINTENANCE - VEHICLE: STREETS: PW	Pcard	321.01
19662	4/20/2026	200	AYRES HOTEL	PC041626	LODGING: ESRI SUMMIT CONFERENCE: ITSS	Pcard	381.27
19662	4/20/2026	200	BATTERIES PLUS	PC041626	MAINTENANCE SUPPLIES: TRAFFIC: PW	Pcard	243.60
19662	4/20/2026	200	BATTERIES PLUS	PC041626	TRAFFIC SIGNAL MAINTENANCE: TRAFFIC: PW	Pcard	4,582.09
19662	4/20/2026	200	BLACK TAP BAR	PC041626	MEALS: TYLER CONFERENCE: ITSS	Pcard	25.47
19662	4/20/2026	200	BRERA OSTERIA	PC041626	MEALS: TYLER CONFERENCE: CODE: COMDV	Pcard	91.53
19662	4/20/2026	200	BRERA OSTERIA	PC041626	MEALS: TYLER CONFERENCE: ITSS	Pcard	88.95
19662	4/20/2026	4188	BUSY BEES LOCKS	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	91.18
19662	4/20/2026	1190	CAL MAT	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	477.86
19662	4/20/2026	1190	CAL MAT	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	478.50
19662	4/20/2026	1190	CAL MAT	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	595.13
19662	4/20/2026	1342	CALIF ASSOC OF CODE	PC041626	DUES & MEMBERSHIPS: CODE: COMDV	Pcard	100.00
19662	4/20/2026	1342	CALIF ASSOC OF CODE	PC041626	DUES & MEMBERSHIPS: CODE: COMDV	Pcard	210.00
19662	4/20/2026	1085	CALIF BUILDING OFFICIALS	PC041626	ADVERTISING: RECRUITMENT: HR	Pcard	185.00
19662	4/20/2026	1085	CALIF BUILDING OFFICIALS	PC041626	ADVERTISING: RECRUITMENT: HR	Pcard	185.00
19662	4/20/2026	1612	CALIF DEPT OF INDUSTRIAL	PC041626	INSPECTION SVCS: P02719 CRC SLIDE: PW	Pcard	1.12
19662	4/20/2026	1612	CALIF DEPT OF INDUSTRIAL	PC041626	INSPECTION SVCS: P02719 CRC SLIDE: PW	Pcard	48.75
19662	4/20/2026	1262	CALIF DEPT OF STATE	PC041626	REGISTRATION: CASP EXAM: BLDSF	Pcard	250.00
19662	4/20/2026	1001	CALIF PARKS AND REC	PC041626	DUES & MEMBERSHIPS: MPSC: TCSD	Pcard	185.00
19662	4/20/2026	1001	CALIF PARKS AND REC	PC041626	DUES & MEMBERSHIPS: TCSD	Pcard	185.00
19662	4/20/2026	1051	CALIFORNIA ASSOC	PC041626	AWARD APPLICATION: TVE2: ECDEV	Pcard	130.00
19662	4/20/2026	1051	CALIFORNIA ASSOC	PC041626	DUES & MEMBERSHIPS: ECDEV	Pcard	120.00
19662	4/20/2026	200	CALIFORNIA MUNICIPAL	PC041626	REGISTRATION: TRAINING: CLERK	Pcard	150.00
19662	4/20/2026	2244	CANVA.COM	PC041626	DUES & MEMBERSHIPS: WORKFORCE DEV: TCSD	Pcard	15.00
19662	4/20/2026	2244	CANVA.COM	PC041626	SUBSCRIPTION: TEENZONE: TCSD	Pcard	20.00
19662	4/20/2026	3736	CARDIO PARTNERS INC	PC041626	STAFF TRAINING/EDUCATION: AQUATICS: TCSD	Pcard	1,479.01
19662	4/20/2026	200	CAVA	PC041626	REFRESHMENTS: MEETINGS: CC	Pcard	93.42
19662	4/20/2026	1100	CES HOLDINGS LLC	PC041626	REPAIR & MAINTENANCE - FACILITY: AQUATICS: PW	Pcard	1,469.75
19662	4/20/2026	1942	CHRISTIAN STITCHERY	PC041626	UNIFORMS: CRC: TCSD	Pcard	429.04
19662	4/20/2026	1626	CITY OF VISTA	PC041626	EXCURSION: DAYCAMP: TCSD	Pcard	529.00
19662	4/20/2026	1045	CLERK AND RECORDER	PC041626	APPLICATION FEES: PW24-06 CONCRETE REPAIRS: CIP: PW	Pcard	51.08
19662	4/20/2026	1045	CLERK AND RECORDER	PC041626	APPLICATION FEES: PW24-08 PAVEMENT REHAB: CIP: PW	Pcard	51.08
19662	4/20/2026	1045	CLERK AND RECORDER	PC041626	APPLICATION FEES: PW25-05 PAVEMENT REHAB: CIP: PW	Pcard	51.08
19662	4/20/2026	1098	COSTCO	PC041626	SUPPLIES: TVM: TCSD	Pcard	12.99
19662	4/20/2026	1098	COSTCO	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	853.10
19662	4/20/2026	1098	COSTCO	PC041626	RECREATION SUPPLIES: CLASSES: TCSD	Pcard	76.10
19662	4/20/2026	1098	COSTCO	PC041626	REFRESHMENTS: SPECIAL EVENT: MPSC: TCSD	Pcard	278.38
19662	4/20/2026	1098	COSTCO	PC041626	REFRESHMENTS: SPECIAL EVENTS: TCSD	Pcard	-23.39
19662	4/20/2026	1098	COSTCO	PC041626	REFRESHMENTS: SPECIAL EVENTS: TCSD	Pcard	2,575.10

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19662	4/20/2026	1098	COSTCO	PC041626	REFRESHMENTS: TRAINING: BLDSF	Pcard	123.47
19662	4/20/2026	1098	COSTCO	PC041626	REFRESHMENTS: WORKFORCE DEVELOPMENT: TCSD	Pcard	519.92
19662	4/20/2026	1098	COSTCO	PC041626	REPAIR & MAINTENANCE - VEHICLE: CODE: COMDV	Pcard	73.71
19662	4/20/2026	1098	COSTCO	PC041626	SMALL TOOLS/EQUIPMENT: TCC: TCSD	Pcard	285.54
19662	4/20/2026	1098	COSTCO	PC041626	STAFF TRAINING/EDUCATION: REFRESHMENTS: CODE: COMDV	Pcard	82.91
19662	4/20/2026	1096	DANS FEED AND SEED	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	16.26
19662	4/20/2026	200	DANZA DEL SOL WINERY	PC041626	FACILITY RENTAL: DEPT MEETING: ITSS	Pcard	1,560.12
19662	4/20/2026	200	DELMONICO STEAKHOUSE	PC041626	MEALS: TYLER CONFERENCE: CODE: COMDV	Pcard	38.18
19662	4/20/2026	200	DESERT CAB	PC041626	TRANSPORTATION: TYLER CONFERENCE: CODE: COMDV	Pcard	37.34
19662	4/20/2026	3936	DISNEY PLUS	PC041626	SUBSCRIPTION: TEENZONE: TCSD	Pcard	12.99
19662	4/20/2026	2313	EMMONS ROBERT	PC041626	SUPPLIES: GIFT SHOP: TVM: TCSD	Pcard	-119.88
19662	4/20/2026	2313	EMMONS ROBERT	PC041626	SUPPLIES: GIFT SHOP: TVM: TCSD	Pcard	-36.00
19662	4/20/2026	2313	EMMONS ROBERT	PC041626	SUPPLIES: GIFT SHOP: TVM: TCSD	Pcard	871.19
19662	4/20/2026	1525	ENNIS FLINT INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	4,863.40
19662	4/20/2026	1911	EVENTBRITE.COM	PC041626	REGISTRATION: SEMINAR: CIP: PW	Pcard	300.00
19662	4/20/2026	2012	FEAST CALIFORNIA CAFÉ	PC041626	REFRESHMENTS: RIVCO MEETING: NPDES: PW	Pcard	120.00
19662	4/20/2026	200	FIRE SAFETY USA	PC041626	SMALL TOOLS/EQUIPMENT: TCC: FIRE	Pcard	717.65
19662	4/20/2026	200	GJELINA	PC041626	MEALS: TYLER CONFERENCE: CODE: COMDV	Pcard	23.97
19662	4/20/2026	200	GOBOMAN	PC041626	PROMOTIONAL: GOBO LIGHT: CMO	Pcard	123.15
19662	4/20/2026	1905	GOVERNMENTJOBS.COM	PC041626	REGISTRATION: CONFERENCE: RISK: HR	Pcard	1,000.00
19662	4/20/2026	1905	GOVERNMENTJOBS.COM	PC041626	REGISTRATION: VIRTUAL LEARNING SUMMIT: HR	Pcard	30.00
19662	4/20/2026	1905	GOVERNMENTJOBS.COM	PC041626	REGISTRATION: WEBINAR: HR	Pcard	30.00
19662	4/20/2026	200	GRAND LUX CAFE	PC041626	LODGING: TYLER CONFERENCE: CODE: COMDV	Pcard	35.71
19662	4/20/2026	200	GRAND LUX CAFE	PC041626	MEALS: TYLER CONFERENCE: ITSS	Pcard	8.42
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	LANDSCAPE MAINTENANCE: PARKS: PW	Pcard	23.67
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	LANDSCAPE MAINTENANCE: PARKS: PW	Pcard	78.17
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	3.16
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	12.70
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	21.66
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	30.43
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	46.73
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	110.76
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	323.86
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: TRAFFIC: PW	Pcard	8.68
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	MAINTENANCE SUPPLIES: TRAFFIC: PW	Pcard	117.34
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: AQUATICS: PW	Pcard	7.70
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: AQUATICS: PW	Pcard	48.33
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: AQUATICS: PW	Pcard	53.22
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: CIVIC CENTER: PW	Pcard	5.43
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: CIVIC CENTER: PW	Pcard	61.39
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: LIBRARY: PW	Pcard	24.41
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: LIBRARY: PW	Pcard	336.03
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: LIBRARY: PW	Pcard	2,006.44
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: OLD TOWN: PW	Pcard	25.00
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	-40.46
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	22.14
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	23.34
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	23.85
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	32.69
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	65.89
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	93.17
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	166.38
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	498.08
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	REPAIR & MAINTENANCE - FACILITY: TCC: PW	Pcard	42.38

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19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	SMALL TOOLS/EQUIPMENT: CIP: PW	Pcard	55.41
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	SMALL TOOLS/EQUIPMENT: PARKS: PW	Pcard	18.90
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	SMALL TOOLS/EQUIPMENT: PARKS: PW	Pcard	53.43
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	SMALL TOOLS/EQUIPMENT: PARKS: PW	Pcard	315.96
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	SMALL TOOLS/EQUIPMENT: SPORTS: TCSD	Pcard	117.32
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	SMALL TOOLS/EQUIPMENT: SPORTS: TCSD	Pcard	1,027.66
19662	4/20/2026	1009	HANKS HARDWARE INC	PC041626	SMALL TOOLS/EQUIPMENT: TCC: FIRE	Pcard	443.06
19662	4/20/2026	1192	HOME DEPOT	PC041626	OFFICE SUPPLIES: SPORTS: TCSD	Pcard	414.12
19662	4/20/2026	1192	HOME DEPOT	PC041626	REPAIR & MAINTENANCE - FACILITY: AQUATICS: PW	Pcard	16.29
19662	4/20/2026	1192	HOME DEPOT	PC041626	REPAIR & MAINTENANCE - FACILITY: CRC: PW	Pcard	36.05
19662	4/20/2026	1192	HOME DEPOT	PC041626	REPAIR & MAINTENANCE - FACILITY: LIBRARY: PW	Pcard	267.13
19662	4/20/2026	1192	HOME DEPOT	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	2.69
19662	4/20/2026	1192	HOME DEPOT	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	21.67
19662	4/20/2026	1192	HOME DEPOT	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	22.15
19662	4/20/2026	1192	HOME DEPOT	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	137.76
19662	4/20/2026	1192	HOME DEPOT	PC041626	SMALL TOOLS/EQUIPMENT: TCC: TCSD	Pcard	58.04
19662	4/20/2026	200	HONORS GRADUATION	PC041626	RECREATION SUPPLIES: WORKFORCE DEVELOPMENT: TCSD	Pcard	69.25
19662	4/20/2026	200	HOTEL ZOSO	PC041626	LODGING: TYLER CONFERENCE: ITSS	Pcard	308.78
19662	4/20/2026	2076	ICMA	PC041626	DUES & MEMBERSHIPS: CLERK	Pcard	200.00
19662	4/20/2026	200	IMPACT SOUTHWEST	PC041626	PROMOTIONAL: ICSC: ECDEV	Pcard	1,000.00
19662	4/20/2026	200	IMPACT SOUTHWEST	PC041626	PROMOTIONAL: INNOVATION MONTH: ECDEV	Pcard	1,000.00
19662	4/20/2026	2245	INSTACART.COM	PC041626	REFRESHMENTS: EMPLOYEE LUNCHEON: TEAM PACE: HR	Pcard	89.54
19662	4/20/2026	2245	INSTACART.COM	PC041626	REFRESHMENTS: EMPLOYEE LUNCHEON: TEAM PACE: HR	Pcard	124.69
19662	4/20/2026	2245	INSTACART.COM	PC041626	REFRESHMENTS: EMPLOYEE LUNCHEON: TEAM PACE: HR	Pcard	536.57
19662	4/20/2026	2245	INSTACART.COM	PC041626	REFRESHMENTS: EWP: HR	Pcard	251.04
19662	4/20/2026	2245	INSTACART.COM	PC041626	REFRESHMENTS: SPECIAL EVENTS: TCSD	Pcard	355.68
19662	4/20/2026	1053	INTL INSTITUTE OF MUNI	PC041626	DUES & MEMBERSHIPS: CLERK	Pcard	135.00
19662	4/20/2026	1053	INTL INSTITUTE OF MUNI	PC041626	REGISTRATION: CERTIFICATION PROGRAM FEE: CLERK	Pcard	125.00
19662	4/20/2026	1674	ISTOCK INTL INC	PC041626	SUBSCRIPTION RENEWAL: TCSD	Pcard	120.00
19662	4/20/2026	3477	LONGS DRUG STORES	PC041626	SUPPLIES: SPECIAL EVENTS: TCSD	Pcard	100.00
19662	4/20/2026	1111	MICHAELS STORES INC	PC041626	RECREATION SUPPLIES: HUMAN SERVICES: TCSD	Pcard	19.55
19662	4/20/2026	1111	MICHAELS STORES INC	PC041626	RECREATION SUPPLIES: WORKFORCE DEVELOPMENT: TCSD	Pcard	7.60
19662	4/20/2026	1111	MICHAELS STORES INC	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	17.91
19662	4/20/2026	1111	MICHAELS STORES INC	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	39.66
19662	4/20/2026	1241	MISSION ELECTRIC SUPPLIES	PC041626	LANDSCAPE MAINTENANCE: PARKS: PW	Pcard	2,374.51
19662	4/20/2026	1241	MISSION ELECTRIC SUPPLIES	PC041626	LIBRARY STORAGE PROJECT: PWFR-11	Pcard	739.16
19662	4/20/2026	1262	MISSION ELECTRIC SUPPLIES	PC041626	REGISTRATION: CASP EXAM: BLDSF	Pcard	250.00
19662	4/20/2026	1241	MISSION ELECTRIC SUPPLIES	PC041626	REPAIR & MAINTENANCE - FACILITY: LIBRARY: PW	Pcard	3,578.42
19662	4/20/2026	1283	MULLIGAN FUN INC	PC041626	EXCURSION: DAYCAMP: TCSD	Pcard	100.00
19662	4/20/2026	1283	MULLIGAN FUN INC	PC041626	EXCURSION: DAYCAMP: TCSD	Pcard	548.06
19662	4/20/2026	200	NAPA AUTO PARTS	PC041626	MAINTENANCE SUPPLIES: TRAFFIC: PW	Pcard	52.18
19662	4/20/2026	2255	NETFLIX.COM	PC041626	SUBSCRIPTION: TEENZONE: TCSD	Pcard	17.99
19662	4/20/2026	1013	NUTRIEN AG SOLUTIONS	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	284.24
19662	4/20/2026	1013	NUTRIEN AG SOLUTIONS	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	167.91
19662	4/20/2026	1013	NUTRIEN AG SOLUTIONS	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	176.06
19662	4/20/2026	1013	NUTRIEN AG SOLUTIONS	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	273.52
19662	4/20/2026	1013	NUTRIEN AG SOLUTIONS	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	347.18
19662	4/20/2026	2496	OLD TOWN TIRE	PC041626	REPAIR & MAINTENANCE - VEHICLE: EOC: FIRE	Pcard	2,933.35
19662	4/20/2026	200	ORANGE COUNTY ASSOC	PC041626	REGISTRATION: RISK: HR	Pcard	30.00
19662	4/20/2026	200	PF PETTI BONE	PC041626	OFFICE SUPPLIES: CLERK	Pcard	173.95
19662	4/20/2026	3049	PIZZA FACTORY	PC041626	REFRESHMENTS: SPECIAL EVENT: MPSC: TCSD	Pcard	170.42
19662	4/20/2026	1020	PRESS ENTERPRISE	PC041626	ONLINE SUBSCRIPTION: CLERK	Pcard	26.00
19662	4/20/2026	2243	RADIANT GLOBAL LOGISTICS	PC041626	TRANSPORTATION: EXHIBIT: TVM: TCSD	Pcard	874.58
19662	4/20/2026	3520	RALPHS	PC041626	SUPPLIES: TEAM PACE: HR	Pcard	200.00

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19662	4/20/2026	3931	RDO EQUIPMENT	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	160.10
19662	4/20/2026	200	REMARKABLE OPS	PC041626	RECREATION SUPPLIES: SPORTS: TCSD	Pcard	2,573.03
19662	4/20/2026	2181	REYES NICOLE	PC041626	LAUNDRY SERVICES: HUMAN SERVICES: TCSD	Pcard	142.50
19662	4/20/2026	2181	REYES NICOLE	PC041626	LAUNDRY SERVICES: HUMAN SERVICES: TCSD	Pcard	200.50
19662	4/20/2026	1091	ROADLINE PRODUCTS	PC041626	REPAIR & MAINTENANCE - FACILITY: CIVIC CTR: PW	Pcard	3,302.69
19662	4/20/2026	3707	ROCKET CARWASH LLC	PC041626	REPAIR & MAINTENANCE - VEHICLE: CODE: COMDV	Pcard	10.00
19662	4/20/2026	2005	ROSEN AND ROSEN	PC041626	UNIFORMS: PARKS: PW	Pcard	1,734.88
19662	4/20/2026	1903	SAN DIEGO AIRPORT	PC041626	PARKING: TYLER CONFERENCE: ITSS	Pcard	152.00
19662	4/20/2026	3824	SAN DIEGO COUNTY FAIR	PC041626	EXCURSION: HUMAN SERVICES: TCSD	Pcard	449.00
19662	4/20/2026	200	SEAL MASTER PAVEMENT	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	4,435.79
19662	4/20/2026	200	SHARK EYES INC	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	310.44
19662	4/20/2026	3659	SITEONE LANDSCAPE	PC041626	LANDSCAPE MAINTENANCE: PARKS: PW	Pcard	186.69
19662	4/20/2026	3659	SITEONE LANDSCAPE	PC041626	LANDSCAPE MAINTENANCE: PARKS: PW	Pcard	187.22
19662	4/20/2026	3659	SITEONE LANDSCAPE	PC041626	LANDSCAPE MAINTENANCE: PARKS: PW	Pcard	3,529.44
19662	4/20/2026	3659	SITEONE LANDSCAPE	PC041626	LANDSCAPE MAINTENANCE: PARKS: PW	Pcard	4,575.85
19662	4/20/2026	3659	SITEONE LANDSCAPE	PC041626	REHABILITATION: SLOPES: PARKS: PW	Pcard	805.96
19662	4/20/2026	1061	SMART AND FINAL INC	PC041626	REFRESHMENTS: SPECIAL EVENT: MPSC: TCSD	Pcard	460.76
19662	4/20/2026	1061	SMART AND FINAL INC	PC041626	REFRESHMENTS: TEAM PACE: HR	Pcard	167.62
19662	4/20/2026	1061	SMART AND FINAL INC	PC041626	SUPPLIES: EWP: HR	Pcard	250.84
19662	4/20/2026	1061	SMART AND FINAL INC	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	148.12
19662	4/20/2026	2218	SOURCE POINT PRODUCT	PC041626	OUTREACH SUPPLIES: EOC: FIRE	Pcard	246.13
19662	4/20/2026	1399	SOUTHWEST AIRLINES	PC041626	AIRFARE: TYLER CONFERENCE: CODE: COMDV	Pcard	35.00
19662	4/20/2026	200	SPOTIFY	PC041626	SUBSCRIPTION: TEENZONE: TCSD	Pcard	21.99
19662	4/20/2026	200	SPROUTS	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	16.30
19662	4/20/2026	1452	STAPLES INC	PC041626	OFFICE SUPPLIES: SPORTS: TCSD	Pcard	798.53
19662	4/20/2026	3547	STATE OF CALIFORNIA	PC041626	LICENSE RENEWAL: STREETS: PW	Pcard	1.24
19662	4/20/2026	3547	STATE OF CALIFORNIA	PC041626	LICENSE RENEWAL: STREETS: PW	Pcard	59.00
19662	4/20/2026	200	SUGARCANE RAW BAR	PC041626	MEALS: TYLER CONFERENCE: CODE: COMDV	Pcard	72.04
19662	4/20/2026	3536	TARGET	PC041626	SUPPLIES: HUMAN SERVICES: TCSD	Pcard	108.44
19662	4/20/2026	1557	TEMECULA OLIVE OIL CO	PC041626	RECREATION SUPPLIES: WORKFORCE DEVELOPMENT: TCSD	Pcard	377.85
19662	4/20/2026	1054	TEMECULA VALLEY CHAMBER	PC041626	REGISTRATION: GALA: ECDEV	Pcard	-200.00
19662	4/20/2026	1054	TEMECULA VALLEY CHAMBER	PC041626	REGISTRATION: GALA: ECDEV	Pcard	400.00
19662	4/20/2026	1054	TEMECULA VALLEY CHAMBER	PC041626	REGISTRATION: STATE OF THE CITY: ITSS	Pcard	170.00
19662	4/20/2026	1054	TEMECULA VALLEY CHAMBER	PC041626	REGISTRATION: STATE OF THE CITY: LD: PW	Pcard	1,500.00
19662	4/20/2026	2463	THE TRUCK SHOP	PC041626	REPAIR & MAINTENANCE - VEHICLE: STREETS: PW	Pcard	155.00
19662	4/20/2026	3903	THE VALLEY BUSINESS	PC041626	MARKETING SERVICES: CMO	Pcard	725.00
19662	4/20/2026	3903	THE VALLEY BUSINESS	PC041626	MARKETING SERVICES: CMO	Pcard	725.00
19662	4/20/2026	3903	THE VALLEY BUSINESS	PC041626	MARKETING SERVICES: CMO	Pcard	725.00
19662	4/20/2026	200	THE VIBE	PC041626	VENUE RESERVATION: SPECIAL EVENTS: TCSD	Pcard	500.00
19662	4/20/2026	200	TOSS'D	PC041626	REFRESHMENTS: MEETINGS: CC	Pcard	81.02
19662	4/20/2026	3329	TRADER JOES	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	33.75
19662	4/20/2026	1647	TSI IN	PC041626	SMALL TOOLS/EQUIPMENT: CODE: COMDV	Pcard	549.07
19662	4/20/2026	200	TURKEY AND THE WOLFE	PC041626	MEALS: TYLER CONFERENCE: ITSS	Pcard	24.84
19662	4/20/2026	200	TURKEY AND THE WOLFE	PC041626	MEALS: TYLER CONFERENCE: ITSS	Pcard	26.84
19662	4/20/2026	200	TUSKER METALS	PC041626	REPAIR & MAINTENANCE - FACILITY: CIVIC CENTER: PW	Pcard	81.56
19662	4/20/2026	200	TUSKER METALS	PC041626	REPAIR & MAINTENANCE - FACILITY: PARKS: PW	Pcard	192.52
19662	4/20/2026	2340	TWOS COMPANY INC	PC041626	SUPPLIES: GIFT SHOP: TCSD	Pcard	98.70
19662	4/20/2026	3302	UHAUL	PC041626	RENTAL: SPECIAL EVENTS: TCSD	Pcard	171.19
19662	4/20/2026	3302	UHAUL	PC041626	RENTAL: SPECIAL EVENTS: TCSD	Pcard	185.52
19662	4/20/2026	1652	ULINE INC	PC041626	RECREATION SUPPLIES: CRC: TCSD	Pcard	616.98
19662	4/20/2026	1652	ULINE INC	PC041626	SMALL TOOLS/EQUIPMENT: EOC: FIRE	Pcard	325.48
19662	4/20/2026	3500	UPLIFT DESK	PC041626	ERGO DESK: HR	Pcard	3,420.19
19662	4/20/2026	200	VENETIAN RESORT HOTEL	PC041626	LODGING: TYLER CONFERENCE: CODE: COMDV	Pcard	-438.00
19662	4/20/2026	200	VENETIAN RESORT HOTEL	PC041626	LODGING: TYLER CONFERENCE: CODE: COMDV	Pcard	236.96

Approved Purchase Card Details
04/25/2026 - 05/08/2026

Check #	Check Date	Vendor #	Vendor Name	Invoice	Description	Payment Type	Invoice Net
19662	4/20/2026	200	VENETIAN RESORT HOTEL	PC041626	LODGING: TYLER CONFERENCE: CODE: COMDV	Pcard	1,042.96
19662	4/20/2026	200	VENETIAN RESORT HOTEL	PC041626	LODGING: TYLER CONFERENCE: ITSS	Pcard	236.96
19662	4/20/2026	200	VENETIAN RESORT HOTEL	PC041626	LODGING: TYLER CONFERENCE: ITSS	Pcard	592.96
19662	4/20/2026	200	VILLAGE PUB & GRILL	PC041626	MEALS: TYLER CONFERENCE: ITSS	Pcard	23.58
19662	4/20/2026	1475	VONS	PC041626	REFRESHMENTS: SPECIAL EVENT: MPSC: TCSD	Pcard	121.63
19662	4/20/2026	1475	VONS	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	8.28
19662	4/20/2026	1439	WALMART	PC041626	PROMOTIONAL: VIDEO: CMO	Pcard	18.11
19662	4/20/2026	1439	WALMART	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	33.19
19662	4/20/2026	1439	WALMART	PC041626	RECREATION SUPPLIES: AQUATICS: TCSD	Pcard	215.34
19662	4/20/2026	1439	WALMART	PC041626	RECREATION SUPPLIES: CLASSES: TCSD	Pcard	26.03
19662	4/20/2026	1439	WALMART	PC041626	RECREATION SUPPLIES: CLASSES: TCSD	Pcard	257.91
19662	4/20/2026	1439	WALMART	PC041626	RECREATION SUPPLIES: WORKFORCE DEVELOPMENT: TCSD	Pcard	17.38
19662	4/20/2026	1439	WALMART	PC041626	RECREATION SUPPLIES: WORKFORCE DEVELOPMENT: TCSD	Pcard	22.24
19662	4/20/2026	1439	WALMART	PC041626	RECREATION SUPPLIES: WORKFORCE DEVELOPMENT: TCSD	Pcard	184.37
19662	4/20/2026	1439	WALMART	PC041626	SUPPLIES: SPECIAL EVENTS: TCSD	Pcard	88.32
19662	4/20/2026	1439	WALMART	PC041626	SUPPLIES: TEENZONE: TCSD	Pcard	38.53
19662	4/20/2026	2175	WHITE CAP LP	PC041626	MAINTENANCE SUPPLIES: STREETS: PW	Pcard	73.93
19662	4/20/2026	200	WINGSTOP	PC041626	REFRESHMENTS: PROMOTIONAL VIDEO: CMO	Pcard	38.04
19662	4/20/2026	200	WINGSTOP	PC041626	REFRESHMENTS: PROMOTIONAL VIDEO: CMO	Pcard	70.68
19662	4/20/2026	200	WORLD MARKET	PC041626	PROMOTIONAL: VIDEO: CMO	Pcard	50.99
19662	4/20/2026	200	YARD BIRD	PC041626	MEALS: TYLER CONFERENCE: CODE: COMDV	Pcard	40.44
19662	4/20/2026	200	YOSEMITE CHAPTER	PC041626	REGISTRATION: CASP CERTIFICATION: BLDSF	Pcard	1,000.00
						Total	107,902.28

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Jennifer Hennessy, Director of Finance

DATE: May 26, 2026

SUBJECT: Approve City Treasurer's Report for the Periods of February 1, 2026 Through February 28, 2026 and March 1, 2026 Through March 31, 2026

PREPARED BY: Ward Komers, Assistant Director of Finance
Seleen Saiid, Accounting Technician I

RECOMMENDATION: That the City Council approve and file the City Treasurer's report for the Periods of February 1, 2026 through February 28, 2026 and March 1, 2026 through March 31, 2026.

BACKGROUND: Government Code Sections 53646 and 41004 require reports to the City Council regarding the City's investment portfolio, receipts, and disbursements respectively. Adequate funds will be available to meet budgeted and actual expenditures of the City for the next six months. Current market values are derived from the Local Agency Investment Fund (LAIF) reports, US Bank demand deposit account, trust, and custody statements. Attached is the City Treasurer's Report that provides this information.

The City's investment portfolio is in compliance with the statement of investment policy and Government Code Sections 53601 and 53635 for the period of February 1, 2026 through February 28, 2026 and March 1, 2026 through March 31, 2026.

FISCAL IMPACT: None

ATTACHMENT:
1. City Treasurer's Report - February 1, 2026 through February 28, 2026
2. City Treasurer's Report - March 1, 2026 through March 31, 2026

City of Temecula

CALIFORNIA

Treasurer's Report

February 1, 2026 – February 28, 2026

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1.0 CASH AND INVESTMENT PORTFOLIO SUMMARY

Cash and Investment Summary
Trailing Six Month Period
(Book Value Including Realized Gains/Losses)

	September		October		November		December		January		February	
Cash and Investments												
Liquidity Portfolio												
US Bank (Demand Deposit Accounts)	*26,170,175.85*	*12%*	*21,896,190.68*	*10%*	*22,538,393.97*	*11%*	*21,679,464.52*	*10%*	*37,612,757.13*	*16%*	*37,345,786.74*	*16%*
Local Agency Investment Fund (LAIF)	*100,922,560.24*	*47%*	*101,802,343.75*	*48%*	*101,802,343.75*	*48%*	*101,802,343.75*	*48%*	*102,879,119.51*	*45%*	*102,879,119.51*	*45%*
Petty Cash	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*
Total Liquidity Portfolio	**127,096,062.09**	**59%**	**123,701,860.43**	**58%**	**124,344,063.72**	**59%**	**123,485,134.27**	**59%**	**140,495,202.64**	**62%**	**140,228,232.25**	**61%**
Long-term Portfolio (Investments)	**60,697,153.72**	**28%**	**61,041,438.43**	**29%**	**61,137,021.05**	**29%**	**61,252,218.12**	**29%**	**61,415,000.61**	**27%**	**61,646,099.94**	**27%**
Trust Portfolio												
California Employers' Retiree Benefit Trust (CERBT)	*24,269,903.22*	*11%*	*24,269,903.22*	*11%*	*24,269,903.22*	*11%*	*24,684,132.22*	*12%*	*24,684,132.22*	*11%*	*24,684,132.22*	*11%*
Public Agency Retirement Services Trust (PARS)	*2,527,891.89*	*1%*	*2,557,185.03*	*1%*	*2,568,010.98*	*1%*	*1,569,535.38*	*1%*	*1,591,749.22*	*1%*	*1,618,321.59*	*1%*
Total Trust Portfolio	***26,797,795.11***	**12%**	***26,827,088.25***	**13%**	***26,837,914.20***	**13%**	***26,253,667.60***	**12%**	***26,275,881.44***	**12%**	***26,302,453.81***	**12%**
Total Cash and Investments	**214,591,010.92**	**100%**	**211,570,387.11**	**100%**	**212,318,998.97**	**100%**	**210,991,019.99**	**100%**	**228,186,084.69**	**100%**	**228,176,786.00**	**100%**
Earnings on Cash and Investments												
LAIF Earnings (Quarterly)			*879,783.51*						*1,076,775.76*			
% Change			*0.87%*						*1.06%*			
Long-term Portfolio (Monthly)	*131,674.83*		*340,284.71*		*95,582.62*		*115,197.07*		*162,782.49*		*227,349.33*	
% Change	*0.22%*		*0.56%*		*0.16%*		*0.19%*		*0.27%*		*0.37%*	
CERBT Earnings (Quarterly)	*1,286,963.45*						*414,229.00*					
% Change	*5.60%*						*1.71%*					
PARS Trust (Monthly)	*48,486.66*		*29,293.14*		*10,825.95*		*1,524.40*		*22,213.84*		*26,572.37*	
% Change	*1.96%*		*1.16%*		*0.42%*		*0.06%*		*1.42%*		*1.67%*	
Money Center ICS (Monthly)	*63,639.19*		*-*		*-*		*-*		*-*		*-*	
% Change	*0.24%*		*0.00%*		*0.00%*		*0.00%*		*0.00%*		*0.00%*	
Cash Sweep (Monthly)	*71,646.11*		*57,933.67*		*52,732.42*		*50,426.16*		*62,251.72*		*72,090.09*	
% Change	*0.31%*		*0.31%*		*0.27%*		*0.27%*		*0.18%*		*0.21%*	
Total Earnings on Cash and Investments	**1,602,410.24**		**1,307,295.03**		**159,140.99**		**581,376.63**		**1,324,023.81**		**326,011.79**	
% Change	***0.77%***		***0.61%***		***0.08%***		***0.27%***		***0.63%***		***0.14%***	
Fiscal Agent Account Portfolio (CFDs/SARDA)	**29,295,748.75**		**29,449,752.53**		**29,525,197.91**		**29,595,610.84**		**29,744,055.00**		**33,442,969.25**	

2.0 FUND ACTIVITY

Fund Activity Summary Statement[1, 2]
For Period Ending February 28, 2026

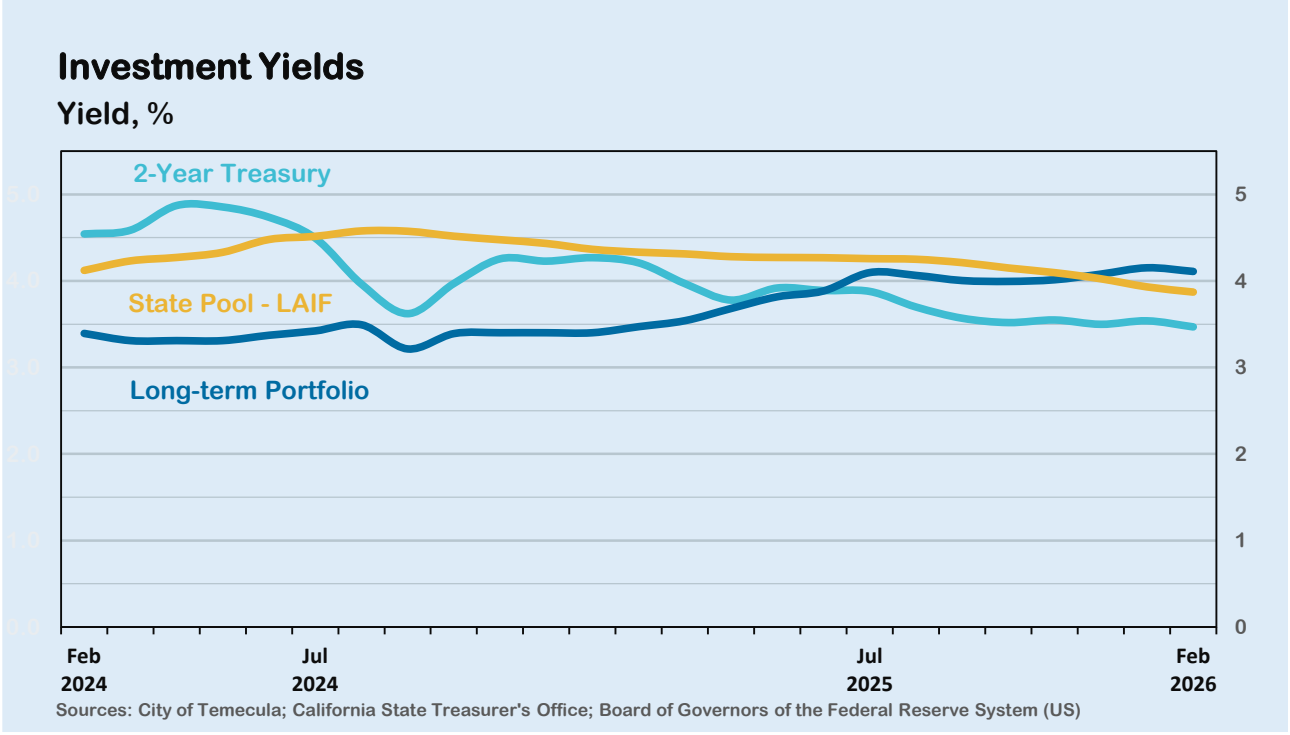
Fund	Fund Description	Beginning Fund Balance	Receipts	Disbursements	Ending Fund Balance
001	GENERAL	31,510,789.40	13,068,730.40	8,657,154.40	35,922,365.40
002	MEASURE S	50,040,764.92	4,068,471.35	(206.89)	54,109,443.16
006	FIRE FACILITY ACQUISITION	4,546,344.07	-	-	4,546,344.07
100	STATE GAS TAX	1,349,644.09	234,989.62	-	1,584,633.71
102	RMRA-ROAD MAINT REHAB ACCT	5,383,729.82	267,069.03	-	5,650,798.85
103	STREET MAINTENANCE	9,180,335.10	-	-	9,180,335.10
105	NPDES	278,313.99	-	-	278,313.99
106	UPTOWN NEW STREETS IN LIEU FEE	1,683,202.20	-	-	1,683,202.20
110	COVID-19 PANDAMIC COMM. REINV.	7,678,893.42	-	3,786.58	7,675,106.84
120	DEVELOPMENT IMPACT FEES	13,114,478.20	18,334.16	-	13,132,812.36
125	PEG-PUBLIC EDUC & GOVT	1,098,013.35	21,377.96	941.19	1,118,450.12
140	COMMUNITY DEV BLOCK GRANT	(73,177.21)	44,887.29	11,451.67	(39,741.59)
145	TEMECULA ENERGY EFFICIENCY MGT	329,134.16	-	-	329,134.16
150	ASSEMBLY BILL 2766	682,730.18	34,940.23	-	717,670.41
160	SUPPL LAW ENFORCEMENT SVCS	213,922.94	-	-	213,922.94
165	AFFORDABLE HOUSING	11,393,704.05	-	17,394.90	11,376,309.15
170	MEASURE A	10,337,565.21	447,793.79	-	10,785,359.00
190	TEMECULA COMM SVCS DISTRICT	979,628.83	125,457.67	1,107,418.58	(2,332.08)
191	SL B-STREETLIGHT REPLACEMENT	1,625,661.35	-	-	1,625,661.35
192	SL B-STREETLIGHTS	691,603.88	-	45,533.50	646,070.38
194	SL D-REFUSERECYCLING	764,148.46	-	6,394.46	757,754.00
195	SL R-STREET MAINT	51,583.84	-	-	51,583.84
196	SL L-LAKE PARK MAINT	359,549.24	2,535.39	22,039.26	340,045.37
197	TEMECULA LIBRARY	325,229.96	2,036.21	42,244.72	285,021.45
198	PUBLIC ART	317,153.33	400.00	-	317,553.33
210	CAPITAL IMPROVEMENT PROGRAM	8,199,662.62	266,271.32	435,720.89	8,030,213.05
275	CFD 03-3 WOLF CREEK IMPROV	226,718.18	-	-	226,718.18
277	CFD 03-2 RORIPAUGH RANCH IMPR	6,106,408.17	-	-	6,106,408.17
278	CFD 16-1 RORIPAUGH PH II IMPR	10,709,608.46	-	-	10,709,608.46
282	CFD 23-02 PRADO	7,904,726.49	-	-	7,904,726.49
283	CFD 20-01 HEIRLOOM FARMS	(71,476.05)	-	-	(71,476.05)
300	INSURANCE	2,344,176.11	353,180.05	24,534.79	2,672,821.37
305	WORKERS' COMPENSATION	1,229,911.62	-	21,341.61	1,208,570.01
310	VEHICLES/EQUIPMENT REPLACEMENT	5,904,622.93	-	-	5,904,622.93
320	INFORMATION TECHNOLOGY	179,549.28	-	394,570.55	(215,021.27)
325	TECHNOLOGY REPLACEMENT	4,910,625.95	-	-	4,910,625.95
330	SUPPORT SERVICES	(31,684.19)	-	32,594.40	(64,278.59)
335	SUPPORT SERVICES REPLACEMENT	446,122.15	-	-	446,122.15
340	FACILITIES	(145,853.30)	-	131,160.62	(277,013.92)
350	FACILITY REPLACEMENT	6,077,551.09	-	-	6,077,551.09
380	SARDA DEBT SVC	(30,493,915.24)	-	-	(30,493,915.24)
381	RDA PROPERTY TAX TRUST FUND	(977,695.59)	-	-	(977,695.59)
472	CFD 01-2 HARVESTON AB DEBT SVC	1,271,351.70	6,002.23	207.23	1,277,146.70
473	CFD 03-1 CROWNE HILL DEBT SVC	1,527,461.83	5,128.57	207.23	1,532,383.17
475	CFD 03-3 WOLF CREEK DEBT SVC	1,580,977.52	13,411.81	207.23	1,594,182.10
476	CFD 03-6 HARVESTON2 DEBT SVC	610,074.12	1,382.66	207.23	611,249.55
477	CFD 03-2 RORIPAUGH DEVT SVC	1,387,922.48	4,986.54	207.23	1,392,701.79

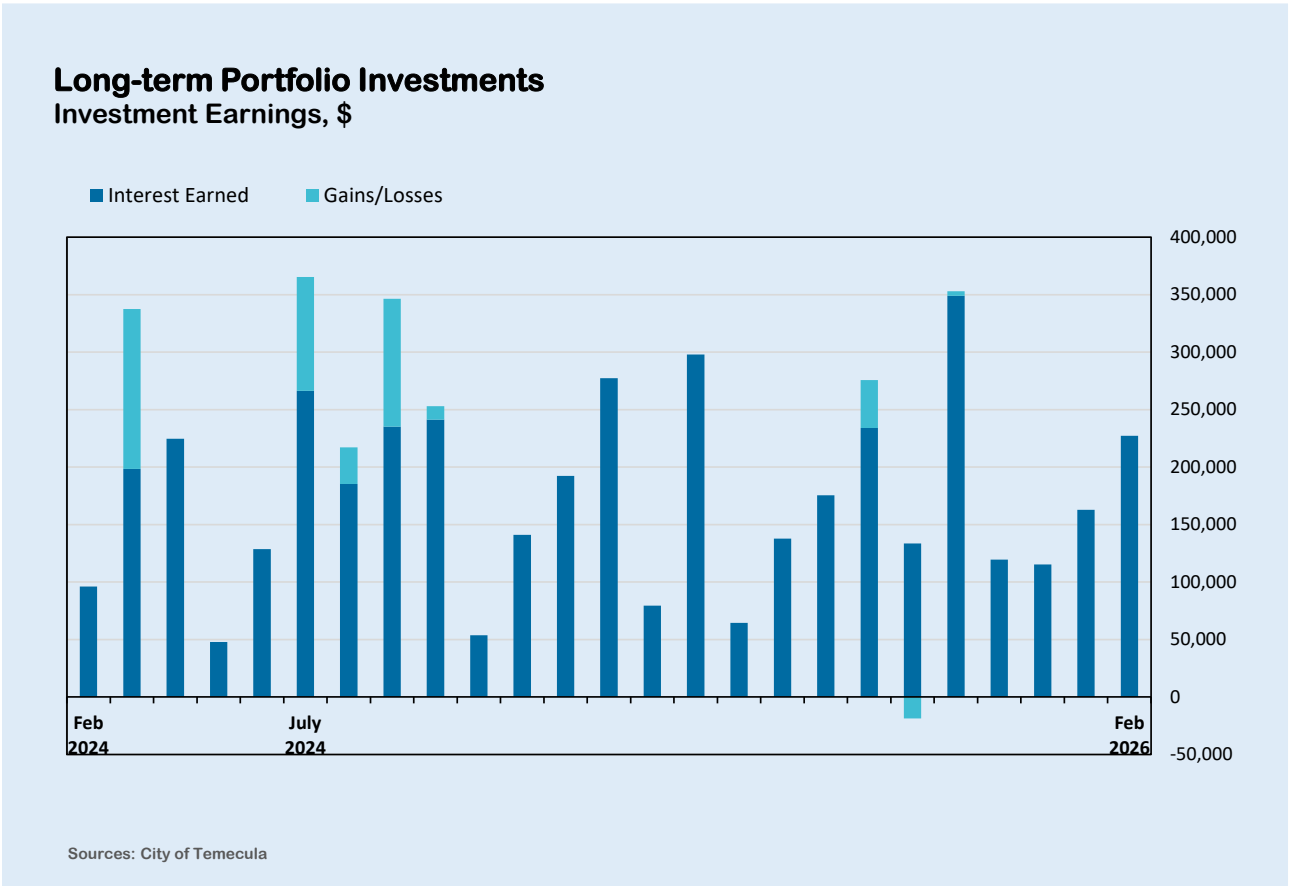
Fund	Fund Description	Beginning Fund Balance	Receipts	Disbursements	Ending Fund Balance
478	CFD 16-1 RORIPAUGH PH II	6,262,418.73	16,105.76	749.69	6,277,774.80
479	CFD 19-01 MUNICIPAL SERVICES	(1,512.32)	-	207.23	(1,719.55)
481	CFD 23-01 ALTAIR	(12,938.70)	-	749.69	(13,688.39)
482	CFD 23-02 PRADO	2,563,446.67	-	749.69	2,562,696.98
483	CFD 20-01 HEIRLOOM FARMS	1,768,756.96	4,569.80	749.51	1,772,577.25
484	CFD 25-01 ELDERBERRY PARK	(60,795.96)	-	-	(60,795.96)
501	SL C ZONE 1 SADDLEWOOD	27,604.72	298.64	306.99	27,596.37
502	SL C ZONE 2 WINCHESTER CREEK	160,648.30	50.28	299.75	160,398.83
503	SL C ZONE 3 RANCHO HIGHLANDS	81,271.25	325.09	452.13	81,144.21
504	SL C ZONE 4 THE VINEYARDS	7,094.67	52.32	62.62	7,084.37
505	SL C ZONE 5 SIGNET SERIES	48,156.21	87.50	526.11	47,717.60
506	SL C ZONE 6 WOODCREST COUNTRY	64,891.50	-	202.80	64,688.70
507	SL C ZONE 7 RIDGEVIEW	23,620.05	258.98	347.05	23,531.98
508	SL C ZONE 8 VILLAGE GROVE	146,432.37	403.39	307.24	146,528.52
509	SL C ZONE 9 RANCHO SOLANA	32,976.70	-	470.01	32,506.69
510	SL C ZONE 10 MARTINIQUE	19,736.77	131.08	272.28	19,595.57
511	SL C ZONE 11 MEADOWVIEW	4,296.75	97.60	83.32	4,311.03
512	SL C ZONE 12 VINTAGE HILLS	100,309.22	1,126.66	4,523.84	96,912.04
513	SL C ZONE 13 PRESLEY DEVELOP	45,169.77	261.44	1,182.87	44,248.34
514	SL C ZONE 14 MORRISON HOMES	16,902.72	101.90	342.95	16,661.67
515	SL C ZONE 15 BARCLAY ESTATES	20,699.33	-	173.65	20,525.68
516	SL C ZONE 16 TRADEWINDS	111,433.63	100.18	31.68	111,502.13
517	SL C ZONE 17 MONTE VISTA	3,888.51	-	62.26	3,826.25
518	SL C ZONE 18 TEMEKU HILLS	124,063.34	535.87	539.53	124,059.68
519	SL C ZONE 19 CHANTEMAR	97,864.14	764.46	357.59	98,271.01
520	SL C ZONE 20 CROWNE HILL	359,011.29	988.39	26,625.51	333,374.17
521	SL C ZONE 21 VAIL RANCH	212,888.07	493.29	3,329.83	210,051.53
522	SL C ZONE 22 SUTTON PLACE	14,998.81	64.67	185.66	14,877.82
523	SL C ZONE 23 PHEASENT RUN	37,893.35	34.20	91.34	37,836.21
524	SL C ZONE 24 HARVESTON	79,014.85	1,135.27	4,335.89	75,814.23
525	SL C ZONE 25 SERENA HILLS	104,842.85	113.00	971.28	103,984.57
526	SL C ZONE 26 GALLERYTRADITION	3,163.97	-	15.22	3,148.75
527	SL C ZONE 27 AVONDALE	15,773.78	-	380.76	15,393.02
528	SL C ZONE 28 WOLF CREEK	238,279.19	1,577.17	2,658.02	237,198.34
529	SL C ZONE 29 GALLERY PORTRAIT	15,327.19	607.55	15.16	15,919.58
530	SL C ZONE 30 FUTURE ZONES	36,062.11	-	-	36,062.11
700	CERBT RETIREE HEALTH-GASB45	24,684,132.22	-	-	24,684,132.22
701	PENSION RATE STABILIZATION	1,561,084.56	-	-	1,561,084.56
Grand Total		**221,778,700.68**	**19,017,670.77**	**11,007,470.53**	**229,788,900.92**

Notes: [1] *The amounts shown are preliminary and may not reflect adjusting journal entries.*

[2] *Fund Balances fluctuate throughout the Fiscal Year and may temporarily have a negative balance due to the differences in timing of receipts, disbursements, interfund transfers, and journal entries.*

3.0 LONG TERM INVESTMENT PORTFOLIO STATISTICS





4.0 LONG TERM INVESTMENT PORTFOLIO TRANSACTIONS

Date	CUSIP ID	Description	Amount
02/02/2026	91282CJV4	INTEREST EARNED U S TREASURY NT	42,500.00
02/02/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(2,042,500.00)
02/02/2026	91282CJV4	MATURED U S TREASURY NT	2,000,000.00
02/02/2026	31846V542	INTEREST EARNED FIRST AM TREAS OB FD CL Z	26,549.33
02/03/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(26,549.33)
02/17/2026	31424WML3	INTEREST EARNED F A M C M T N	67,500.00
02/17/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(67,500.00)
02/27/2026	31424WR87	FULL CALL PAR VALUE F A M C M T N	4,000,000.00
02/27/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(4,090,800.00)
02/27/2026	31424WR87	INTEREST EARNED F A M C M T N	90,800.00

5.0 APPENDIX A - ALLOWABLE INVESTMENT INSTRUMENTS

ALLOWABLE INVESTMENT INSTRUMENTS PER STATE GOVERNMENT CODE (AS OF JANUARY 1, 2021)[A]
APPLICABLE TO ALL LOCAL AGENCIES[B]

INVESTMENT TYPE	MAXIMUM MATURITY[C]	MAXIMUM SPECIFIED % OF PORTFOLIO[D]	MINIMUM QUALITY REQUIREMENTS	GOVERNMENT CODE SECTIONS
Local Agency Bonds	5 years	None	None	53601(a)
U.S. Treasury Obligations	5 years	None	None	53601(b)
State Obligations— CA And Others	5 years	None	None	53601(d)
CA Local Agency Obligations	5 years	None	None	53601(e)
U.S Agency Obligations	5 years	None	None	53601(f)
Bankers' Acceptances	180 days	40%[E]	None	53601(g)
Commercial Paper— Non-Pooled Funds[F]	270 days	25% of the agency's monies[G]	Highest letter and number rating by an NRSRO[H]	53601(h)(2)(C)
Commercial Paper— Pooled Funds[I]	270 days	40% of the agency's monies[G]	Highest letter and number rating by an NRSRO[H]	53635(a)(1)
Negotiable Certificates of Deposit	5 years	30%[J]	None	53601(i)
Non-negotiable Certificates of Deposit	5 years	None	None	53630 et seq.
Placement Service Deposits	5 years	50%[K]	None	53601.8 and 53635.8
Placement Service Certificates of Deposit	5 years	50%[K]	None	53601.8 and 53635.8
Repurchase Agreements	1 year	None	None	53601(j)
Reverse Repurchase Agreements and Securities Lending Agreements	92 days[L]	20% of the base value of the portfolio	None[M]	53601(j)
Medium-Term Notes[N]	5 years	30%	"A" rating category or its equivalent or better	53601(k)
Mutual Funds and Money Market Mutual Funds	N/A	20%[O]	Multiple[P,Q]	53601(l) and 53601.6(b)
Collateralized Bank Deposits[R]	5 years	None	None	53630 et seq. and 53601(n)
Mortgage Pass–Through Securities	5 years	20%	"AA" rating category or its equivalent or better	53601(o)
County Pooled Investment Funds	N/A	None	None	27133
Joint Powers Authority Pool	N/A	None	Multiple[S]	53601(p)
Local Agency Investment Fund (LAIF)	N/A	None	None	16429.1
Voluntary Investment Program Fund[T]	N/A	None	None	16340
Supranational Obligations[U]	5 years	30%	"AA" rating category or its equivalent or better	53601(q)

TABLE OF NOTES

A. Sources: Sections 16340, 16429.1, 27133, 53601, 53601.6, 53601.8, 53630 et seq., 53635, 53635.8, and 57603.

B. Municipal Utilities Districts have the authority under the Public Utilities Code Section 12871 to invest in certain securities not addressed here.

C. Section 53601 provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five-year remaining maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.

D. Percentages apply to all portfolio investments regardless of source of funds. For instance, cash from a reverse repurchase agreement would be subject to the restrictions.

E. No more than 30 percent of the agency's money may be in bankers' acceptances of any one commercial bank.

F. Includes agencies defined as a city, a district, or other local agency that do not pool money in deposits or investment with other local agencies, other than local agencies that have the same governing body.

G. Local agencies, other than counties or a city and county, may purchase no more than 10 percent of the outstanding commercial paper of any single issuer.

H. Issuing corporation must be organized and operating within the U.S., have assets in excess of $500 million, and debt other than commercial paper must be in a rating category of "A" or its equivalent or higher by a nationally recognized statistical rating organization, or the issuing corporation must be organized within the U.S. as a special purpose corporation, trust, or LLC, has program wide credit enhancements, and has commercial paper that is rated "A-1" or higher, or the equivalent, by a nationally recognized statistical rating agency.

I. Includes agencies defined as a county, a city and county, or other local agency that pools money in deposits or investments with other local agencies, including local agencies that have the same governing body. Local agencies that pool exclusively with other local agencies that have the same governing body must adhere to the limits set forth in Section 53601(h)(2)(C).

J. No more than 30 percent of the agency's money may be in negotiable certificates of deposit that are authorized under Section 53601(i).

K. Effective January 1, 2020, no more than 50 percent of the agency's money may be invested in deposits, including certificates of deposit, through a placement service as authorized under 53601.8 (excludes negotiable certificates of deposit authorized under Section 53601(i)). On January 1, 2026, the maximum percentage of the portfolio reverts back to 30 percent. Investments made pursuant to 53635.8 remain subject to a maximum of 30 percent of the portfolio.

L. Reverse repurchase agreements or securities lending agreements may exceed the 92-day term if the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity dates of the same security.

M. Reverse repurchase agreements must be made with primary dealers of the Federal Reserve Bank of New York or with a nationally or state-chartered bank that has a significant relationship with the local agency. The local agency must have held the securities used for the agreements for at least 30 days.

N. "Medium-term notes" are defined in Section 53601 as "all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States."

O. No more than 10 percent invested in any one mutual fund. This limitation does not apply to money market mutual funds.

P. A mutual fund must receive the highest ranking by not less than two nationally recognized rating agencies or the fund must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of $500 million, and has at least five years' experience investing in instruments authorized by Sections 53601 and 53635.

Q. A money market mutual fund must receive the highest ranking by not less than two nationally recognized statistical rating organizations or retain an investment advisor registered with the SEC or exempt from registration and who has not less than five years' experience investing in money market instruments with assets under management in excess of $500 million.

R. Investments in notes, bonds, or other obligations under Section 53601(n) require that collateral be placed into the custody of a trust company or the trust department of a bank that is not affiliated with the issuer of the secured obligation, among other specific collateral requirements.

S. A joint powers authority pool must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of $500 million, and has at least five years' experience investing in instruments authorized by Section 53601, subdivisions (a) to (o).

T. Local entities can deposit between $200 million and $10 billion into the Voluntary Investment Program Fund, upon approval by their governing bodies. Deposits in the fund will be invested in the Pooled Money Investment Account.

U. Only those obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), and Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less.

6.0 APPENDIX B - GLOSSARY OF TERMS

Accrued Interest: Interest earned but not yet received.

Active Deposits: Funds which are immediately required for disbursement.

Agencies: Federal agency securities and/or Government Sponsored Enterprises (GSE) which include Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Federal Farm Credit Bank (FFCB), and Federal Agricultural Mortgage Association (Farmer Mac).

Amortization: An accounting practice of gradually decreasing (increasing) an asset's book value by spreading its depreciation (accretion) over a period of time.

Annual Comprehensive Financial Report (ACFR): The official annual financial report for the City. It includes five combined statements and basic financial statements for each individual fund and account group prepared in conformity with Generally Accepted Accounting Principles (GAAP).

Ask Price: The price a broker/dealer offers to sell securities.

Bankers' Acceptance (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

Basis Point: One basis point is one hundredth of one percent (0.01).

Benchmark: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

Bid Price: The price a broker/dealer offers to purchase securities.

Bond: A financial obligation for which the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Book Value: The value at which a debt security is shown on the holder's balance sheet. Book value is acquisition cost less amortization of premium or accretion of discount.

Certificate of Deposit: A deposit insured up to $250,000 (current amount) by the FDIC at a set rate for a specified period of time.

Collateral: Securities, evidence of deposit, or pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposit of public moneys.

Constant Maturity Treasury (CMT): An average yield of a specific Treasury maturity sector for a specific time frame. This is a market index for reference of past direction of interest rates for the given Treasury maturity range.

Coupon: The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value.

Credit Analysis: A critical review and appraisal of the economic and financial conditions or of the ability to meet debt obligations.

Current Yield: The interest paid on an investment expressed as a percentage of the current price of the security.

Custody: A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement which also calls for the bank to collect and pay out income, to buy, sell, receive and deliver securities when ordered to do so by the principal.

Delivery vs. Payment (DVP): Delivery of securities with a simultaneous exchange of money for the securities.

Discount: The difference between the cost of a security and its value at maturity when quoted at lower than face value.

Diversification: Dividing investment funds among a variety of securities offering independent returns and risk profiles.

Duration: The weighted average maturity of a bond's cash flow stream, where the present value of the cash flows serve as the weights; the future point in time at which on average, an investor has received exactly half of the original investment, in present value terms; a bond's zero-coupon equivalent; the fulcrum of a bond's present value cash flow time line.

Fannie Mae: Trade name for the Federal National Mortgage Association (FNMA), a U.S. sponsored corporation.

Federal Reserve System: The central bank of the U.S. which consists of a seven-member Board of Governors, 12 regional banks, and 5,700 commercial banks that are members.

Federal Deposit Insurance Corporation (FDIC): Insurance provided to customers of a subscribing bank which guarantees deposits to a set limit (currently $250,000) per account.

Fed Wire: A wire transmission service established by the Federal Reserve Bank to facilitate the transfer of funds through debits and credits of funds between participants within the Fed system.

Freddie Mac: Trade name for the Federal Home Loan Mortgage Corporation (FHLMC), a U.S. sponsored corporation.

Ginnie Mae: Trade name for the Government National Mortgage Association (GNMA), a direct obligation bearing the full faith and credit of the U.S. Government.

Inactive Deposits: Funds not immediately needed for disbursement.

Interest Rate: The annual yield earned on an investment, expressed as a percentage.

Investment Agreements: An agreement with a financial institution to borrow public funds subject to certain negotiated terms and conditions concerning collateral, liquidity and interest rates.

Liquidity: Refers to the ability to rapidly convert an investment into cash.

Market Value: The price at which a security is trading and could presumably be purchased or sold.

Maturity: The date upon which the principal or stated value of an investment becomes due and payable.

Medium Term Notes: Corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States.

New Issue: Term used when a security is originally "brought" to market.

Perfected Delivery: Refers to an investment where the actual security or collateral is held by an independent third party representing the purchasing entity.

Portfolio: Collection of securities held by an investor.

Primary Dealer: A group of government securities dealers that submit daily reports of market activity and security positions held to the Federal Reserve Bank of New York and are subject to its informal oversight.

Purchase Date: The date in which a security is purchased for settlement on that or a later date.

Rate of Return: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

Repurchase Agreement (REPO): A transaction where the seller (bank) agrees to buy back from the buyer (City) the securities at an agreed upon price after a stated period of time.

Reverse Repurchase Agreement (REVERSE REPO): A transaction where the seller (City) agrees to buy back from the buyer (bank) the securities at an agreed upon price after a stated period of time.

Risk: Degree of uncertainty of return on an asset.

Safekeeping: see Custody.

Sallie Mae: Trade name for the Student Loan Marketing Association (SLMA), a U.S. sponsored corporation.

Secondary Market: A market made for the purchase and sale of outstanding issues following the initial distribution.

Settlement Date: The date on which a trade is cleared by delivery of securities against funds.

Structured Notes: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, FHLMC, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

Supranationals: A supranational organization is formed by a group of countries through an international treaty with specific objectives such as promoting economic development. Supranational organizations also issue debt in the United States. The most commonly recognized supranational debt is the International Bank for Reconstruction and Development (IBRD or World Bank), International Finance Corporation (IFC) and Inter-American Development Bank (IADB).

Treasury Bills: U.S. Treasury Bills which are short-term, direct obligations of the U.S. Government issued with original maturities of 13 weeks, 26 weeks and 52 weeks; sold in minimum amounts of $10,000 in multiples of $5,000 above the minimum. Issued in book entry form only. T-bills are sold on a discount basis.

Treasury Bonds: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

Treasury Notes: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

U.S. Government Agencies: Instruments issued by various US Government Agencies most of which are secured only by the credit worthiness of the particular agency.

Yield: The rate of annual income return on an investment, expressed as a percentage. It is obtained by dividing the current dollar income by the current market price of the security.

Yield to Maturity: The rate of income return on an investment, minus any premium or plus any discount, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond, expressed as a percentage.

Yield Curve: The yield on bonds, notes or bills of the same type and credit risk at a specific date for maturities up to thirty years.

City of Temecula

CALIFORNIA

Treasurer's Report

March 1, 2026 – March 31, 2026

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1.0 CASH AND INVESTMENT PORTFOLIO SUMMARY

Cash and Investment Summary
Trailing Six Month Period
(Book Value Including Realized Gains/Losses)

	October		November		December		January		February		March	
Cash and Investments												
Liquidity Portfolio												
US Bank (Demand Deposit Accounts)	*21,896,190.68*	*10%*	*22,538,393.97*	*11%*	*21,679,464.52*	*10%*	*37,612,757.13*	*16%*	*37,345,786.74*	*16%*	*26,791,858.58*	*12%*
Local Agency Investment Fund (LAIF)	*101,802,343.75*	*48%*	*101,802,343.75*	*48%*	*101,802,343.75*	*48%*	*102,879,119.51*	*45%*	*102,879,119.51*	*45%*	*107,879,119.51*	*48%*
Petty Cash	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*	*3,326.00*	*0%*
Total Liquidity Portfolio	**123,701,860.43**	**58%**	**124,344,063.72**	**59%**	**123,485,134.27**	**59%**	**140,495,202.64**	**62%**	**140,228,232.25**	**61%**	**134,674,304.09**	**60%**
Long-term Portfolio (Investments)	**61,041,438.43**	**29%**	**61,137,021.05**	**29%**	**61,252,218.12**	**29%**	**61,415,000.61**	**27%**	**61,646,099.94**	**27%**	**61,870,706.33**	**28%**
Trust Portfolio												
California Employers' Retiree Benefit Trust (CERBT)	*24,269,903.22*	*11%*	*24,269,903.22*	*11%*	*24,684,132.22*	*12%*	*24,684,132.22*	*11%*	*24,684,132.22*	*11%*	*24,701,763.09*	*11%*
Public Agency Retirement Services Trust (PARS)	*2,557,185.03*	*1%*	*2,568,010.98*	*1%*	*1,569,535.38*	*1%*	*1,591,749.22*	*1%*	*1,618,321.59*	*1%*	*1,552,887.80*	*1%*
Total Trust Portfolio	***26,827,088.25***	**13%**	***26,837,914.20***	**13%**	***26,253,667.60***	**12%**	***26,275,881.44***	**12%**	***26,302,453.81***	**12%**	***26,254,650.89***	**12%**
Total Cash and Investments	**211,570,387.11**	**100%**	**212,318,998.97**	**100%**	**210,991,019.99**	**100%**	**228,186,084.69**	**100%**	**228,176,786.00**	**100%**	**222,799,661.31**	**100%**
Earnings on Cash and Investments												
LAIF Earnings (Quarterly)	*879,783.51*						*1,076,775.76*					
% Change	*0.87%*						*1.06%*					
Long-term Portfolio (Monthly)	*340,284.71*		*95,582.62*		*115,197.07*		*162,782.49*		*227,349.33*		*302,656.39*	
% Change	*0.56%*		*0.16%*		*0.19%*		*0.27%*		*0.37%*		*0.49%*	
CERBT Earnings (Quarterly)					*414,229.00*						*17,630.87*	
% Change					*1.71%*						*0.07%*	
PARS Trust (Monthly)	*29,293.14*		*10,825.95*		*1,524.40*		*22,213.84*		*26,572.37*		*(65,433.79)*	
% Change	*1.16%*		*0.42%*		*0.06%*		*1.42%*		*1.67%*		*-4.04%*	
Money Center ICS (Monthly)	-		-		-		-		-		-	
% Change	*0.00%*		*0.00%*		*0.00%*		*0.00%*		*0.00%*		*0.00%*	
Cash Sweep (Monthly)	*57,933.67*		*52,732.42*		*50,426.16*		*62,251.72*		*72,090.09*		*88,187.09*	
% Change	*0.31%*		*0.27%*		*0.27%*		*0.18%*		*0.21%*		*0.38%*	
Total Earnings on Cash and Investments	**1,307,295.03**		**159,140.99**		**581,376.63**		**1,324,023.81**		**326,011.79**		**343,040.56**	
% Change	***0.61%***		***0.08%***		***0.27%***		***0.63%***		***0.14%***		***0.15%***	
Fiscal Agent Account Portfolio (CFDs/SARDA)	**29,449,752.53**		**29,525,197.91**		**29,595,610.84**		**29,744,055.00**		**33,442,969.25**		**31,828,683.69**	

2.0 FUND ACTIVITY

Fund Activity Summary Statement[1, 2]
For Period Ending March 31, 2026

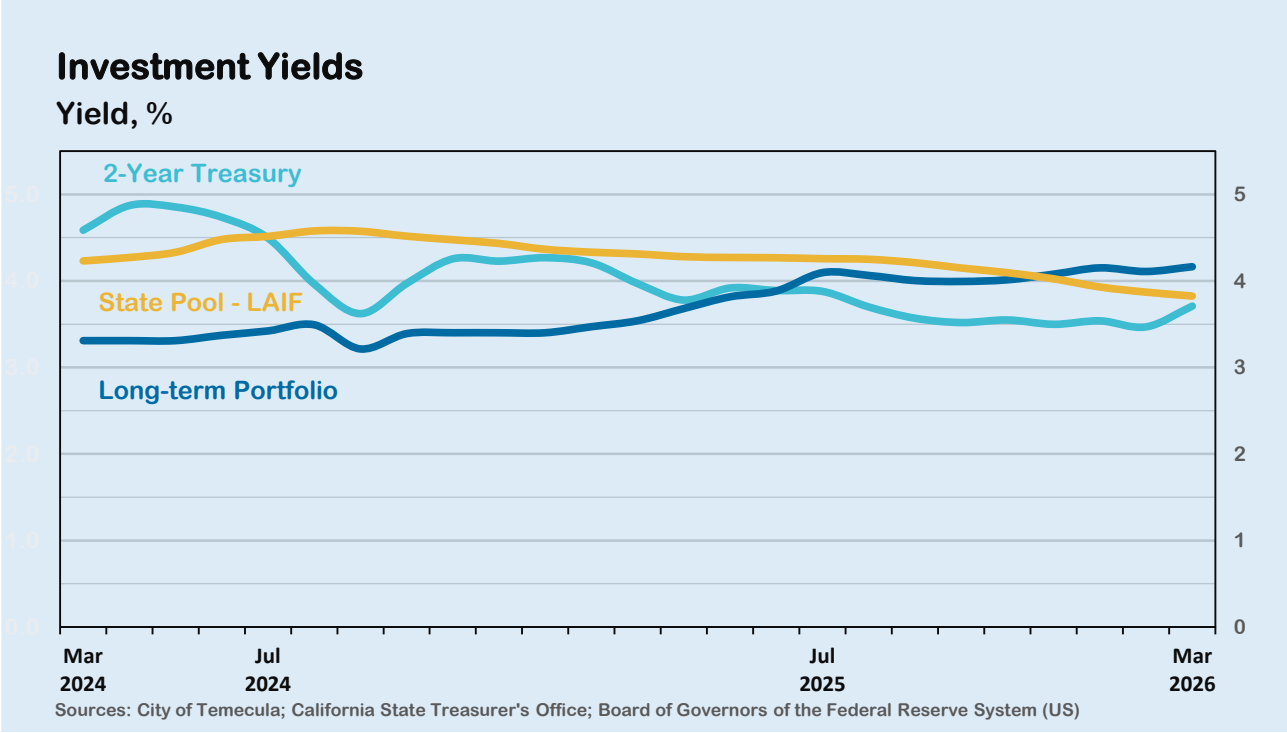
Fund	Fund Description	Beginning Fund Balance	Receipts	Disbursements	Ending Fund Balance
001	GENERAL	33,587,285.04	4,428,879.31	8,588,816.89	29,427,347.46
002	MEASURE S	54,257,647.04	3,069,958.68	982,433.39	56,345,172.33
006	FIRE FACILITY ACQUISITION	4,559,600.30	21,720.12	1,250,000.00	3,331,320.42
100	STATE GAS TAX	1,589,025.47	260,476.45	-	1,849,501.92
102	RMRA-ROAD MAINT REHAB ACCT	5,667,126.39	261,938.29	-	5,929,064.68
103	STREET MAINTENANCE	9,208,517.82	289,033.58	-	9,497,551.40
105	NPDES	279,145.45	1,071.68	-	280,217.13
106	UPTOWN NEW STREETS IN LIEU FEE	1,688,326.02	7,652.80	-	1,695,978.82
110	COVID-19 PANDAMIC COMM. REINV.	7,698,288.88	41,983.85	14,591.16	7,725,681.57
120	DEVELOPMENT IMPACT FEES	13,172,240.16	78,902.13	(17,862.00)	13,269,004.29
125	PEG-PUBLIC EDUC & GOVT	1,121,823.21	9,829.98	3,470.33	1,128,182.86
140	COMMUNITY DEV BLOCK GRANT	(39,741.59)	-	11,271.92	(51,013.51)
145	TEMECULA ENERGY EFFICIENCY MGT	330,131.57	10.15	-	330,141.72
150	ASSEMBLY BILL 2766	719,758.19	2,845.79	-	722,603.98
160	SUPPL LAW ENFORCEMENT SVCS	214,368.97	17,879.69	-	232,248.66
165	AFFORDABLE HOUSING	11,022,440.64	19,221.95	34,061.14	11,007,601.45
170	MEASURE A	10,817,080.17	484,434.01	414,261.85	10,887,252.33
190	TEMECULA COMM SVCS DISTRICT	393,664.08	2,716,845.21	1,837,506.64	1,273,002.65
191	SL B-STREETLIGHT REPLACEMENT	1,630,636.49	7,104.21	-	1,637,740.70
192	SL B-STREETLIGHTS	647,863.94	2,520.53	51,792.37	598,592.10
194	SL D-REFUSERECYCLING	758,918.46	27,432.83	11,094.85	775,256.44
195	SL R-STREET MAINT	51,737.57	204.50	56.76	51,885.31
196	SL L-LAKE PARK MAINT	341,253.98	1,973.03	20,569.02	322,657.99
197	TEMECULA LIBRARY	245,958.20	284,995.09	190,990.12	339,963.17
198	PUBLIC ART	318,517.71	1,962.90	-	320,480.61
210	CAPITAL IMPROVEMENT PROGRAM	8,063,253.23	(377,717.22)	1,777,668.66	5,907,867.35
275	CFD 03-3 WOLF CREEK IMPROV	227,408.03	635.84	-	228,043.87
277	CFD 03-2 RORIPAUGH RANCH IMPR	6,106,877.95	510.87	-	6,107,388.82
278	CFD 16-1 RORIPAUGH PH II IMPR	10,742,473.21	29,602.63	-	10,772,075.84
282	CFD 23-02 PRADO	7,927,912.74	21,582.46	-	7,949,495.20
283	CFD 20-01 HEIRLOOM FARMS	1,936.08	189.41	-	2,125.49
300	INSURANCE	2,685,116.21	529,382.51	401,214.81	2,813,283.91
305	WORKERS' COMPENSATION	1,210,500.02	7,208.83	27,557.81	1,190,151.04
310	VEHICLES/EQUIPMENT REPLACEMENT	5,917,375.98	145,106.26	-	6,062,482.24
320	INFORMATION TECHNOLOGY	(214,085.79)	1,657,190.00	405,106.99	1,037,997.22
325	TECHNOLOGY REPLACEMENT	4,922,505.22	102,936.90	64,068.03	4,961,374.09
330	SUPPORT SERVICES	(64,235.19)	97,610.00	33,230.44	144.37
335	SUPPORT SERVICES REPLACEMENT	447,366.17	8,515.16	-	455,881.33
340	FACILITIES	(276,823.20)	459,514.00	134,691.13	47,999.67
350	FACILITY REPLACEMENT	6,095,365.35	374,597.82	-	6,469,963.17
380	SARDA DEBT SVC	(30,481,138.68)	11,070.91	-	(30,470,067.77)
381	RDA PROPERTY TAX TRUST FUND	(979,591.21)	(2,454.29)	-	(982,045.50)
472	CFD 01-2 HARVESTON AB DEBT SVC	1,280,038.09	2,542.36	178,867.53	1,103,712.92
473	CFD 03-1 CROWNE HILL DEBT SVC	1,533,620.46	1,178.08	139,267.54	1,395,531.00
475	CFD 03-3 WOLF CREEK DEBT SVC	1,597,466.13	1,722.10	295,023.78	1,304,164.45
476	CFD 03-6 HARVESTON2 DEBT SVC	612,280.63	554.35	48,901.91	563,933.07
477	CFD 03-2 RORIPAUGH DEVT SVC	1,396,273.50	121.25	135,751.91	1,260,642.84

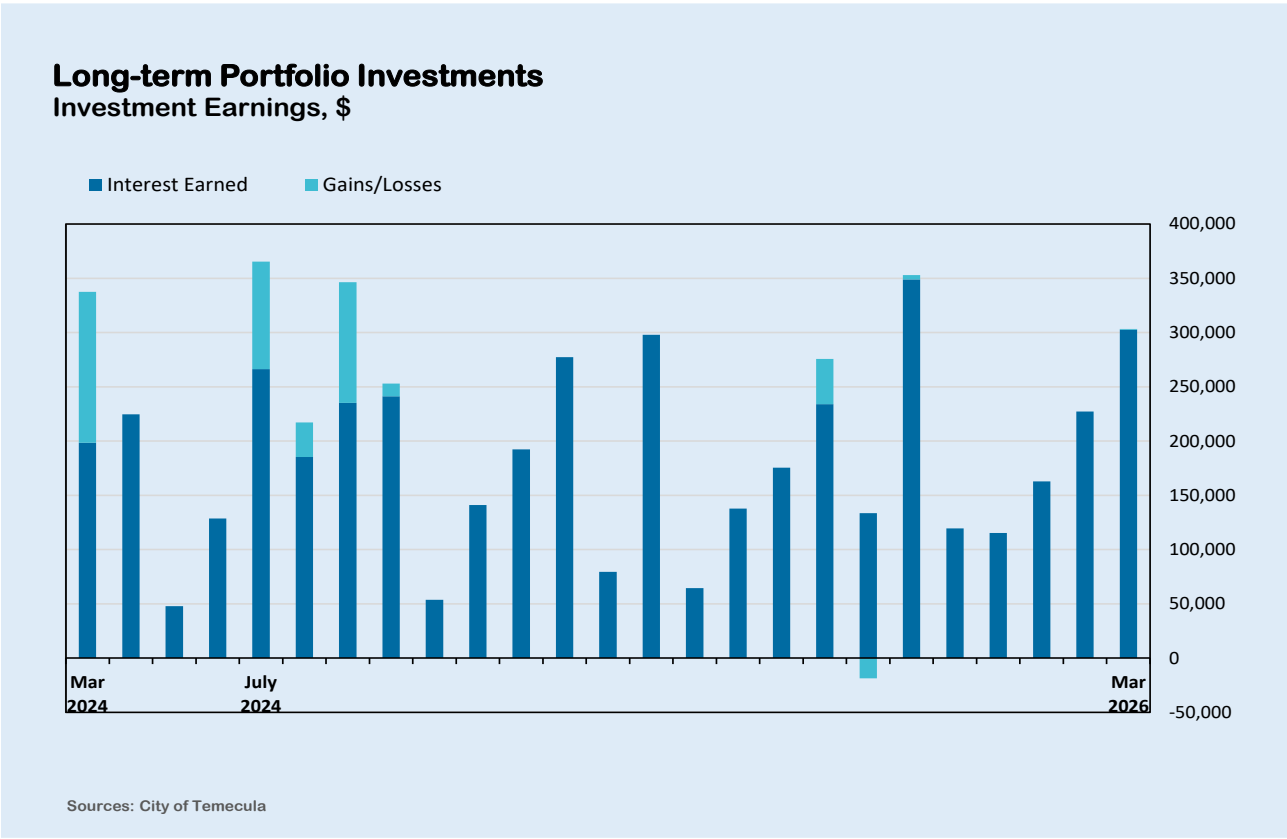
Fund	Fund Description	Beginning Fund Balance	Receipts	Disbursements	Ending Fund Balance
478	CFD 16-1 RORIPAUGH PH II	6,296,718.87	16,626.60	1,281,927.23	5,031,418.24
479	CFD 19-01 MUNICIPAL SERVICES	(1,719.16)	-	207.24	(1,926.40)
481	CFD 23-01 ALTAIR	(13,688.39)	-	748.19	(14,436.58)
482	CFD 23-02 PRADO	2,529,157.92	6,959.57	296,837.09	2,239,280.40
483	CFD 20-01 HEIRLOOM FARMS	1,525,083.04	4,137.08	317,439.57	1,211,780.55
484	CFD 25-01 ELDERBERRY PARK	(58,325.05)	207.27	-	(58,117.78)
501	SL C ZONE 1 SADDLEWOOD	27,667.02	94.52	2,779.47	24,982.07
502	SL C ZONE 2 WINCHESTER CREEK	160,866.96	561.32	2,130.37	159,297.91
503	SL C ZONE 3 RANCHO HIGHLANDS	81,370.37	281.52	6,854.90	74,796.99
504	SL C ZONE 4 THE VINEYARDS	7,103.65	20.39	481.67	6,642.37
505	SL C ZONE 5 SIGNET SERIES	47,846.90	182.43	2,805.21	45,224.12
506	SL C ZONE 6 WOODCREST COUNTRY	64,871.27	231.44	1,193.79	63,908.92
507	SL C ZONE 7 RIDGEVIEW	23,597.55	100.52	1,024.20	22,673.87
508	SL C ZONE 8 VILLAGE GROVE	142,497.20	491.96	13,922.37	129,066.79
509	SL C ZONE 9 RANCHO SOLANA	32,604.22	98.11	940.93	31,761.40
510	SL C ZONE 10 MARTINIQUE	19,651.61	64.77	525.34	19,191.04
511	SL C ZONE 11 MEADOWVIEW	4,323.19	14.04	139.20	4,198.03
512	SL C ZONE 12 VINTAGE HILLS	95,878.75	302.55	6,674.45	89,506.85
513	SL C ZONE 13 PRESLEY DEVELOP	44,371.01	159.44	2,173.45	42,357.00
514	SL C ZONE 14 MORRISON HOMES	16,706.97	59.34	939.29	15,827.02
515	SL C ZONE 15 BARCLAY ESTATES	20,584.98	79.99	644.58	20,020.39
516	SL C ZONE 16 TRADEWINDS	111,651.33	371.30	1,322.78	110,699.85
517	SL C ZONE 17 MONTE VISTA	3,837.21	13.76	151.03	3,699.94
518	SL C ZONE 18 TEMEKU HILLS	124,400.09	508.36	5,184.68	119,723.77
519	SL C ZONE 19 CHANTEMAR	98,547.82	297.43	3,374.86	95,470.39
520	SL C ZONE 20 CROWNE HILL	332,641.70	1,093.67	7,426.03	326,309.34
521	SL C ZONE 21 VAIL RANCH	210,634.11	611.08	14,528.28	196,716.91
522	SL C ZONE 22 SUTTON PLACE	14,921.68	54.93	329.26	14,647.35
523	SL C ZONE 23 PHEASENT RUN	37,948.08	135.24	377.99	37,705.33
524	SL C ZONE 24 HARVESTON	75,983.11	111.80	6,734.99	69,359.92
525	SL C ZONE 25 SERENA HILLS	104,286.86	367.93	3,131.70	101,523.09
526	SL C ZONE 26 GALLERYTRADITION	3,102.83	10.86	140.10	2,973.59
527	SL C ZONE 27 AVONDALE	15,437.12	57.79	400.08	15,094.83
528	SL C ZONE 28 WOLF CREEK	237,832.94	(284.67)	15,392.61	222,155.66
529	SL C ZONE 29 GALLERY PORTRAIT	15,901.11	64.04	247.97	15,717.18
530	SL C ZONE 30 FUTURE ZONES	36,040.66	172.04	-	36,212.70
700	CERBT RETIREE HEALTH-GASB45	24,684,132.22	17,630.87	-	24,701,763.09
701	PENSION RATE STABILIZATION	1,618,321.59	(65,433.79)	-	1,552,887.80
Grand Total		**227,826,298.43**	**15,096,932.49**	**19,033,535.88**	**223,889,695.04**

Notes: [1] *The amounts shown are preliminary and may not reflect adjusting journal entries.*

[2] *Fund Balances fluctuate throughout the Fiscal Year and may temporarily have a negative balance due to the differences in timing of receipts, disbursements, interfund transfers, and journal entries.*

3.0 LONG TERM INVESTMENT PORTFOLIO STATISTICS





4.0 LONG TERM INVESTMENT PORTFOLIO TRANSACTIONS

Date	CUSIP ID	Description	Amount
03/02/2026	31846V542	INTEREST EARNED FIRST AM TREAS OB FD CL Z	29,845.83
03/03/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(29,845.83)
03/05/2026	3130B7UC6	FULL CALL PAR VALUE OF F H L B DEB	8,000,000.00
03/05/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(8,161,388.89)
03/05/2026	3130B7UC6	INTEREST EARNED F H L B DEB	161,388.89
03/09/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(26,855.00)
03/09/2026	25160PAM9	INTEREST EARNED DEUTSCHE BK AG N Y	26,855.00
03/19/2026	3134HBR60	INTEREST EARNED F H L M C M T N	84,566.67
03/19/2026	31846V542	PURCHASED FIRST AM TREAS OB FD CL Z	(84,566.67)
03/30/2026	3130BA4N4	PURCHASED PAR VALUE F H L B DEB	(4,000,000.00)
03/30/2026	05565EBL8	PURCHASED PAR VALUE BMW US CAPITAL LLC	(3,904,120.00)
03/30/2026	05565EBL8	PAID ACCRUED INTEREST PURCHASE BMW US CAPITAL LLC	(78,850.00)
03/30/2026	31846V542	SOLD UNITS FIRST AM TREAS OB FD CL Z	7,982,970.00

5.0 APPENDIX A - ALLOWABLE INVESTMENT INSTRUMENTS

ALLOWABLE INVESTMENT INSTRUMENTS PER STATE GOVERNMENT CODE (AS OF JANUARY 1, 2021)[A]
APPLICABLE TO ALL LOCAL AGENCIES[B]

INVESTMENT TYPE	MAXIMUM MATURITY[C]	MAXIMUM SPECIFIED % OF PORTFOLIO[D]	MINIMUM QUALITY REQUIREMENTS	GOVERNMENT CODE SECTIONS
Local Agency Bonds	5 years	None	None	53601(a)
U.S. Treasury Obligations	5 years	None	None	53601(b)
State Obligations— CA And Others	5 years	None	None	53601(d)
CA Local Agency Obligations	5 years	None	None	53601(e)
U.S Agency Obligations	5 years	None	None	53601(f)
Bankers' Acceptances	180 days	40%[E]	None	53601(g)
Commercial Paper— Non-Pooled Funds[F]	270 days	25% of the agency's monies[G]	Highest letter and number rating by an NRSRO[H]	53601(h)(2)(C)
Commercial Paper— Pooled Funds[I]	270 days	40% of the agency's monies[G]	Highest letter and number rating by an NRSRO[H]	53635(a)(1)
Negotiable Certificates of Deposit	5 years	30%[J]	None	53601(i)
Non-negotiable Certificates of Deposit	5 years	None	None	53630 et seq.
Placement Service Deposits	5 years	50%[K]	None	53601.8 and 53635.8
Placement Service Certificates of Deposit	5 years	50%[K]	None	53601.8 and 53635.8
Repurchase Agreements	1 year	None	None	53601(j)
Reverse Repurchase Agreements and Securities Lending Agreements	92 days[L]	20% of the base value of the portfolio	None[M]	53601(j)
Medium-Term Notes[N]	5 years	30%	"A" rating category or its equivalent or better	53601(k)
Mutual Funds and Money Market Mutual Funds	N/A	20%[O]	Multiple[P,Q]	53601(l) and 53601.6(b)
Collateralized Bank Deposits[R]	5 years	None	None	53630 et seq. and 53601(n)
Mortgage Pass–Through Securities	5 years	20%	"AA" rating category or its equivalent or better	53601(o)
County Pooled Investment Funds	N/A	None	None	27133
Joint Powers Authority Pool	N/A	None	Multiple[S]	53601(p)
Local Agency Investment Fund (LAIF)	N/A	None	None	16429.1
Voluntary Investment Program Fund[T]	N/A	None	None	16340
Supranational Obligations[U]	5 years	30%	"AA" rating category or its equivalent or better	53601(q)

TABLE OF NOTES

A. Sources: Sections 16340, 16429.1, 27133, 53601, 53601.6, 53601.8, 53630 et seq., 53635, 53635.8, and 57603.

B. Municipal Utilities Districts have the authority under the Public Utilities Code Section 12871 to invest in certain securities not addressed here.

C. Section 53601 provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five-year remaining maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.

D. Percentages apply to all portfolio investments regardless of source of funds. For instance, cash from a reverse repurchase agreement would be subject to the restrictions.

E. No more than 30 percent of the agency's money may be in bankers' acceptances of any one commercial bank.

F. Includes agencies defined as a city, a district, or other local agency that do not pool money in deposits or investment with other local agencies, other than local agencies that have the same governing body.

G. Local agencies, other than counties or a city and county, may purchase no more than 10 percent of the outstanding commercial paper of any single issuer.

H. Issuing corporation must be organized and operating within the U.S., have assets in excess of $500 million, and debt other than commercial paper must be in a rating category of "A" or its equivalent or higher by a nationally recognized statistical rating organization, or the issuing corporation must be organized within the U.S. as a special purpose corporation, trust, or LLC, has program wide credit enhancements, and has commercial paper that is rated "A-1" or higher, or the equivalent, by a nationally recognized statistical rating agency.

I. Includes agencies defined as a county, a city and county, or other local agency that pools money in deposits or investments with other local agencies, including local agencies that have the same governing body. Local agencies that pool exclusively with other local agencies that have the same governing body must adhere to the limits set forth in Section 53601(h)(2)(C).

J. No more than 30 percent of the agency's money may be in negotiable certificates of deposit that are authorized under Section 53601(i).

K. Effective January 1, 2020, no more than 50 percent of the agency's money may be invested in deposits, including certificates of deposit, through a placement service as authorized under 53601.8 (excludes negotiable certificates of deposit authorized under Section 53601(i)). On January 1, 2026, the maximum percentage of the portfolio reverts back to 30 percent. Investments made pursuant to 53635.8 remain subject to a maximum of 30 percent of the portfolio.

L. Reverse repurchase agreements or securities lending agreements may exceed the 92-day term if the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity dates of the same security.

M. Reverse repurchase agreements must be made with primary dealers of the Federal Reserve Bank of New York or with a nationally or state-chartered bank that has a significant relationship with the local agency. The local agency must have held the securities used for the agreements for at least 30 days.

N. "Medium-term notes" are defined in Section 53601 as "all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States."

O. No more than 10 percent invested in any one mutual fund. This limitation does not apply to money market mutual funds.

P. A mutual fund must receive the highest ranking by not less than two nationally recognized rating agencies or the fund must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of $500 million, and has at least five years' experience investing in instruments authorized by Sections 53601 and 53635.

Q. A money market mutual fund must receive the highest ranking by not less than two nationally recognized statistical rating organizations or retain an investment advisor registered with the SEC or exempt from registration and who has not less than five years' experience investing in money market instruments with assets under management in excess of $500 million.

R. Investments in notes, bonds, or other obligations under Section 53601(n) require that collateral be placed into the custody of a trust company or the trust department of a bank that is not affiliated with the issuer of the secured obligation, among other specific collateral requirements.

S. A joint powers authority pool must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of $500 million, and has at least five years' experience investing in instruments authorized by Section 53601, subdivisions (a) to (o).

T. Local entities can deposit between $200 million and $10 billion into the Voluntary Investment Program Fund, upon approval by their governing bodies. Deposits in the fund will be invested in the Pooled Money Investment Account.

U. Only those obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), and Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less.

6.0 APPENDIX B - GLOSSARY OF TERMS

Accrued Interest: Interest earned but not yet received.

Active Deposits: Funds which are immediately required for disbursement.

Agencies: Federal agency securities and/or Government Sponsored Enterprises (GSE) which include Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Federal Farm Credit Bank (FFCB), and Federal Agricultural Mortgage Association (Farmer Mac).

Amortization: An accounting practice of gradually decreasing (increasing) an asset's book value by spreading its depreciation (accretion) over a period of time.

Annual Comprehensive Financial Report (ACFR): The official annual financial report for the City. It includes five combined statements and basic financial statements for each individual fund and account group prepared in conformity with Generally Accepted Accounting Principles (GAAP).

Ask Price: The price a broker/dealer offers to sell securities.

Bankers' Acceptance (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

Basis Point: One basis point is one hundredth of one percent (0.01).

Benchmark: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

Bid Price: The price a broker/dealer offers to purchase securities.

Bond: A financial obligation for which the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Book Value: The value at which a debt security is shown on the holder's balance sheet. Book value is acquisition cost less amortization of premium or accretion of discount.

Certificate of Deposit: A deposit insured up to $250,000 (current amount) by the FDIC at a set rate for a specified period of time.

Collateral: Securities, evidence of deposit, or pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposit of public moneys.

Constant Maturity Treasury (CMT): An average yield of a specific Treasury maturity sector for a specific time frame. This is a market index for reference of past direction of interest rates for the given Treasury maturity range.

Coupon: The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value.

Credit Analysis: A critical review and appraisal of the economic and financial conditions or of the ability to meet debt obligations.

Current Yield: The interest paid on an investment expressed as a percentage of the current price of the security.

Custody: A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement which also calls for the bank to collect and pay out income, to buy, sell, receive and deliver securities when ordered to do so by the principal.

Delivery vs. Payment (DVP): Delivery of securities with a simultaneous exchange of money for the securities.

Discount: The difference between the cost of a security and its value at maturity when quoted at lower than face value.

Diversification: Dividing investment funds among a variety of securities offering independent returns and risk profiles.

Duration: The weighted average maturity of a bond's cash flow stream, where the present value of the cash flows serve as the weights; the future point in time at which on average, an investor has received exactly half of the original investment, in present value terms; a bond's zero-coupon equivalent; the fulcrum of a bond's present value cash flow time line.

Fannie Mae: Trade name for the Federal National Mortgage Association (FNMA), a U.S. sponsored corporation.

Federal Reserve System: The central bank of the U.S. which consists of a seven-member Board of Governors, 12 regional banks, and 5,700 commercial banks that are members.

Federal Deposit Insurance Corporation (FDIC): Insurance provided to customers of a subscribing bank which guarantees deposits to a set limit (currently $250,000) per account.

Fed Wire: A wire transmission service established by the Federal Reserve Bank to facilitate the transfer of funds through debits and credits of funds between participants within the Fed system.

Freddie Mac: Trade name for the Federal Home Loan Mortgage Corporation (FHLMC), a U.S. sponsored corporation.

Ginnie Mae: Trade name for the Government National Mortgage Association (GNMA), a direct obligation bearing the full faith and credit of the U.S. Government.

Inactive Deposits: Funds not immediately needed for disbursement.

Interest Rate: The annual yield earned on an investment, expressed as a percentage.

Investment Agreements: An agreement with a financial institution to borrow public funds subject to certain negotiated terms and conditions concerning collateral, liquidity and interest rates.

Liquidity: Refers to the ability to rapidly convert an investment into cash.

Market Value: The price at which a security is trading and could presumably be purchased or sold.

Maturity: The date upon which the principal or stated value of an investment becomes due and payable.

Medium Term Notes: Corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States.

New Issue: Term used when a security is originally "brought" to market.

Perfected Delivery: Refers to an investment where the actual security or collateral is held by an independent third party representing the purchasing entity.

Portfolio: Collection of securities held by an investor.

Primary Dealer: A group of government securities dealers that submit daily reports of market activity and security positions held to the Federal Reserve Bank of New York and are subject to its informal oversight.

Purchase Date: The date in which a security is purchased for settlement on that or a later date.

Rate of Return: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

Repurchase Agreement (REPO): A transaction where the seller (bank) agrees to buy back from the buyer (City) the securities at an agreed upon price after a stated period of time.

Reverse Repurchase Agreement (REVERSE REPO): A transaction where the seller (City) agrees to buy back from the buyer (bank) the securities at an agreed upon price after a stated period of time.

Risk: Degree of uncertainty of return on an asset.

Safekeeping: see Custody.

Sallie Mae: Trade name for the Student Loan Marketing Association (SLMA), a U.S. sponsored corporation.

Secondary Market: A market made for the purchase and sale of outstanding issues following the initial distribution.

Settlement Date: The date on which a trade is cleared by delivery of securities against funds.

Structured Notes: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, FHLMC, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

Supranationals: A supranational organization is formed by a group of countries through an international treaty with specific objectives such as promoting economic development. Supranational organizations also issue debt in the United States. The most commonly recognized supranational debt is the International Bank for Reconstruction and Development (IBRD or World Bank), International Finance Corporation (IFC) and Inter-American Development Bank (IADB).

Treasury Bills: U.S. Treasury Bills which are short-term, direct obligations of the U.S. Government issued with original maturities of 13 weeks, 26 weeks and 52 weeks; sold in minimum amounts of $10,000 in multiples of $5,000 above the minimum. Issued in book entry form only. T-bills are sold on a discount basis.

Treasury Bonds: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

Treasury Notes: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

U.S. Government Agencies: Instruments issued by various US Government Agencies most of which are secured only by the credit worthiness of the particular agency.

Yield: The rate of annual income return on an investment, expressed as a percentage. It is obtained by dividing the current dollar income by the current market price of the security.

Yield to Maturity: The rate of income return on an investment, minus any premium or plus any discount, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond, expressed as a percentage.

Yield Curve: The yield on bonds, notes or bills of the same type and credit risk at a specific date for maturities up to thirty years.

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Becky Obmann, Interim Director of Human Resources and Risk Management

DATE: May 26, 2026

SUBJECT: Approve Annual Renewal of City Insurance Policies

PREPARED BY: Nicole Flores, Risk Manager

RECOMMENDATIONS: That the City Council approve the following insurance policies and renewal premiums:

1. Excess Liability ($10M Limit) insurance with Alliant National Municipal Liability (ANML) Program, in the Not-to-Exceed amount of $1,336,160, for the period of July 1, 2026 to July 1, 2027; and

2. Excess Liability ($5M xs $10M Limit) insurance with Starstone Specialty Insurance Company, in the Not-to-Exceed amount of $369,850, for the period of July 1, 2026 to July 1, 2027; and

3. Excess Liability ($5M xs $15M Limit) insurance with Arch Specialty Insurance Company, in the Not-to-Exceed amount of $246,807, for the period of July 1, 2026 to July 1, 2027; and

4. Excess Liability ($5M xs 20M Limit) insurance with Acceptance Casualty Insurance Company, in the Not-to-Exceed amount of $160,424 for the period of July 1, 2026 to July 1, 2027; and

5. Excess Workers' Compensation insurance with Safety National Casualty Insurance, in the amount of $182,816, for the period of July 1, 2026 to July 1, 2027; and

6. Property & Equipment Breakdown, Auto Physical Damage, and Difference in Conditions (Earthquake and Flood) insurance with Alliant Property Insurance Program, in the amount of $596,518, for the period of July 1, 2026 to July 1, 2027; and

7. Cyber Liability insurance with APIP Core, Boost & BBR, in the amount of $26,997, for the period of July 1, 2026 to July 1, 2027; and

8. Crime insurance with Alliant Crime Insurance Program (ACIP), in the Not-to-Exceed amount of $2,964, for the period of July 1, 2026 to July 1, 2027; and

9. Pollution/Environmental Legal Liability insurance with Indian Harbor Insurance Company, in the amount of $12,292, for the period of July 1, 2026 to July 1, 2027; and

10. Volunteer Accident insurance with Volunteer Insurance Program (VIP), in the amount of $561, for the period of July 1, 2026 to July 1, 2027; and

11. Deadly Weapons insurance with Alliant Deadly Weapons Response Program (ADWRP), in the Not-to-Exceed amount of $6,445, for the period of July 1, 2026 to July 1, 2027; and

12. Unmanned Aircraft (Drone) Coverage with California Aircraft Municipal Program (CAMP), in the Not-to-Exceed amount of $1,225, for the period of July 1, 2026 to July 1, 2027.

13. Fiduciary Liability Coverage with Alliant Fiduciary Liability Insurance Program, in the amount of $6,554, for the period of July 1, 2026 to July 1, 2027.

BACKGROUND: In preparation for the July 1, 2026 expiration of the City's insurance policies, staff requested that the City's insurance broker, Alliant Insurance Services (AIS) market the City's insurance program, including Excess Liability, Excess Workers' Compensation, Property & Equipment Breakdown, Difference in Conditions (Earth Movement and Flood), Automobile Physical Damage, Cyber Liability, Crime, Environmental Liability, Volunteer Accident, Fiduciary Liability, and Deadly Weapons coverage. In response, AIS obtained proposals from various insurance carriers for insurance premiums which represents an approximate Not-to-Exceed increase of 29% over the City's FY 2025-26 insurance premiums. To ensure the insurance companies have sufficient financial capacity to provide the necessary policy limits to insure the City's risks, AIS utilized the services of A.M. Best Rating system to assess their financial strength and creditworthiness. The insurance premiums are listed below by category and in order of responsiveness:

Excess Liability Insurance ($10M Limit)
Alliant National Municipal Liability (ANML) Program

Carrier		Premium
Great American E&S Insurance Company StarStone Specialty Insurance company	A+ (Superior), FSC: XV (Greater than $2B) A- (Excellent), FSC: XII ($1B to $1.25B)	$1,336,160

The Not-to-Exceed premium amount of $1,336,160 for Excess Liability Insurance coverage and represents a $308,345 increase over the previous policy. The increase in premiums is primarily due to recent liability related claim activity and the current market conditions as a whole. The preferred proposal submitted provides coverage of $10 million per occurrence with a self-insured retention of $500,000. This increase in premium represents a conservative estimate and our brokers are working on lowering this number before the 7/1/26 renewal and also considering higher retention options. The noted premium number requires another $500,000 corridor deductible within the $10M limit.

Excess Liability Insurance ($5M xs $10M Limit)

Carrier		Premium
StarStone Specialty Insurance company	A- (Excellent), FSC: XII ($1B to $1.25B)	$369,850

The Not-to-Exceed premium amount of $369,850 for Excess Liability Insurance coverage and represents a $85,350 increase over the previous policy. This increase in premium represents a conservative estimate and our brokers are working on lowering this number before the 7/1/26 renewal.

Excess Liability Insurance ($5M xs $15M Limit)

Carrier		Premium
Arch Specialty Insurance Company	A+ (Superior), FSC: XV (Greater than $2B)	$246,807

The Not-to-Exceed premium amount of $246,807 for Excess Liability Insurance coverage and represents a $56,956 increase over the previous policy. This increase in premium represents a conservative estimate and our brokers are working on lowering this number before the 7/1/26 renewal.

Excess Liability Insurance ($5M xs $20M Limit)

Carrier		Premium
Acceptance Casualty Insurance Company	A- (Excellent), FSC: XI ($750M to $1B)	$160,424

The Not-to-Exceed premium amount of $160,424 for Excess Liability Insurance coverage and represents a $37,021 increase over the previous policy. This increase in premium represents a conservative estimate and our brokers are working on lowering this number before the 7/1/26 renewal.

Excess Workers' Compensation Insurance

Carrier		Premium
Safety National Casualty Corporation	A++ (Superior), FSC: XV (Greater than $2B)	$182,816

The City self-insures for the first $500,000 of each occurrence, with the insurance policy covering costs in excess of $500,000. The Excess Insurance premium amount of $182,816 represents a $17,214 increase over the previous policy.

Property and Equipment Breakdown, Auto Physical Damage, and Difference in Conditions (Earthquake and Flood) Insurance

Carrier		Premium
Alliant Property Insurance Program	Various (All rated A- (Excellent) or better	$596,518

The premium amount of $596,518 represents a $6,535 decrease over the previous policies. These three coverages (Property, Auto Physical Damage, and Difference in Conditions) are being bundled together in the Alliant Property Insurance Program. This change provides roughly $40,000 in premium savings over the incumbent renewal structure and increases the Property insurance limit to $250M up from $100M.

Cyber Liability Insurance
Alliant Property Insurance Program (APIP) Core, Boost and BBR

Carrier		Premium
Syndicate 623/2623 at Lloyd's	A (Excellent), FSC: XV (Greater than $2B)	$26,997

The premium amount of $26,997 represents a $1,962 decrease over the previous policy. The proposal submitted by APIP maintains the same coverage levels for the City as those provided in the previous fiscal year.

Crime Insurance
Alliant Crime Insurance Program (ACIP)

Carrier		Premium
National Union Fire Insurance Company of Pittsburgh, PA. (AIG)	A (Excellent), FSC: XV (Greater than $2B)	$2,964

The Not-to-Exceed premium amount of $2,964 represents a $300 increase over the previous policy. The preferred proposal submitted by National Union Fire Insurance Company of Pittsburgh, PA (AIG) provides coverage of $1,000,000 with a $10,000 deductible. In addition, the Crime insurance policy includes coverage for City Officials including, but not limited to, the City Manager, City Clerk, Finance Director, and City Treasurer, as well as Volunteer Workers.

Pollution/Environmental Legal Liability Insurance

Carrier		Premium
Indian Harbor Insurance Company	A+ (Superior), FSC: XV (Greater than $2B)	$12,292

The premium amount of $12,292 represents a $1 increase over the previous policy. The preferred proposal submitted by Indian Harbor Insurance Company provides a coverage limit of $1,000,000 with $2,000,000 aggregate and a $25,000 SIR.

Volunteer Accident Insurance
Volunteer Insurance Program (VIP)

Carrier		Premium
National Union Fire Insurance Company of Pittsburgh, PA. (AIG)	A (Excellent), FSC: XV (Greater than $2B)	$561

The premium amount of $561 represents a $99 decrease over the previous policy. The preferred proposal submitted by National Union Fire Insurance Company of Pittsburg, PA provides $50,000 coverage with $1,000,000 aggregate of Accidental Death and Dismemberment (AD&D) at no deductible and $100,000 of Accidental Medical Expense at no deductible.

Deadly Weapons Coverage
Alliant Deadly Weapons Response Program (ADWRP)

Carrier		Premium
Underwriters at Lloyd's of London	A (Excellent), FSC: XV (Greater than $2B)	$6,445

The Not-to-Exceed premium amount of $6,445 represents a $791 increase over the previous policy. The preferred proposal submitted by Underwriter's at Lloyd's of London provides $500,000 coverage with a $10,000 deductible.

Unmanned Aircraft Coverage
California Aircraft Municipal Program (CAMP)

Carrier		Premium
Starr Indemnity & Liability Company	A (Excellent), FSC: XV (Greater than $2B)	$1,225

The Not-to-Exceed premium amount of $1,225 represents no increase over the previous policy. The preferred proposal submitted by Underwriters at Lloyd's of London provides $2,000,000 in liability coverage.

Fiduciary Liability Coverage
Fiduciary Liability Insurance Program

Carrier		Premium
Hudson Insurance Company	A+ (Superior), FSC: XV (Greater than $2B)	$6,554

The premium amount of $6,554 represents a flat renewal over the previous policy. The preferred proposal submitted by Underwriters at Lloyd's of London provides $2,000,000 in liability coverage.

FISCAL IMPACT: An increase in funds for the Insurance Internal Service Fund (account 300.199.999.5204) in the amount of $240,000.00 is needed to fully fund the insurance premiums for the Fiscal Year 2026-27, which will be reflected in the Final Annual Operating Budget presented to Council at their June 9, 2026 meeting.

ATTACHMENTS: None

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: May 26, 2026

SUBJECT: Approve Increase of Construction Contingency to the Fire Station 84 Renovation, PW19-14

PREPARED BY: Hossein Ajideh, Principal Civil Engineer
William Becerra, Associate Engineer II

RECOMMENDATION: That the City Council approve an increase to the construction contingency for Fire Station 84 Renovation Project, PW19-14 by $39,000.

BACKGROUND: The Fire Station 84 Renovation Project (PW19-14) is included in the City of Temecula's 2026–2030 Capital Improvement Program and consists of constructing a new wellness room and storage room, along with a range of interior and exterior improvements. These improvements include upgrades to the day room, kitchen, restrooms, living quarters, staff areas, apparatus bays, as well as installation of a new roof and interior/exterior paint.

On September 9, 2025, the City Council awarded a construction contract to First Trade LLC dba YMC in the amount of $2,088,326.00 for this project. At that time, the City Council also authorized the City Manager to approve Construction Change Orders (CCOs) up to a contingency amount of $208,832.60. Construction is currently underway and is expected to be completed in Fall 2026. A CCO is a legally binding document that modifies the original construction contract by adjusting the scope of work, budget, or schedule.

During construction, several unforeseen conditions have arisen. Key issues include the need for a new Fire Alarm Monitoring System, providing 3-phase power to the new overhead coiling doors, and modifying the overhead coiling doors to incorporate window panels.

Increasing the project contingency will restore necessary funds to address these unforeseen conditions, accommodate potential cosmetic enhancements requested by the Fire Department, and ensure sufficient capacity to manage any additional unanticipated costs for the remainder of the project. The additional contingency will also help replenish costs already incurred for structural modifications to the apparatus bay required to properly support the new overhead coiling doors.

This project supports the City's Core Values in the Quality-of-Life Master Plan, i.e., a Safe and Prepared Community.

FISCAL IMPACT: The Fire Station 84 Renovation Project is funded by Measure S, DIF – Corporate Facilities, DIF – Fire Protection Facilities, and the Facilities Replacement Fund. Sufficient funds are already budgeted and available in the project account to cover the requested additional contingency of $39,000. Upon project completion, any unused contingency will be returned to the appropriate funding source.

ATTACHMENTS:
1. Project Description
2. Project Location Map

FIRE STATION 84 RENOVATION

Infrastructure Project

Project Description: This project includes the design, construction and renovation of Fire Station #84, including upgrades to the training room. This fire station serves as the headquarter station for the City of Temecula Fire Department. This renovation will give a fresh look to the station as well as update the facility to be more energy efficient. The renovation will add a gym to the facility, upgrade electrical, upgrade the windows, and re-paint the exterior and interior of the station. The living quarters will also receive some renovations to the bathrooms, kitchen and day room.



Benefit: This improvement will create a better learning experience for our community members that attend classes for training.

Core Value: A Safe and Prepared Community

Project Status: This project will be constructed in Fiscal Year 2024-25.

Department: Fire - Account No. 210.265.999.5800.PW19-14 / 687

Level: II

Project Cost:	Prior Years Actuals	2024-25 Adjusted	2025-26 Adopted Budget	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected	Total Project Cost
5801-Administration	255,463	148,287						**403,750**
5804-Construction	1,850	1,824,281	569,576					**2,395,707**
5805-Construction Engineering		59,545	234,800					**294,345**
5802-Design & Environmental	157,533	192,660						**350,193**
5809-Information Technology		85,000						**85,000**
5806-MSHCP		455						**455**
Total Expenditures	414,846	2,310,228	804,376	-	-	-	-	**3,529,450**
Source of Funds:								
4245-DIF-Corporate Facilities		85,000	577,131					**662,131**
4246-DIF-Fire Protection Facilities		448,248						**448,248**
4350-Facilities Replacement Fund		800,000						**800,000**
4002-Measure S	709,861	681,965	227,245					**1,619,071**
Total Funding	709,861	2,015,213	804,376	-	-	-	-	**3,529,450**
Future Operating & Maintenance Costs:								
Total Operating Costs								

Fire Station 84 Renovation, PW19-14



Legend

- Parcels (May 2025)
- City of Temecula Boundary
- Street Names
- Highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- Creeks
- Cities
- Streets
  - <Null>
  - PAVED
  - PROPOSED
  - UNPAVED

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works / City Engineer

DATE: May 26, 2026

SUBJECT: Authorize City Manager to Negotiate First Amendment to Construction Contract for ADA Transition Plan Implementation – ADA Curb Ramp Replacement Phase I, PW24-07

PREPARED BY: Hossein Ajideh, Principal Civil Engineer
Laura Bragg, Associate Engineer II

RECOMMENDATION: That the City Council:

1. Authorize the City Manager, with City Attorney approval, to negotiate and execute the First Amendment to the construction contract between the City of Temecula and Asad Holdings LLC, dba OrangeBlue General Contractors, for the Americans with Disabilities Act (ADA) Transition Plan Implementation – ADA Curb Ramp Replacement Phase I, PW24-07, to terminate the construction contract; and

2. Authorize the Department of Public Works to re-bid construction contract for the Americans with Disabilities Act (ADA) Transition Plan Implementation – ADA Curb Ramp Replacement Phase I, PW24-07.

BACKGROUND: As part of the Fiscal Year 2026-30 Capital Improvement Program and Budget, the City Council approved appropriations to support implementation of the City's Americans with Disabilities Act (ADA) Transition Plan. This is an annual appropriation funded with Community Development Block Grant (CDBG) and the City's Measure S funds. CDBG program, administered by the U.S. Department of Housing and Urban Development (HUD), is a flexible federal funding source providing annual formula-based grants to state, county, and city governments.

This project will reconstruct approximately 40 curb ramps to meet current ADA standards. The curb ramps funded under this phase are located throughout the Harveston development and along Ynez Road. This project supports the City's core values in the Quality-of-Life Master Plan e.g., Healthy and Livable City, A Safe and Prepared Community, and Equity.

The construction contract was publicly advertised for bid between December 4, 2025, and January 12, 2026. Twelve (12) bids were received and publicly opened on January 12, 2026. Staff evaluated the bids and after consulting with the City Attorney determined that seven (7) were non-responsive.

On March 10, 2026, City Council awarded the construction contract to Asad Holdings LLC, dba OrangeBlue General Contractors, of Laguna Hills, California. No work has commenced and the First Amendment to the Construction Contract between the City of Temecula and Asad Holdings LLC, dba OrangeBlue General Contractors, for the Americans with Disabilities Act (ADA) Transition Plan Implementation – ADA Curb Ramp Replacement Phase I, PW24-07, will be to approve the agreement between the City and Contractor to terminate the Agreement for the convenience of each party.

DISCUSSION: Staff recommends the approval of authorizing the City Manager, with City Attorney approval, to negotiate the First Amendment to the Construction Contract terminating the contract and that the construction contract be re-bid. After numerous meetings and correspondence, it has been determined that there is a significant disparity between the contractors understanding of the project scope of work and the scope of work spelled out in the project plans and specifications. In consultation with the City Attorney, staff recommends the approval of authorizing the City Manager to negotiate the First Amendment to the Construction Contract terminating the contract, and that the construction contract be re-bid to mitigate risk of lengthy and expensive litigation during construction for potential contract modifications that could exceed the project budget and contingency.

FISCAL IMPACT: There is no fiscal impact to approving authorizing the negotiation of the First Amendment to the Construction Contract and authorizing the Department of Public Works to re-bid construction contract.

ATTACHMENTS:
1. Project Description
2. Project Location Map

AMERICANS WITH DISABILITIES ACT (ADA) TRANSITION PLAN IMPLEMENTATION

Infrastructure Project

Project Description: The Americans with Disabilities Act (ADA) Transition Plan Implementation will utilize the recently completed Transition Plan and implement its recommendations based on the established priorities. The implementation will include improvements to public facilities, programs, and public rights of way to modify/remove identified barriers over a fiscally constrained framework.



Benefit: This project furthers the City's Core Values of A Safe and Prepared Community, Transportation Mobility and Connectivity, as well as Equity.

Core Value: Equity

Project Status: The Americans with Disabilities Act (ADA) Transition Plan Upgrade was completed in Fiscal Year 2017-18. The implementation of the Transition Plan recommendation is an ongoing program.

Department: Public Works - Account No. 210.265.999.5800.PW18-16 / 612

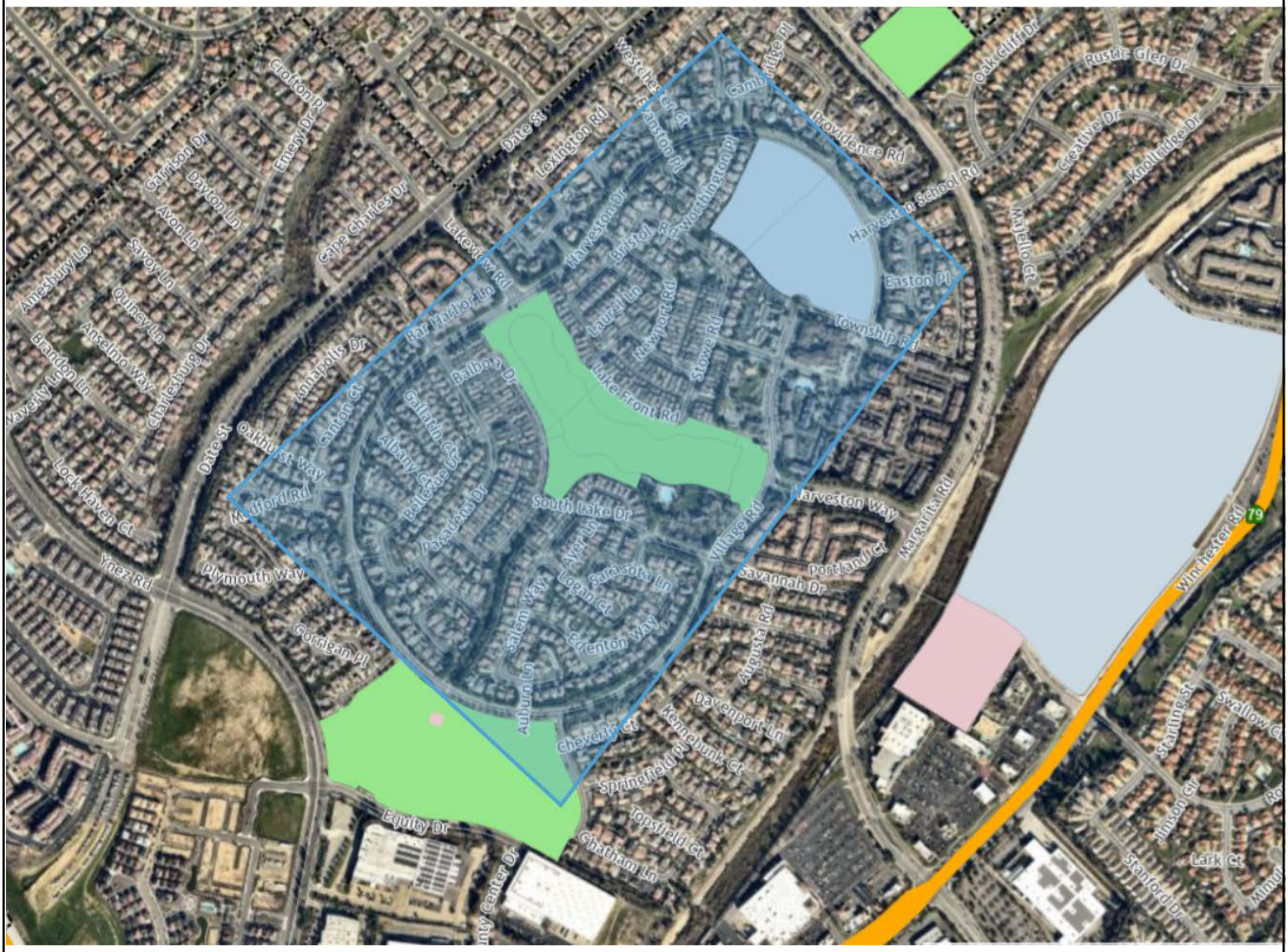
Level: I

Project Cost:	Prior Years Actuals	2024-25 Adjusted	2025-26 Adopted Budget	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected	Total Project Cost
5801-Administration	283,867	148,790	78,660	78,660	78,660	78,660	78,660	**825,957**
5804-Construction	424,609	462,575	325,000	325,000	325,000	325,000	325,000	**2,512,184**
5805-Construction Engineering	5,054	32,446						**37,500**
5802-Design & Environmental	77,085	35,415						**112,500**
Total Expenditures	790,616	679,225	403,660	403,660	403,660	403,660	403,660	**3,488,141**
Source of Funds:								
4140-CDBG	631,062	431,459	325,000	325,000	325,000	325,000	325,000	**2,687,521**
4002-Measure S	83,093	324,227	78,660	78,660	78,660	78,660	78,660	**800,620**
Total Funding	714,154	755,687	403,660	403,660	403,660	403,660	403,660	**3,488,141**
Future Operating & Maintenance Costs:								
Total Operating Costs								

Notes :

1. This is the master CDBG project. The City receives approximately $325,000 in CDBG funds annually used for construction. The City match is approximately $78,660 for design and administration.

PW24-07, American with Disabilities Act (ADA) Transition Plan Implementation - ADA Curb Ramp Replacement Phase I



CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: May 26, 2026

SUBJECT: Approve Parcel Map 38833 for Subdivision of One Existing Lot into Two Separate Parcels Located at 29885 Camino Del Sol

---

PREPARED BY: Nino Abad, Principal Civil Engineer
Valerie Caragan, Associate Engineer II

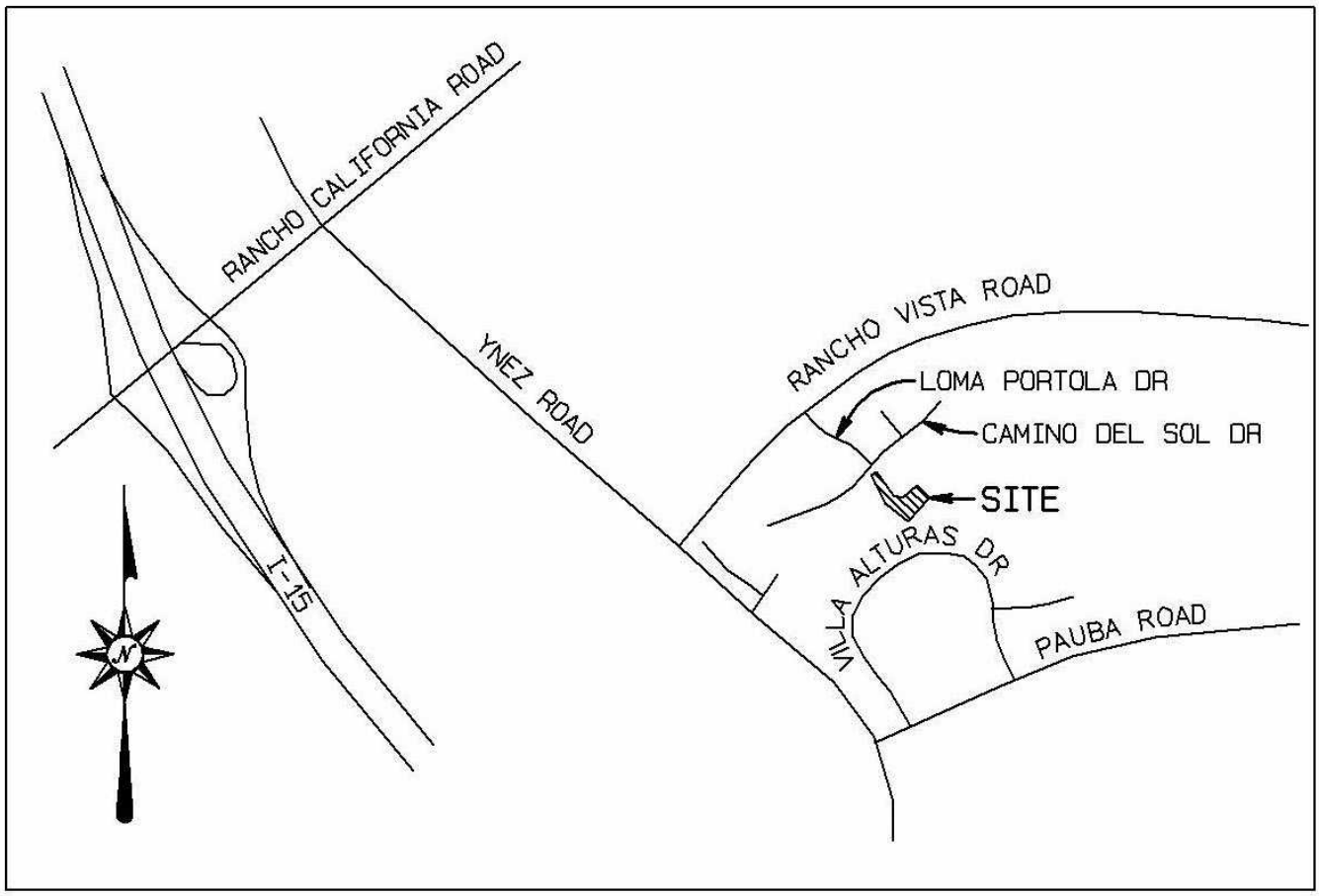
RECOMMENDATION: That the City Council approve Parcel Map 38833 for subdivision of one existing lot into two separate parcels located at 29885 Camino Del Sol in conformance with the California Civil Code 4125 and the Subdivision Map Act.

BACKGROUND: Parcel Map 38833 is a division of Lot 21 and portion of Lot 23 of Tract 3713 as shown by map on file in Book 59, pages 73-75 of Maps, located at 29885 Camino Del Sol. This map is for the division of a single lot, with a single-family residence, that is being split into two separate legal lots. No development is currently proposed for either lot. The existing residence shall remain on Parcel 2 while Parcel 1 shall remain vacant. The survey monuments have been set. No improvements were required for this map. Formal layouts will be submitted to the Department of Real Estate.

All fees have been paid.

FISCAL IMPACT: None

ATTACHMENTS: 1. Vicinity Map – 38833
2. Parcel Map – 38833



VICINITY MAP

N.T.S.

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 38833

BEING A DIVISION OF LOT 21 AND A PORTION OF LOT 23 OF TRACT 3713
AS SHOWN BY MAP ON FILE IN BOOK 59, PAGES 73-75 OF MAPS, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA

HESS DEVELOPMENT — SEPTEMBER, 2025

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT TO BENEFIT PARCEL 1: INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT

MENGU SUKAN AND ELLA ARIELLE McBEHR, HUSBAND AND WIFE

_____ MENGU SUKAN

_____ ELLA ARIELLE McBEHR

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
) S.S.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

_____
SIGNATURE

_____
PRINTED NAME

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

20' WIDE EASEMENT FOR INGRESS AND EGRESS TO CHRISTINE POLLERO AND PATRICIA SPEELMAN PER INST. NO. 2020-0193448 REC. 05/05/2020.

AN EASEMENT TO RANCHO CALIFORNIA DEVELOPMENT CO. FOR INGRESS, EGRESS AND MAINTENANCE PER INST. NO. 109972 REC. 11/15/1968.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE $_____ .

DATE: _____ , 20__

MATTHEW JENNINGS, COUNTY TREASURER AND TAX COLLECTOR

BY: _____ , DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 20___

CASH TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
) S.S.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

_____
SIGNATURE

_____
PRINTED NAME

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

RECORDER'S STATEMENT

FILED THIS _____ DAY OF_____ , 20__,
AT _____ .M. IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ , AT THE REQUEST OF THE CITY CLERK, CITY OF TEMECULA.

No: _____
FEE: _____

PETER ALDANA,
COUNTY ASSESSOR-CLERK-RECORDER

BY: _____ , DEPUTY.

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ELLA ARIELLE McBEHR, IN SEPTEMBER, 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE PARCEL MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 09/14 , 20 25

BRIAN T. HESS, L.S. 8136

PROFESSIONAL LAND SURVEYOR * BRIAN T. HESS NO. 8136 * STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF THREE (2) SHEETS HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 38833 AS FILED AND APPROVED BY THE CITY OF TEMECULA ON JULY 29, 2025, THE EXPIRATION DATE BEING JULY 29, 2028, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____ , 20 ____

_____
RON A. MORENO, L.S. 7933
CITY ENGINEER

PROFESSIONAL LAND SURVEYOR * RON A. MORENO NO. 7933 * STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BY ITS CITY CLERK, RANDI JOHL, HEREBY APPROVES THE PARCEL MAP.

DATED: _____

BY: _____
RANDI JOHL
CITY CLERK, CITY OF TEMECULA

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 38833

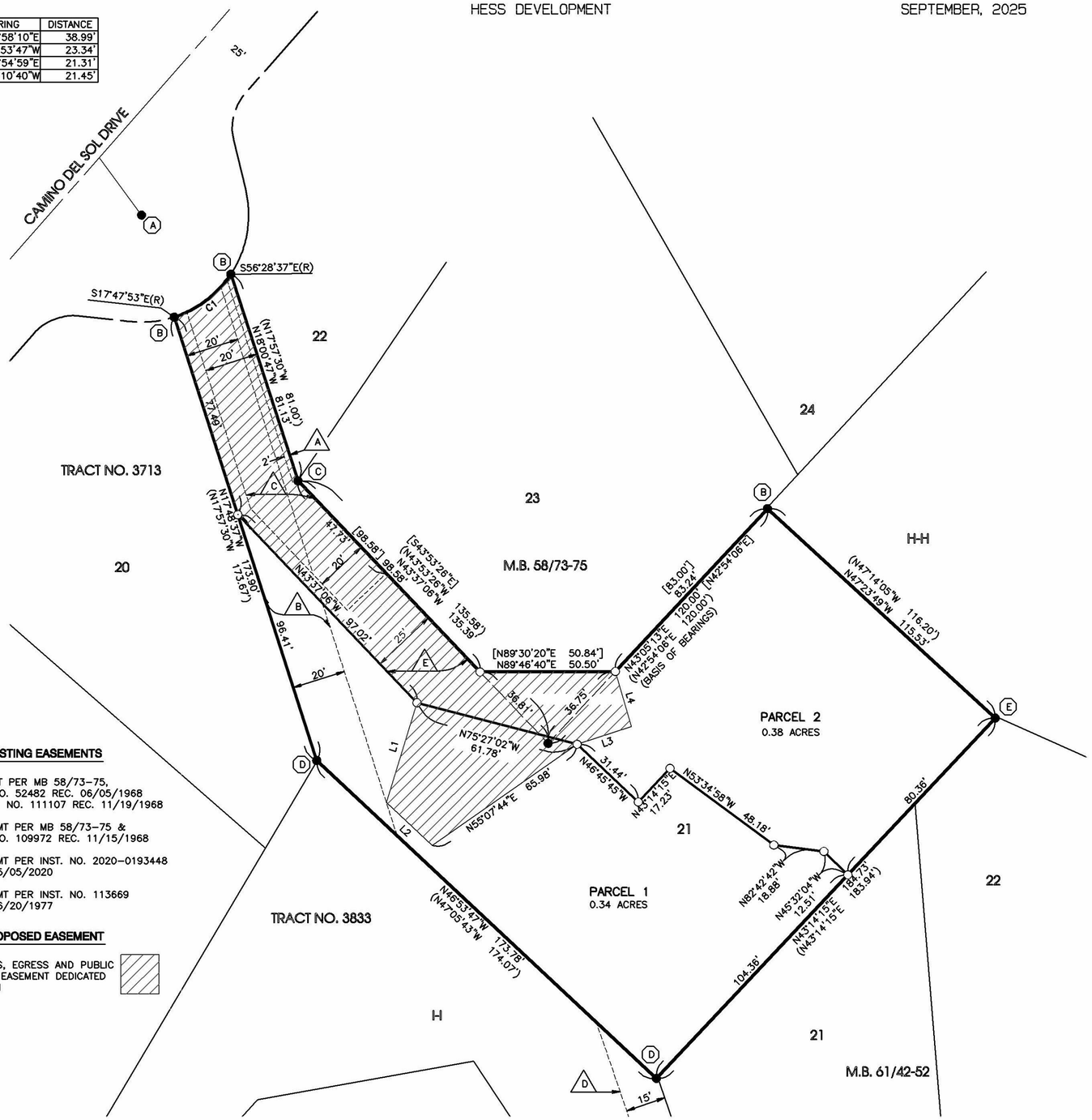
BEING A DIVISION OF LOT 21 AND A PORTION OF LOT 23 OF TRACT 3713 AS SHOWN BY MAP ON FILE IN BOOK 59, PAGES 73-75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

HESS DEVELOPMENT

SEPTEMBER, 2025

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	27.00'	40.00'	38°40'44"	14.04'
(RECORD)				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	27.01'	40.00'	38°40'55"	14.04'

LINE	BEARING	DISTANCE
L1	N16°58'10"E	38.99'
L2	N46°53'47"W	23.34'
L3	N71°54'59"E	21.31'
L4	N16°10'40"W	21.45'



EXISTING EASEMENTS

A 2' ESMT PER MB 58/73-75, INST. NO. 52482 REC. 06/05/1968 & INST. NO. 111107 REC. 11/19/1968

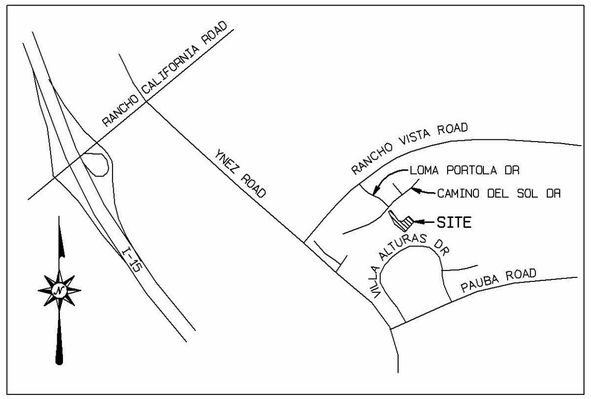
B 20' ESMT PER MB 58/73-75 & INST. NO. 109972 REC. 11/15/1968

C 20' ESMT PER INST. NO. 2020-0193448 REC. 05/05/2020

D 15' ESMT PER INST. NO. 113669 REC. 06/20/1977

PROPOSED EASEMENT

E INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT DEDICATED HEREON



VICINITY MAP

N.T.S.

SURVEYORS NOTES

BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF LOT 21 BEING N42°54'06"E PER MB 58/73-75.

● INDICATES FOUND MONUMENT AS NOTED

○ INDICATES SET 1" IP W/ PLASTIC CAP LS 8136 FL

( ) INDICATES RECORD DATA PER TRACT NO. 3713, MB 58/73-75.

[ ] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. LD19-0732 RECORDED IN INST. NO. 2020-0274554 REC. 06/25/2020.

TOTAL ACREAGE = 0.72 AC.

MONUMENT NOTES

A FD 1 1/4" IP W/ TAG LS 2602 DN 1.0' PER MB 58/73-75

B FD 1 1/4" IP W/ TAG LS 2602 DN 0.6' PER MB 58/73-75

C FD 1 1/4" IP W/ NO TAG DN 0.7' IN LIEU OF 1 1/4" IP W/ TAG LS 2602 PER MB 58/73-75, SET TAG LS 8136

D FD 1 1/4" IP W/ PP LS 5266 FLUSH PER CR 11-0467

E FD 1 1/4" IP W/ TAG LS 2602 UP 0.5' PER MB 58/73-75

GRAPHIC SCALE 1"=30'

0 30 60 90

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: May 26, 2026

SUBJECT: Receive and File Temporary Street Closures for 2026 Summer Events

---

PREPARED BY: Amanda Medina, Senior Office Specialist
Brooke Fagan, Management Analyst

RECOMMENDATION: That the City Council receive and file the temporary closure of certain streets for the following 2026 Summer Events:

SUMMER CONCERT SERIES
4TH OF JULY PARADE
4TH OF JULY FIREWORKS SHOW

BACKGROUND: Three special events are scheduled between June 2026 and August 2026 which necessitates the physical closure of all or portions of certain streets within the Old Town area and other streets throughout Temecula. These closures are necessary for event operations which support the City's Core Values e.g., Healthy and Livable City and Economic Prosperity as well as protecting participants and viewers.

The three events and associated street closures are as follows:

1) SUMMER CONCERT SERIES – June 11, 2026 – August 6, 2026

   The Summer Concert Series are held most Thursdays from June 11 through August 6. The event includes live bands on the front steps of City Hall and vendors around the Main St 'Y'. The street closures necessary are as follows:

Mercedes Street (3rd Street to 4th Street)	June 11th, 18th & 25th; July 9th, 16th, 23rd & 30th; August 6th 12:00 p.m. to 10:00 p.m.
Main Street 'Y'	June 11th,18th & 25th; July 9th, 16th, 23rd & 30th; August 6th 12:00 p.m. to 10:00 p.m.

Street closures for Summer Concert Series are shown on Exhibit "A" attached hereto.

2) 4TH OF JULY PARADE – July 4, 2026

4th of July Parade in Old Town kicks off at 10:00 a.m. with marchers, equestrians and floats. The street closures necessary are as follows:

Second Street, Stampede Parking lot, and Old Town Front Street (1st Street to 3rd Street)	Saturday, July 4th 6:00 a.m. to 12:00 p.m.
Old Town Front Street (3rd Street to Northern end)	Saturday, July 4th 9:00 a.m. to 12:00 p.m.
Old Town Front Street	Saturday, July 4th 9:00 a.m. to 12:00 p.m.
Mercedes Street (South Bound)	Saturday, July 4th 9:45 a.m. to 12:00 p.m.

Street closures for the 4th of July Parade are shown on Exhibits "B" attached hereto.

3) 4TH OF JULY FIREWORKS SHOW – July 4, 2026

Fun at the Sports Park kicks off at 2 p.m. with food vendors, live music and fireworks at 9 p.m. The street closures necessary are as follows:

Pauba Road (Between Margarita Road to Showalter Road)	6:00 a.m. on Saturday, July 4th to 12:00 a.m. on Sunday, July 5th
Calle Ventura, Calle Camellia, and Showalter Road	6:00 a.m. on Saturday, July 4th to 12:00 a.m. on Sunday, July 5th
Margarita Road (Between Rancho Vista Road and Pauba Road)	Saturday, July 4th 7:00 p.m. to 10:00 p.m.
Southern Cross at Margarita	Saturday, July 4th 6:00 p.m. to 10:00 p.m.
Margarita Road (Southbound)	Saturday, July 4th 8:30 p.m. to 10:00 p.m.
Rancho Vista from Margarita to Mira Loma (Eastbound)	Saturday, July 4th 8:45 p.m. to 10:00 p.m.

Street closures for the 4th of July Fireworks Show are shown on Exhibit "C" attached hereto. Street closures are allowed by the California Vehicle Code upon approval by the local governing body for certain conditions. Under Vehicle Code Section 21101, "Regulation of Highways," local authorities, for those highways under their jurisdiction, may adopt rules and regulations by ordinance or resolution for, among other instances, "temporary closing a portion of any street for

celebrations, parades, local special events, and other purposes, when, in the opinion of local authorities having jurisdiction, the closing is necessary for the safety and protection of persons who are to use that portion of the street during the temporary closing."

Chapter 12.12 of the Temecula Municipal Code, Parades and Special Events, provides standards and procedures for special events on public streets, highways, sidewalks, or public right of way and authorizes the City Council or City Manager to temporarily close streets, or portions of streets, for these events.

FISCAL IMPACT: The costs of police services, as well as services provided by the City Public Works Maintenance Division (for providing, placing and retrieving of necessary warning and advisory devices), are appropriately budgeted within the City's operating budget.

ATTACHMENTS:

1. Exhibit "A" – Summer Concert Road Closures
2. Exhibit "B" – 4th of July Parade Road Closures
3. Exhibit "C" – 4th of July Fireworks Show Road Closures

Exhibit A: Summerfest 2026 Road Closures

Summerfest

Summer Concert Series

Closed from 12 PM to 10 PM on the following dates:

June 11, 18, & 25
July 9, 16, 23, & 30
August 6



Legend

Road Closure

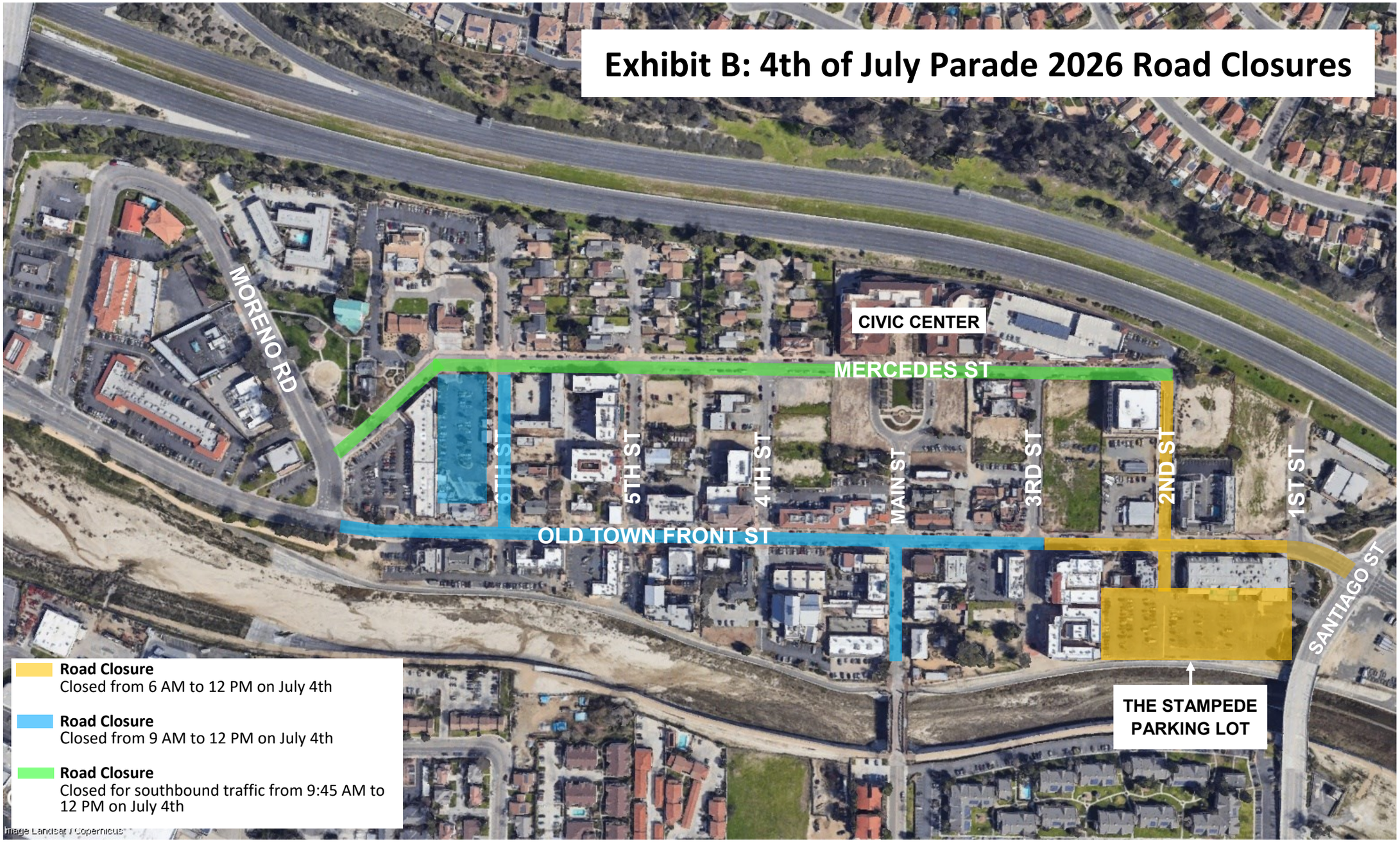
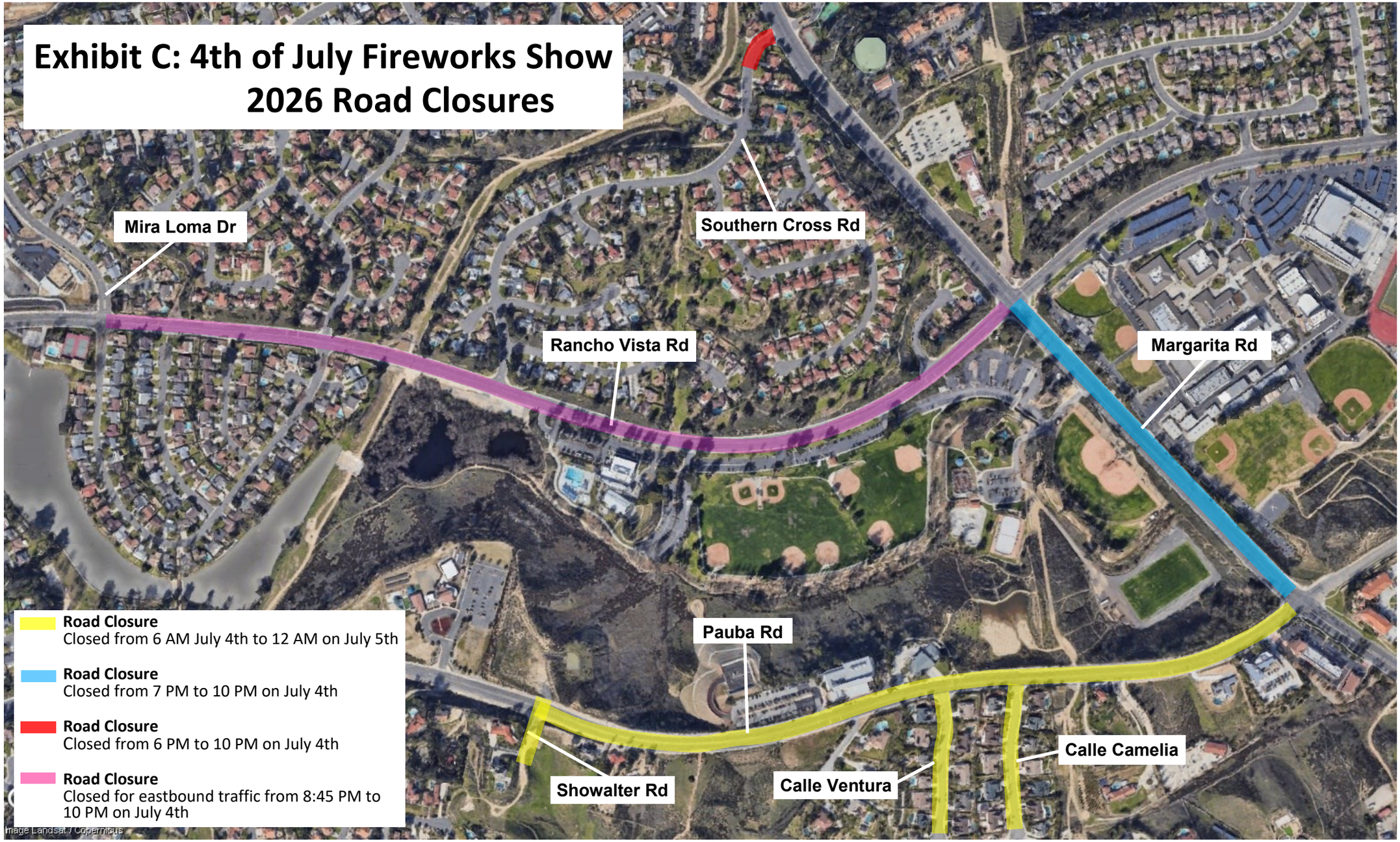


Exhibit B: 4th of July Parade 2026 Road Closures
MORENO RD
CIVIC CENTER
MERCEDES ST
6TH ST
5TH ST
4TH ST
MAIN ST
3RD ST
2ND ST
1ST ST
OLD TOWN FRONT ST
SANTIAGO ST
THE STAMPEDE PARKING LOT
Road Closure
Closed from 6 AM to 12 PM on July 4th
Road Closure
Closed from 9 AM to 12 PM on July 4th
Road Closure
Closed for southbound traffic from 9:45 AM to 12 PM on July 4th
Image Landsat / Copernicus

Exhibit C: 4th of July Fireworks Show
2026 Road Closures



ACTION MINUTES

TEMECULA COMMUNITY SERVICES DISTRICT MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 12, 2026

CALL TO ORDER at 4:05 PM: President James Stewart

ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart

PUBLIC COMMENTS – None

CSD CONSENT CALENDAR

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (5-0): Motion by Rahn, Second by Alexander. The vote reflected unanimous approval.

CSD CONSENT CALENDAR

9. Approve Action Minutes of April 28, 2026

Recommendation: That the Board of Directors approve the action minutes of April 28, 2026.

10. Approve Fourth Amendment with Transportation Charter Services, Inc. for Transportation Services

Recommendation: That the Board of Directors approve the fourth amendment with Transportation Charter Services, Inc., to extend the term of the agreement until March 21, 2027 for transportation services.

CSD DIRECTOR OF COMMUNITY SERVICES REPORT

CSD GENERAL MANAGER REPORT

CSD BOARD OF DIRECTORS REPORTS

CSD ADJOURNMENT

At 4:07 PM, the Community Services District meeting was formally adjourned to Tuesday, May 26, 2026 at 2:00 PM for a Closed Session, with a regular session commencing at 3:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

_____
James Stewart, President

ATTEST:

_____
Randi Johl, Secretary

[SEAL]

TEMECULA COMMUNITY SERVICES DISTRICT
AGENDA REPORT

TO: General Manager/Board of Directors

FROM: Erica Russo, Director of Community Services

DATE: May 26, 2026

SUBJECT: Approve Second Amendment with VisionOne, Inc. for Theater Ticketing Software

---

PREPARED BY: Emily Sizemore, Administrative Assistant

RECOMMENDATION: That the Board of Directors approve the second amendment with VisionOne, Inc. for theater ticketing software, to increase the total not to exceed payment amount by $10,000, for a total agreement amount of $210,000.

BACKGROUND: On July 1, 2021, the City and VisionOne, Inc. entered into a multi-year agreement in the amount of $120,000 to provide ticketing software services for the Old Town Temecula Theater. On June 11, 2024, the City and VisionOne, Inc. entered into the First Amendment to that agreement to extend the term of the agreement for an additional two years through June 30, 2026, and accordingly increased the payment to $200,000.

Staff now desires to increase the total not to exceed payment by an additional $10,000 to account for final invoices during the end of the agreement's term.

FISCAL IMPACT: Adequate funds are appropriated in the necessary account.

ATTACHMENTS: Second Amendment

Docusign Envelope ID: A60DB65B-795E-8B28-83CB-21CD342F6046

SECOND AMENDMENT TO AGREEMENT BETWEEN TEMECULA COMMUNITY SERVICES DISTRICT AND VISIONONE, INC.

THEATER TICKETING SOFTWARE AGREEMENT

THIS SECOND AMENDMENT is made and entered into as of **May 26, 2026** by and between the Temecula Community Services District, a community services district (hereinafter referred to as "City"), and **VisionOne, Inc.**, a **Corporation** (hereinafter referred to as "Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. This Amendment is made with the respect to the following facts and purposes:

a. On **July 1, 2021**, the City and Consultant entered into that certain Agreement entitled "Agreement for **Consultant Services**," in the amount of $**120,000.00.**

b. On **June 11, 2024**, the City and Consultant entered into the FIRST Amendment to that Certain Agreement entitled "Agreement for Consultant Services" to extend the term of the Agreement to June 30, 2026 and increase the payment in the amount of $80,000.00 for a total not to exceed amount of $**200,000.00.**

The parties now desire to increase the payment in the amount of **$10,000.00 for a total not to exceed amount of $210,000** and to amend the Agreement as set forth in this Amendment.

2. Section **4** of the Agreement entitled "**PAYMENT"** at paragraph "a" is hereby amended to read as follows:

> The City agrees to pay Consultant monthly, in accordance with the payment rates and schedules and terms set forth in Exhibit B, Payment Rates and Schedule, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. Any terms in Exhibit B, other than the payment rates and schedule of payment, are null and void. The **SECOND** Amendment amount shall not exceed **Ten Thousand Dollars and No Cents** ($10,000.00), for a total Agreement amount of **Two Hundred Ten Thousand Dollars and No Cents** ($210,000.00).

3. Except for the changes specifically set forth herein, all other terms and conditions of the Agreement shall remain in full force and effect.

Docusign Envelope ID: A60DB65B-795E-8B28-83CB-21CD342F6046

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

TEMECULA COMMUNITY SERVICES DISTRICT

By: _____

James Stewart, TCSD President

VISIONONE, INC.

(Two Signatures of corporate officers required unless corporate documents authorize only one person to sign the agreement on behalf of the corporation.)

By: DocuSigned by: Steve Young AB80392656EF4DF...

Steve Young, SVP Commercial Contracts

ATTEST:

By: _____

Randi Johl, Secretary

APPROVED AS TO FORM:

By: Signed by: Peter M. Thorson C343357EB2E34B5...

Peter M. Thorson, General Counsel

CONSULTANT

VisionOne, Inc.
5260 N. Palm Ave., Ste 229, Fresno CA 93704
559-432-8000

Risk Mgmt. _____

TEMECULA COMMUNITY SERVICES DISTRICT
AGENDA REPORT

TO: General Manager/Board of Directors

FROM: Jennifer Hennessy, Director of Finance

DATE: May 26, 2026

SUBJECT: Set Public Hearing to Approve TCSD Proposed Rates and Charges for Fiscal Year 2026-27

PREPARED BY: Paula Majors, Fiscal Services Manager

RECOMMENDATION: That the Board of Directors adopt a resolution entitled:

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA ACKNOWLEDGING THE FILING OF A REPORT WITH RESPECT TO THE PROPOSED RATES AND CHARGES FOR FISCAL YEAR 2026-27 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION THEREWITH

BACKGROUND: The Temecula Community Service District (TCSD) operates under the authority of Community Services District Law and provides residential street lighting; perimeter landscaping and slope maintenance; recycling and refuse collection and unpaved road maintenance services in the City of Temecula. The boundaries of the TCSD are coterminous with the City and the City Council serves as the Board of Directors of the TCSD.

The TCSD is required to complete an annual levy process which includes adopting a resolution to accept the filing of a report on the proposed rates and charges necessary to provide the following services; noticing each affected property owner in the City; and conducting a public hearing to consider approving the proposed rates and charges.

The four current service levels of the TCSD include:

1. Service Level B – Residential Street Lighting.
2. Service Level C – Perimeter Landscaping and Slope Maintenance.
3. Service Level D – Residential Recycling and Refuse Collection.
4. Service Level R – Unpaved Road Maintenance.

1. Service Level B – Residential Street Lighting

The TCSD Rates and Charges for Service Level B are not proposed to increase from last year's rates. The rate is capped at $25.68 per single family residential.

2. Service Level C – Perimeter Landscaping and Slope Maintenance

As a result of various property owner elections, there are two zones subject to an annual rate increase. The rate increase is the lesser of:

(1) the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index ("CPI") of All Urban Consumers for the Riverside-San Bernardino-Ontario, for the previous calendar year

(2) 5%

The Annual CPI change for 2026 was 3.28%. As a result, the following zones will see a 3.28% increase in the rates for Fiscal Year 2026-27.

Zone No. and Name	25-26 Rate	26-27 Rate	Increase
6 - Woodcrest County	$140.96	$145.58	$4.62
29 - Gallery Portraits	$503.09	$519.60	$16.51

3. Service Level D – Residential Recycling and Refuse Service

Per the Franchise Agreement with CR&R, the change in CPI and land-fill tipping fees determine the increase/decrease in the annual Service Level D rate and charge. An increase of $18.65 is proposed to the annual rate and charge for Service Level D from $363.68 to $382.33 per residential unit beginning Fiscal Year 2026-27. The increase is due to a CPI increase of 2.77%, and an overall reduction to the annual rate adjustment to maintain the fund balance in Fund 194. In addition, the County of Riverside's Waste Management Department has indicated that they will be increasing their disposal fees by 14.92% for Fiscal Year 2026-2027.

4. Service Level R – Unpaved Street and Road Maintenance

The TCSD rates and charges for Service Level R are not proposed to increase from their approved per parcel rate. The rate is capped at $115.26 per single-family residential and $57.62 per vacant residential property.

Staff recommends that the Board of Directors adopt the resolution to accept the filing of the report on the proposed rates and charges for Fiscal Year 2026-27 and schedule a public hearing concerning these issues for July 28, 2026. Staff will proceed with noticing each affected property owner in the City regarding the proposed rates and charges within a minimum of forty-five (45) days prior to the public hearing.

FISCAL IMPACT: The revenue generated for the TCSD Fiscal Year 2026-27 rates and charges will fund residential street lighting; perimeter landscaping and slope maintenance; recycling and refuse collection and unpaved road maintenance services in the City of Temecula.

ATTACHMENTS:
1. Resolution of Intention
2. FY 2026-27 Preliminary Engineer's Report

RESOLUTION NO. CSD 2026-

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA ACKNOWLEDGING THE FILING OF A REPORT WITH RESPECT TO THE PROPOSED RATES AND CHARGES FOR FISCAL YEAR 2026-27 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION THEREWITH

THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Upon incorporation of the City of Temecula, effective December 1, 1989, voters approved the formation of the Temecula Community Services District ("TCSD"), to provide specified services to properties within its jurisdiction.

Section 2. Pursuant to Government Code Section 61115, the TCSD has prescribed, revised and collected rates and charges for the services furnished by it, and has elected to have these rates and charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, property taxes collected within the TCSD in the same manner prescribed by Government Code Section 61115. The TCSD proposes to continue such rates and charges for the operation, maintenance, servicing and administration of street lights, perimeter landscaping and slope maintenance, refuse collection, and unpaved street maintenance for the 2026-27 Fiscal Year. All laws applicable to the levy, collection, and enforcement of property taxes, including, but not limited to, those pertaining to the matters of delinquency, correction, cancellation, refund and redemption, shall be applicable to these rates and charges, except for the California Revenue and Taxation Code Section 4831.

Section 3. Pursuant to Government Code Section 61115, the TCSD has caused a written report ("Report") to be prepared and filed with the Secretary of the TCSD. This Report contains a description of each parcel of real property and the proposed amount of the rates and charges for Fiscal Year 2026-27. The Report is based upon a budget adopted by the Board of Directors for the proposed services for specific areas where such services are provided, including necessary staff and administrative expenses. A summary of the Report containing the proposed rates and charges is attached hereto as Exhibit A, entitled "Project Summary", and incorporated herein by this reference. A copy of the Report is on file in the office of the Secretary of the TCSD and is available for public inspection.

Section 4. The Board of Directors hereby acknowledges the filing of the Report, and appoints the 28th day of July, 2026, at the hour of 3:00 p.m., or as soon thereafter as feasible, in the City Council Chambers at City Hall, located at 41000 Main Street, Temecula, CA 92590, as the time and place for the public hearing on the Report and the proposed rates and charges. At the public hearing, the Board of Directors will hear and consider all objections or protests, if any, to the Report. The Board may continue the hearing from time to time.

Section 5. The District Secretary is hereby directed to give notice of the filing of the Report and of the time and place of the hearing on the Report pursuant to the requirements of Government Code Section 61115. The District Secretary is further directed to give notice, pursuant to Section 6 of Article XIIID of the California Constitution, regarding any increases proposed in the Report with respect to any of the rates and charges.

Section 6. The District Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Temecula Community Services District of the City of Temecula this 26th day of May, 2026.

_____
James Stewart, President

ATTEST:

_____
Randi Johl, Secretary

[SEAL]

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

I, Randi Johl, Secretary of the Temecula Community Services District of the City of Temecula, do hereby certify that the foregoing Resolution No. CSD 2026- was duly and regularly adopted by the Board of Directors of the Temecula Community Services District of the City of Temecula at a meeting thereof held on the 26th day of May, 2026, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

_____
Randi Johl, Secretary

Preliminary Engineer's Annual Levy Report

Fiscal Year 2026-2027

Temecula Community Services District
Service Levels B, C, R and Refuse & Recycling Collection

Prepared For

Temecula
The Heart of Southern California Wine Country

May 2026



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AGENCY: CITY OF TEMECULA

PROJECT: TEMECULA COMMUNITY SERVICES DISTRICT

TO: BOARD OF DIRECTORS
CITY OF TEMECULA
STATE OF CALIFORNIA

REPORT PURSUANT TO GOVERNMENT CODE SECTION 61115

Pursuant to Government Code Section 61115, this Report is prepared and presented to the Board to prescribe Service Level B, Service Level C, Service Level R and Refuse/Recycling Collection rates and charges for the parcels and territories within the District. A Public Hearing is held each year before the Board to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed Public Hearing, and review of the Report, the Board may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the Charges, the Board shall order the levy and collection of Charges for Fiscal Year 2026-2027. In such case, the levy information will be submitted to the Riverside County Auditor/Controller and included as Charges on the property tax roll for the various services provided in Fiscal Year 2026-2027.

SECTION 1 **DESCRIPTION OF SERVICES** of the areas covered and the services provided for the Fiscal Year. The description of services shows and describes the existing improvements and is sufficient in showing and describing the general nature, location, and extent of the improvements.

SECTION 2 A **BUDGETS AND LEVY SUMMARY** by Service Level of the improvements to be maintained and/or improved for the mentioned Fiscal Year.

SECTION 3 A description of the **DISTRICT SERVICES AND CHARGES** by Service Level, describing the method used to apportion the District charges.

SECTION 4 **CHANGES TO THE DISTRICT** contains details of changes that have occurred within the District since its inception that could affect the levy.

SECTION 5 The **METHOD OF APPORTIONMENT** used to calculate the levy for each of the Service Levels.

SECTION 6 The **TAX ROLL** information.

WHEREAS, upon incorporation of the City of Temecula (the "City"), effective December 1, 1989, voters approved the formation of the Temecula Community Services District (the "District") to provide specified services previously provided by the County of Riverside (the "County") to properties within its jurisdiction. The boundary of the District is coterminous with the City boundary and includes all parcels within the City with the City Council acting as the Board of Directors (the "Board") for the District. The District collects property-related fees and charges ("Charges") in order to provide services and maintain the improvements within the District. The District was formed, and Charges were set and established, pursuant to the Community Services District Law, Title 6, Division 3 of the California Government Code ("CSD Law").

WHEREAS, each fiscal year, an Engineer's Annual Levy Report (the "Report") is prepared, filed, and approved by the Board. This Report describes the District, any changes to the District, and the proposed Charges for the fiscal year. The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Parcel Number or Property Identification Number by the Riverside County Assessor's Office. The Riverside County Auditor/Controller uses Property Identification Numbers and specific Fund Numbers to identify, on the tax roll, properties charged for District services. The Charges contained in the Report are based on the historical and estimated costs to service properties within the District. The services provided by the District and the corresponding costs are budgeted and charged as separate Service Levels and include all expenditures, deficits, surpluses, and revenues. Each parcel is charged for the services provided to the parcel. The District provides residential street lighting, perimeter landscaping and slope protection, and refuse collection in numerous residential developments as well as unpaved road improvement and maintenance within specified areas of the District.

WHEREAS, Pursuant to Government Code Section 61115 the District has prescribed, revised, and collected rates and charges for residential street lighting ("Service Level B"), perimeter landscaping ("Service Level C"), unpaved road maintenance ("Service Level R"), and Refuse/Recycling Collection services furnished by the District, and has elected to have these rates and charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, its general taxes in the manner prescribed by Government Code Section 61115.

i. Engineer's Statement

NOW, THEREFORE, I Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the Temecula Community Services District, pursuant to the "CSD Law", do hereby submit the following:

The District requested Webb Municipal Finance, LLC, to prepare and file an Engineer's Levy Report for Temecula Community Services District (Levels B, C, R and Refuse/Recycling Collection) pursuant to the Government Code Section 61115, presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for Service Levels B, C, R and Refuse/Recycling Collection, for the referenced Fiscal Year, an assessment of the estimated costs of the maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within each Service Level and Refuse/Recycling Collection in proportion to the special benefit received;

This Report and the information contained herein reflect the proposed budget for each of the various services provided by the District and the rates and charges applicable to those services as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the Board of Directors of the Temecula Community Services District. Please note that Albert A. Webb Associates provides engineering advice and related consulting services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report is, or should be interpreted to be, municipal advisory services or advice.

Executed this _____ day of _____ 2026.

ALBERT A. WEBB ASSOCIATES



MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
ON BEHALF OF THE CITY OF TEMECULA AND
THE TEMECULA COMMUNITY SERVICES DISTRICT
STATE OF CALIFORNIA

i. Engineer's Statement

Final approval, confirmation and levy of the annual assessments and all matters in the Engineer's Report were made on the _____ day of _____ 2026, by adoption of Resolution No. _____ by the Board of Directors.

_____

CITY CLERK
CITY OF TEMECULA
STATE OF CALIFORNIA

A copy of the Tax Roll and Engineer's Annual Levy Report was filed in the office of the City Clerk on the _____ day of _____ , 2026.

_____

CITY CLERK
CITY OF TEMECULA
STATE OF CALIFORNIA

1. Description of Services

The boundary of the District is coterminous with the City boundary and includes all parcels within the City. The District provides certain property related services and improvements consisting of four (4) separate and distinct services referred to as "Service Levels". Each parcel within the District is charged proportionately for only those services attributable to the parcel. Each Service Level has differing costs depending upon the services provided. All parcels identified within a Service Level share in the cost of the service. The costs associated with the service are spread among all properties within that Service Level to which the service is provided in accordance with the Method of Apportionment of the specific service level. Services and improvements provided throughout the District include residential street lighting, perimeter landscape maintenance and slope protection, unpaved road improvement construction and maintenance, and a refuse and recycling collection program. The Service Levels are identified as follows:

Service Level B - Residential Street Lighting
Services include the operation, maintenance, utility costs, and administration of residential streetlights.

Service Level C - Perimeter Landscaping
Services include the operation, maintenance, utility costs, improvements, and administration of all perimeter landscaping and slope maintenance areas maintained by the District.

Service Level R - Unpaved Road Maintenance
Services include the operation and administration of certain unpaved streets and roads maintained by the District.

Refuse/Recycling Collection
Services include the operation and administration of the refuse and recycling program for single-family dwellings.

The budgets for each Service Level are shown below. Each Service Level provides different and specific services and improvements to various parcels within the District. Only the parcels that the services and improvements are levied for are included in each of the Service Levels. The "Total Levy Units" and the resulting "Charge per Levy Unit" (shown in Table 2-2), reflect a method of apportionment that most fairly spreads the costs of the services to the parcels in that Service Level. The "Total Levy Units" for Service Levels B, C, and Refuse/Recycling Collection is based on a per parcel count. For Service Level R, levy units are based on a Parcel Development Unit ("PDU"), which is similar to a per parcel count but makes a distinction between developed and undeveloped parcels. For a more complete description of the methods used for calculating the "Total Levy Units" used for each Service Level, please refer to Section 5, Method of Apportionment.

Table 2-1
Service Levels B, R and Refuse/Recycling Operating Budget Summary for Fiscal Year Ending June 30, 2026

Budget Item	Acct No.	Level B 192	Level R 195	Refuse/Recycling 194	Total District
PERSONNEL					
Services		$212,894	$0	$96,021	$308,915
Subtotal Personnel Services		**$212,894**	**$0**	**$96,021**	**$308,915**
OPERATIONS MAINTENANCE	**5200'S**				
Repair & Maintenance Facilities	5212	$40,000	$0	$0	$40,000
Office Supplies	5220	$0	$0	$0	$0
Printing	5222	$0	$0	$0	$0
Election Costs (Offset by Developer Deposits)	5225	$0	$0	$0	$0
Dues and Memberships	5226	$0	$0	$6,500	$6,500
Postage and Packaging	5230	$0	$0	$0	$0
Property Tax Administrative Fees	5231	$17,000	$200	$14,000	$31,200
Utilities	5240	$0	$0	$0	$0
Small Tools and Equipment	5242	$0	$0	$0	$0
Uniforms	5243	$0	$0	$350	$350
Consulting Services	5248	$11,688	$234	$0	$11,922
Other Outside Services	5250	$0	$0	$25,501	$25,501
Public Notices	5256	$0	$0	$23,000	$23,000
Staff Training/Education	5261	$0	$0	$0	$0
Mileage	5262	$0	$0	$0	$0
Recognition Program	5265	$0	$0	$0	$0
Subtotal 5200's		**$68,688**	**$434**	**$69,351**	**$138,473**
Waste Hauling	5315	$0	$0	$11,733,717	$11,733,717
Street Lighting	5319	$455,000	$0	$0	$455,000
Subtotal 5300's		**$455,000**	**$0**	**$11,733,717**	**$12,188,717**
Emergency Road Maintenance	5402	$0	$10,000	$0	$10,000
Landscape Maintenance	5415	$0	$0	$0	$0
Landscape Rehabilitation	5416	$0	$0	$0	$0
Subtotal 5400's		**$0**	**$10,000**	**$0**	**$10,000**
Insurance	5530	$25,922	$0	$0	$25,922
Vehicles and Equipment	5535	$13,933	$0	$0	$13,933
Subtotal 5500's		**$39,855**	**$0**	**$0**	**$39,855**
Recycling Programs		$0	$0	$0	$0
Subtotal		**$0**	**$0**	**$0**	**$0**
Capital Outlay		$0	$0	$0	$0
Subtotal		**$0**	**$0**	**$0**	**$0**
TOTAL DIRECT DISTRICT COSTS		**$776,437**	**$10,434**	**$11,899,089**	**$12,725,815**
EXPENDITURES/REVENUES					
Contingency Reserve		$0	$0	$0	$0
TOTAL EXPENDITURES / REVENUES		**$776,437**	**$10,434**	**$11,899,089**	**$12,725,815**
CONTRIBUTIONS					
Contributions from Grants	4025	$0	$0	$0	$0
Operation Income		$0	$0	$0	$0
Other Contributions		$118,285	$0	$0	$118,285
Fund Balance Collection/Contribution		$0	$4,902	$268,993	$273,894
TOTAL COLLECTION/CONTRIBUTIONS		**$118,285**	**$4,902**	**$268,993**	**$392,179**
Balance to Levy (Budgeted)		**$658,153**	**$5,532**	**$11,630,096**	**$12,333,636**

Table 2-2
Service Levels C Operating Budget for Fiscal Year Ending June 30, 2026

Budget FY 2026-2027	Saddlewood Zone 01	Winchester Creek Zone 02	Rancho Highlands Zone 03	The Vineyards Zone 04	Signet Series Zone 05	Woodcrest Country Zone 06
DIRECT COSTS						
Repair & Maintenance / Facility	$1,500	$1,500	$2,000	$1,000	$2,500	$1,500
Utilities	$9,000	$10,200	$13,200	$1,800	$12,000	$9,400
Landscape Contract	$29,304	$20,808	$23,700	$4,068	$21,258	$10,776
Rehabilitation	$3,000	$30,000	$15,000	$1,000	$5,000	$12,000
TOTAL DIRECT COSTS	**$42,804**	**$62,508**	**$53,900**	**$7,868**	**$40,758**	**$33,676**
INDIRECT COSTS						
City Admin	$5	$5	$5	$5	$5	$5
County Fees	$206	$258	$234	$140	$169	$171
Special Tax Consultant	$250	$300	$250	$175	$175	$200
TOTAL DIRECT COSTS	**$461**	**$563**	**$489**	**$320**	**$349**	**$376**
TOTAL COSTS	**$43,265**	**$63,071**	**$54,389**	**$8,188**	**$41,107**	**$34,052**
ADJUSTMENTS						
Fund Balance Collection/Contribution	($5,333)	($20,529)	($7,061)	($1,794)	($2,082)	($714)
TOTAL ASSESSMENT	**$37,932**	**$42,542**	**$47,328**	**$6,394**	**$39,025**	**$33,339**
EDUs	327	478	408	139	223	229
FY 2026-2027 Proposed Rate	$116.00	$89.00	$116.00	$46.00	$175.00	$145.58
FY 2025-2026 Maximum Rate	$116.00	$89.00	$116.00	$46.00	$175.00	$140.94
FY 2026-2027 Maximum Rate	$116.00	$89.00	$116.00	$46.00	$175.00	$145.58

Budget FY 2026-2027	Ridgeview Zone 07	Village Grove Zone 08	Rancho Solana Zone 09	Martinique Zone 10	Meadowview Zone 11	Vintage Hills Zone 12
DIRECT COSTS						
Repair & Maintenance / Facility	$1,100	$5,500	$1,000	$1,000	$350	$5,500
Utilities	$6,200	$36,000	$1,500	$4,050	$1,200	$27,000
Landscape Contract	$7,140	$78,804	$1,092	$3,480	$864	$50,052
Rehabilitation	$5,000	$22,000	$2,000	$2,000	$0	$20,000
TOTAL DIRECT COSTS	**$19,440**	**$142,304**	**$5,592**	**$10,530**	**$2,414**	**$102,552**
INDIRECT COSTS						
City Admin	$5	$5	$5	$5	$5	$5
County Fees	$151	$365	$130	$121	$96	$382
Special Tax Consultant	$175	$400	$150	$150	$125	$450
TOTAL DIRECT COSTS	**$331**	**$770**	**$285**	**$276**	**$226**	**$837**
TOTAL COSTS	**$19,771**	**$143,074**	**$5,877**	**$10,806**	**$2,640**	**$103,389**
ADJUSTMENTS						
Fund Balance Collection/Contribution	($4,463)	($6,049)	($771)	($1,062)	($190)	($6,993)
TOTAL ASSESSMENT	**$15,308**	**$137,025**	**$5,106**	**$9,744**	**$2,450**	**$96,396**
EDUs	172	783	111	84	14	831
FY 2026-2027 Proposed Rate	$89.00	$175.00	$46.00	$116.00	$175.00	$116.00
FY 2025-2026 Maximum Rate	$89.00	$175.00	$46.00	$116.00	$175.00	$116.00
FY 2026-2027 Maximum Rate	$89.00	$175.00	$46.00	$116.00	$175.00	$116.00

Budget FY 2026-2027	Presley Develop. Zone 13	Morrison Homes Zone 14	Barclay Estates Zone 15	Tradewinds Zone 16	Monte Vista Zone 17	Temeku Hills Zone 18
DIRECT COSTS						
Repair & Maintenance / Facility	$1,200	$1,000	$800	$2,000	$105	$3,000
Utilities	$12,200	$6,000	$2,300	$4,500	$1,200	$18,000
Landscape Contract	$16,512	$6,456	$5,736	$13,644	$1,020	$54,522
Rehabilitation	$5,000	$2,500	$1,500	$25,000	$500	$21,500
TOTAL DIRECT COSTS	**$34,912**	**$15,956**	**$10,336**	**$45,144**	**$2,825**	**$97,022**
INDIRECT COSTS						
City Admin	$5	$5	$5	$5	$5	$5
County Fees	$352	$149	$111	$167	$107	$561
Special Tax Consultant	$425	$175	$130	$200	$125	$625
TOTAL DIRECT COSTS	**$782**	**$329**	**$246**	**$372**	**$237**	**$1,191**
TOTAL COSTS	**$35,694**	**$16,285**	**$10,582**	**$45,516**	**$3,062**	**$98,213**
ADJUSTMENTS						
Fund Balance Collection/Contribution	($1,470)	($1,511)	($782)	($7,716)	($946)	($4,203)
TOTAL ASSESSMENT	**$34,224**	**$14,774**	**$9,800**	**$37,800**	**$2,116**	**$94,010**
EDUs	744	166	56	216	46	1,343
FY 2026-2027 Proposed Rate	$46.00	$89.00	$175.00	$175.00	$46.00	$70.00
FY 2025-2026 Maximum Rate	$46.00	$89.00	$175.00	$175.00	$46.00	$70.00
FY 2026-2027 Maximum Rate	$46.00	$89.00	$175.00	$175.00	$46.00	$70.00

Budget FY 2026-2027	Chatemar Zone 19	Crowne Hill Zone 20	Vail Ranch Zone 21	Sutton Place Zone 22	Pheasant Hill Zone 23	Harveston Zone 24
DIRECT COSTS						
Repair & Maintenance / Facility	$2,500	$5,500	$15,000	$425	$400	$12,000
Utilities	$13,300	$40,000	$45,000	$1,600	$1,900	$42,000
Landscape Contract	$35,892	$78,960	$135,708	$2,292	$3,228	$77,748
Rehabilitation	$8,000	$60,000	$47,000	$3,000	$3,000	$38,000
TOTAL DIRECT COSTS	**$59,692**	**$184,460**	**$242,708**	**$7,317**	**$8,528**	**$169,748**
INDIRECT COSTS						
City Admin	$5	$5	$5	$5	$5	$5
County Fees	$176	$447	$710	$104	$238	$659
Special Tax Consultant	$200	$500	$850	$125	$250	$750
TOTAL DIRECT COSTS	**$381**	**$952**	**$1,565**	**$234**	**$493**	**$1,414**
TOTAL COSTS	**$60,073**	**$185,412**	**$244,273**	**$7,551**	**$9,021**	**$171,162**
ADJUSTMENTS						
Fund Balance Collection/Contribution	($5,623)	($7,437)	($16,072)	($3,143)	($621)	($9,062)
TOTAL ASSESSMENT	**$54,450**	**$177,975**	**$228,201**	**$4,408**	**$8,400**	**$162,100**
EDUs	242	1,017	1,769	38	420	1,621
FY 2026-2027 Proposed Rate	$225.00	$175.00	$129.00	$116.00	$20.00	$100.00
FY 2025-2026 Maximum Rate	$225.00	$175.00	$129.00	$116.00	$20.00	$100.00
FY 2026-2027 Maximum Rate	$225.00	$175.00	$129.00	$116.00	$20.00	$100.00

Budget FY 2026-2027	Serena Hills Zone 25	Gallery Traditions Zone 26	Avondale Zone 27	Wolf Creek Zone 28	Gallery Portraits Zone 29
DIRECT COSTS					
Repair & Maintenance / Facility	$2,000	$250	$500	$9,000	$500
Utilities	$10,000	$1,000	$5,285	$82,000	$1,050
Landscape Contract	$25,128	$864	$3,444	$121,944	$1,428
Rehabilitation	$20,000	$0	$1,000	$33,000	$3,000
TOTAL DIRECT COSTS	**$57,128**	**$2,114**	**$10,229**	**$245,944**	**$5,978**
INDIRECT COSTS					
City Admin	$5	$5	$5	$5	$5
County Fees	$168	$94	$137	$723	$95
Special Tax Consultant	$200	$100	$150	$800	$110
TOTAL DIRECT COSTS	**$373**	**$199**	**$292**	**$1,528**	**$210**
TOTAL COSTS	**$57,501**	**$2,313**	**$10,521**	**$247,472**	**$6,188**
ADJUSTMENTS					
Fund Balance Collection/Contribution	($13,501)	($153)	($1,421)	($14,498)	($992)
TOTAL ASSESSMENT	**$44,000**	**$2,160**	**$9,100**	**$232,974**	**$5,196**
EDUs	220	8	130	1,806	10
FY 2026-2027 Proposed Rate	$200.00	$270.00	$70.00	$129.00	$519.58
FY 2025-2026 Maximum Rate	$200.00	$270.00	$70.00	$129.00	$503.08
FY 2026-2027 Maximum Rate	$200.00	$270.00	$70.00	$129.00	$519.59

The following Table provides levy information for the various Service Levels within the District, comparing the Budget for Fiscal Year 2026-2027 to the previous fiscal year.

Table 2-3
Year-over-Year Budget Comparison

		FISCAL YEAR 2025-2026 ENROLLMENTS				FISCAL YEAR 2026-2027 PROJECTIONS				
District	**Fund No.**	**Parcels**	**Total Levy Units**	**Charge / Levy Unit**	**Total Levy**	**Parcels**	**Total Levy Units**	**% Change per Levy Unit**	**Charge / Levy Unit**	**Total Levy**
Service Level B - Residential Street Lighting										
Single-Family Residential		25,289	25,289	$25.68	$649,421.52	25,289	25,289	0.00%	$25.68	$649,421.52
Condominium		680	340	$25.68	$8,731.20	680	340	0.00%	$25.68	$8,731.20
	68-2914	**25,969**	**25,629**		**$658,152.72**	**25,969**	**25,629**			**$658,152.72**
Service Level C - Perimeter Landscaping [1][2]										
Zone 1	68-2930	327	327	$116.00	$37,932.00	327	327	0.00%	$116.00	$37,932.00
Zone 2	68-2931	478	478	$89.00	$42,542.00	478	478	0.00%	$89.00	$42,542.00
Zone 3	68-2932	408	408	$116.00	$47,328.00	408	408	0.00%	$116.00	$47,328.00
Zone 4	68-2933	139	139	$46.00	$6,394.00	139	139	0.00%	$46.00	$6,394.00
Zone 5	68-2934	223	223	$175.00	$39,025.00	223	223	0.00%	$175.00	$39,025.00
Zone 6	68-2935	229	229	$140.94	$31,455.44	229	229	3.29%	$145.58	$33,337.82
Zone 7	68-2936	172	172	$89.00	$15,308.00	172	172	0.00%	$89.00	$15,308.00
Zone 8	68-2937	783	783	$175.00	$137,025.00	783	783	0.00%	$175.00	$137,025.00
Zone 9	68-2938	111	111	$46.00	$5,106.00	111	111	0.00%	$46.00	$5,106.00
Zone 10	68-2939	84	84	$116.00	$9,744.00	84	84	0.00%	$116.00	$9,744.00
Zone 11	68-2940	14	14	$175.00	$2,450.00	14	14	0.00%	$175.00	$2,450.00
Zone 12	68-2941	831	831	$116.00	$96,396.00	831	831	0.00%	$116.00	$96,396.00
Zone 13	68-2942	744	744	$46.00	$34,224.00	744	744	0.00%	$46.00	$34,224.00
Zone 14	68-2943	166	166	$89.00	$14,774.00	166	166	0.00%	$89.00	$14,774.00
Zone 15	68-2944	56	56	$175.00	$9,800.00	56	56	0.00%	$175.00	$9,800.00
Zone 16	68-2945	216	216	$175.00	$37,800.00	216	216	0.00%	$175.00	$37,800.00
Zone 17	68-2946	46	46	$46.00	$2,116.00	46	46	0.00%	$46.00	$2,116.00
Zone 18	68-2947	1,343	1,343	$70.00	$94,010.00	1,343	1,343	0.00%	$70.00	$94,010.00
Zone 19	68-2948	242	242	$225.00	$54,450.00	242	242	0.00%	$225.00	$54,450.00
Zone 20	68-2949	1,017	1,017	$175.00	$177,975.00	1,017	1,017	0.00%	$175.00	$177,975.00
Zone 21	68-2950	1,769	1,769	$129.00	$228,201.00	1,769	1,769	0.00%	$129.00	$228,201.00
Zone 22	68-2951	38	38	$116.00	$4,408.00	38	38	0.00%	$116.00	$4,408.00
Zone 23	68-2952	420	420	$20.00	$8,400.00	420	420	0.00%	$20.00	$8,400.00
Zone 24	68-2953	1,621	1,621	$100.00	$162,100.00	1,621	1,621	0.00%	$100.00	$162,100.00
Zone 25	68-2954	220	220	$200.00	$44,000.00	220	220	0.00%	$200.00	$44,000.00
Zone 26	68-2955	8	8	$270.00	$2,160.00	8	8	0.00%	$270.00	$2,160.00
Zone 27	68-2956	130	130	$70.00	$9,100.00	130	130	0.00%	$70.00	$9,100.00
Zone 28	68-2957	1,806	1,806	$129.00	$232,974.00	1,806	1,806	0.00%	$129.00	$232,974.00
Zone 29	68-2958	10	10	$503.08	$4,902.60	10	10	3.28%	$519.58	$5,195.80
Zone 30	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
Zone 31	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
Zone 32	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
	Total	**13,651**	**13,651**		**$1,592,100.04**	**13,651**	**13,651**			**$1,594,275.62**
Service Level R - Road Maintenance										
Rate Level 1	68-2917	55	48	$115.26	**$5,532.48**	55	48		$115.26	**$5,532.48**
Citywide Refuse/Recycling Collection										
	68-2916	30,170	30,170	$363.68	**$10,972,225.60**	**30,419**	**30,419**		**$382.33**	**$11,630,096.27**

[1] The maximum rate per Levy Unit, for Zones 6, 29, 31 and 32 will escalate by the lesser of 5% or the percentage increase in the Consumer Price Index ("CPI"), which is 3.28%. For Fiscal Year 2026-2027 the increase will be 3.28%, the percentage increase in the Annual CPI.

[2] Zones 30, 31, & 32 will not be levied for Fiscal Year 2026-2027 as the project areas will be maintained by an HOA.

Service Level B, Residential Street Lighting

Service Level B includes all developed single-family residential parcels, condominiums, and residential vacant lots for which the District provides ongoing servicing, operation, and maintenance of local street lighting improvements. The current rate and charges for Service Level B is $25.68 per residential lot ($12.84 per condominium unit within Specific Plans) and shall be applied to developed and undeveloped residential parcels within the following Tracts and subdivisions for Fiscal Year 2026-2027.

Table 3-1
Service Level B

Tracts										
04153-00	19872-05	20882-01	21675-04	23063-03	23101-05	23267-02	24135-03	27827-01	29928-00	31053-03
04188-00	19939-00	20882-02	21675-05	23063-04	23101-06	23267-03	24136-00	27827-02	29928-01	31276-00
04457-00	19939-01	20882-03	21675-06	23063-05	23125-00	23267-04	24136-01	27827-03	29928-02	31344-00
06559-00	19939-02	20987-00	21760-00	23063-06	23125-01	23371-00	24136-02	28309-00	29928-03	31898-00
07401-00	20079-00	21067-00	21765-00	23063-07	23125-02	23371-01	24136-03	28480-00	29929-00	32104-00
07402-00	20079-01	21082-00	22148-00	23063-08	23125-03	23371-02	24182-01	28482-00	29929-01	32169-00
08369-00	20079-02	21082-01	22203-00	23064-00	23126-00	23371-03	24182-02	28482-01	30088-00	32170-00
08369-01	20079-03	21082-02	22204-00	23064-01	23128-00	23371-04	24182-03	28482-02	30264-00	32319-00
08369-02	20130-00	21082-03	22208-00	23064-02	23142-00	23371-05	24182-04	28482-03	30264-01	32436-00
11087-01	20130-01	21082-04	22593-00	23064-03	23143-00	23371-06	24183-00	28503-00	30264-02	32436-01
11087-02	20130-02	21340-00	22593-01	23065-00	23143-01	23371-07	24183-01	28510-00	30264-03	32437-00
12189-01	20130-03	21340-01	22593-02	23065-01	23143-02	23371-08	24184-00	28510-01	30264-04	32437-01
12189-02	20130-04	21340-02	22627-00	23065-03	23143-03	23371-09	24184-01	28510-02	30264-05	32437-02
12189-03	20130-05	21340-03	22627-01	23065-04	23143-04	23371-10	24185-00	28510-03	30264-06	32437-03
12189-04	20130-06	21340-04	22715-00	23065-05	23143-06	23371-11	24185-01	28526-00	30264-07	33124-00
12189-05	20153-00	21340-05	22715-01	23066-01	23143-07	23371-14	24185-02	28553-00	30264-08	33125-00
12189-06	20154-00	21340-06	22715-02	23066-02	23143-08	23483-00	24186-00	28553-01	30264-09	34698-00
12189-07	20319-00	21340-07	22716-00	23066-03	23143-09	24131-00	24186-01	28810-00	30264-10	Old Town
13060-01	20643-00	21430-01	22716-01	23066-04	23143-10	24131-01	24186-02	28980-00	30264-11	PM 24387
13060-02	20644-00	21561-00	22716-02	23066-05	23143-11	24131-02	24186-03	29033-00	30264-12	PM 26488
13060-03	20703-01	21672-01	22716-03	23067-02	23173-00	24131-03	24187-00	29036-00	30264-13	PM 27493
13060-04	20703-02	21672-02	22716-04	23067-03	23173-01	24132-00	24187-01	29133-00	30264-14	PM 28122
13060-05	20703-03	21672-03	22761-00	23067-04	23173-02	24132-01	24187-02	29203-00	30264-15	37341-01
13060-06	20735-01	21672-04	22762-00	23067-05	23173-03	24133-00	24188-00	29286-00	30667-00	37341-03
13060-07	20735-02	21673-00	22786-00	23100-01	23173-04	24133-01	24188-01	29734-00	30667-01	37341-04
13060-08	20735-03	21673-01	22915-00	23100-02	23174-01	24133-02	24188-02	29798-00	30667-02	37341-05
18518-00	20735-04	21673-02	22915-01	23100-03	23174-02	24133-03	24188-03	29798-01	30667-03	37341-06
18518-01	20735-05	21673-03	22915-02	23100-04	23174-03	24133-04	24232-00	29798-02	30668-00	37341-07
18518-02	20735-06	21674-00	22915-03	23100-05	23174-04	24133-05	25004-00	29798-03	30668-01	37341-08
18518-03	20735-07	21674-01	22916-00	23100-06	23174-05	24134-00	25004-01	29798-04	30668-02	37341-09
18583-00	20735-08	21674-02	22916-01	23100-07	23174-06	24134-01	25892-00	29798-05	30669-00	37341-10
19872-00	20735-09	21674-03	22916-02	23100-08	23177-00	24134-02	26488-00	29798-06	30669-01	
19872-01	20848-00	21675-00	22916-03	23101-01	23209-00	24134-03	26828-00	29798-07	30669-02	
19872-02	20879-00	21675-01	22962-00	23101-02	23220-00	24135-00	26828-01	29798-08	31053-00	
19872-03	20879-01	21675-02	23063-01	23101-03	23267-00	24135-01	26828-02	29798-09	31053-01	
19872-04	20882-00	21675-03	23063-02	23101-04	23267-01	24135-02	27827-00	29798-10	31053-02	

Service Level C, Perimeter Landscaping

Service level C includes all developed single-family and condominium residential parcels and residential vacant lots for which the District provides on-going servicing, operation, and maintenance of perimeter landscaped areas and slopes within the public rights-of-way and dedicated easements adjacent to and associated with certain tracts and subdivisions. The level of maintenance required in these tracts and subdivisions varies depending on operating costs. Thirty-two (32) Zones with corresponding rates have been established within Service Level C.

In recent fiscal years, the cost of maintaining the perimeter landscaping for most zones in Service Level C, far accede the maximum assessment that can be levied against the parcels in these zones. As a result, it has been necessary for City staff to reduce services and activities and/or reduce or eliminate the collection of funding for long term repairs, replacements and rehabilitation.

The current rates and charges for Service Level C is per residential lot and shall be applied to developed and undeveloped residential parcels within the following Tracts and subdivisions for Fiscal Year 2026-2027.

Table 3-2

Service Level C

Zone No. 1	Maximum Rate: $116.00	Proposed Rate: $116.00
Tract Name:	**Tract Numbers:**	
Saddlewood	18518-00 18518-01 18518-02 18518-03	

Zone No. 2	Maximum Rate: $89.00	Proposed Rate: $89.00
Tract Name:	**Tract Numbers:**	
Winchester Creek	20130-00 20130-01 20130-02 20130-03 20130-04 20130-05 20130-06 21340-00 21340-01 21340-02 21340-03 21340-04 21340-05 21340-06	

Zone No. 3	Maximum Rate: $116.00	Proposed Rate: $116.00
Tract Name:	**Tract Numbers:**	
Rancho Highlands	20643-00 20644-00 21760-00 22203-00 22204-00 22761-00 22762-00	

Zone No. 4	Maximum Rate: $46.00	Proposed Rate: $46.00
Tract Name:	**Tract Numbers:**	
The Vineyards	20879-00 20879-01	

Zone No. 5	Maximum Rate: $175.00	Proposed Rate: $175.00
Tract Name:	**Tract Numbers:**	
Signet Series	20882-00 20882-01 20882-02 20882-03	

Zone No. 6 [3]	Maximum Rate: $145.58	Proposed Rate: $145.58
Tract Name:	**Tract Numbers:**	
Woodcrest Country	21561-00 22208-00	

[3] Beginning Fiscal Year 2009-2010, the base rate for Zone 6 was $95.00. Each year thereafter, beginning Fiscal Year 2010-2011 the maximum rate as approved by the property owners is annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index ("CPI") of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

Zone No. 7	Maximum Rate: $89.00	Proposed Rate: $89.00
Tract Name:	**Tract Numbers:**	
Ridgeview	20735-07 20735-08 20735-09 20881-00 21764-00	

Zone No. 8	Maximum Rate: $175.00	Proposed Rate: $175.00
Tract Name:	**Tract Numbers:**	
Village Grove	21672-01 21672-02 21672-03 21672-04 21673-00 21637-01 21637-02 21673-03 21674-00 21674-01 21674-02 21674-03 21675-00 21675-01 21675-02 21675-03 21675-04 21675-05 21675-06	

Zone No. 9	Maximum Rate: $46.00	Proposed Rate: $46.00
Tract Name:	**Tract Numbers:**	
Rancho Solana	22593-00 22593-01 22593-02	

Zone No. 10	Maximum Rate: $116.00	Proposed Rate: $116.00
Tract Name:	**Tract Numbers:**	
Martinique	23128-00	

Zone No. 11	Maximum Rate: $175.00	Proposed Rate: $175.00
Tract Name:	**Tract Numbers:**	
Meadow View	21765-00	

Zone No. 12	Maximum Rate: $116.00	Proposed Rate: $116.00
Tract Name:	**Tract Numbers:**	
Vintage Hills	22715-00 22715-01 22715-02 22716-00 22716-01 22716-02 22716-03 22716-04 22915-00 22915-01 22915-02 22915-03 22916-00 22916-01 22916-02 22916-03	

Zone No. 13	Maximum Rate: $46.00	Proposed Rate: $46.00
Tract Name:	**Tract Numbers:**	
Presley Development	23267-00 23267-01 23267-02 23267-03 23267-04 26861-00 26861-01 26861-02 26861-03	

Zone No. 14	Maximum Rate: $89.00	Proposed Rate: $89.00
Tract Name:	**Tract Numbers:**	
Morrison Homes	22148-00	

Zone No. 15	Maximum Rate: $175.00	Proposed Rate: $175.00
Tract Name:	**Tract Numbers:**	
Barclay Estates	25004-01	

Zone No. 16	Maximum Rate: $175.00	Proposed Rate: $175.00
Tract Name:	**Tract Numbers:**	
Tradewinds	23125-00 23125-01 23125-02 23125-03	

Zone No. 17	Maximum Rate: $46.00	Proposed Rate: $46.00
Tract Name:	**Tract Numbers:**	
Monte Vista	28309-00	

Zone No. 18	Maximum Rate: $70.00	Proposed Rate: $70.00
Tract Name:	**Tract Numbers:**	
Temeku Hills	23371-00 23371-01 23371-02 23371-03 23771-04 23771-05 23371-06 23371-07 23371-08 23371-09 23371-10 23371-11 23371-14 28482-00 28482-01 28482-02 28482-03 28526-00 29033-00	

Zone No. 19	Maximum Rate: $225.00	Proposed Rate: $225.00
Tract Name:	**Tract Numbers:**	
Chantemar	28510-00 28510-01 28510-02 28510-03	

Zone No. 20	Maximum Rate: $175.00	Proposed Rate: $175.00
Tract Name:	**Tract Numbers:**	
Crowne Hill	23143-00 23143-02 23413-03 23413-04 23413-01 23413-03 23413-04 23413-06 23413-07 23413-08 23413-09 23413-10 23413-11	

Zone No. 21	Maximum Rate: $129.00	Proposed Rate: $129.00
Tract Name:	**Tract Numbers:**	
Vail Ranch Gated Community	28832-00	
Vail Ranch Residential	23173-00 23173-01 23173-02 23173-03 23173-04 23174-01 23174-02 23174-03 23174-04 23174-05 23174-06 28480-00	

Zone No. 22	Maximum Rate: $116.00	Proposed Rate: $116.00
Tract Name:	**Tract Numbers:**	
Sutton Place	29286-00	

Zone No. 23	Maximum Rate: $20.00	Proposed Rate: $20.00
Tract Name:	**Tract Numbers:**	
Pheasant Run	19872 19872-01 19872-02 19872-03 19872-04 19872-05	

Zone No. 24	Maximum Rate: $100.00	Proposed Rate: $100.00
Tract Name:	**Tract Numbers:**	
Harveston	29928 29928-01 29928-02 29928-03 29929 29929-01 30088 30667 30667-01 30667-02 30667-03 30668 30668-01 30668-02 30669 30669-01 30669-02 31053 31053-01 31053-02 31053-03 32436 32436-01 32437 32437-01 32437-02 32437-03 34698	
Harveston Ashville I	31276	
Harveston Ashville II	32104	
Harveston Condos	32169 32170	

Zone No. 25	Maximum Rate: $200.00	Proposed Rate: $200.00
Tract Name:	**Tract Numbers:**	
Serena Hills	23209	

Zone No. 26	Maximum Rate: $270.00	Proposed Rate: $270.00
Tract Name:	**Tract Numbers:**	
Traditions/Gallery Homes	29133	

Zone No. 27	Maximum Rate: $70.00	Proposed Rate: $70.00
Tract Name:	**Tract Numbers:**	
Avondale	26828 26828-01 26828-02	

Zone No. 28	Maximum Rate: $129.00	Proposed Rate: $129.00
Tract Name:	**Tract Numbers:**	
Wolf Creek	29798 29798-01 29798-02 29798-03 29798-04 29798-05 29798-06 29798-07 29798-08 29798-09 30264 30264-01 30264-02 30264-03 30264-04 30264-05 30264-06 30264-07 30264-08 30264-09 30264-10 30264-11 30264-12 30264-13 30264-14 30264-15 31898 33125 32319 33124	

Zone No. 29 [4]	Maximum Rate: $519.58	Proposed Rate: $519.58
Tract Name:	**Tract Numbers:**	
Gallery Portraits	31344-00	

[4] Beginning Fiscal Year 2006-2007, the base rate for Zone 29 was $315.00. Each year thereafter, beginning Fiscal Year 2007-2008 for Zone 29 the maximum rate as approved by the property owners is annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index ("CPI") of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

Zone No. 30 [5][6]	Maximum Rate: $129.00	Proposed Rate: $0.00
Tract Name:	**Tract Numbers:**	
Valdemosa	25004	

[5] The maximum rate for Zone 30 is $129.00.

[6] Beginning Fiscal Year 2010-2011, Zone 30 elected to maintain its own perimeter landscaping under the existing Homeowner's Association ("HOA"). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

Zone No. 31 [7][8]	Maximum Rate: $42.89	Proposed Rate: $0.00
Tract Name:	**Tract Numbers:**	
Roripaugh Ranch	TBD	

[7] Beginning Fiscal Year 2006-2007, the base rate for Zone 31 was $26.00. Each year thereafter, beginning Fiscal Year 2007-2008 for Zone 31, the maximum rate as approved by the property owners is annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index ("CPI") of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

[8] Zone 31 elected to have its perimeter landscaping maintained by a Homeowner's Association ("HOA"). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

Zone No. 32 [9][10]	Maximum Rate: $980.77	Proposed Rate: $0.00
Tract Name:	**Tract Numbers:**	
Vineyard View	23103-2	

[9] Beginning Fiscal Year 2008-2009, the base rate for Zone 32 was $640.00. Each year thereafter, beginning Fiscal Year 2009-2010 for Zone 32, the maximum rates as approved by the property owners are annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index ("CPI") of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

[10] Zone 32 elected to have its perimeter landscaping maintained by a Homeowner's Association ("HOA"). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

Service Level R, Road Maintenance

Service Level R provides funding for construction, improvement, service, and maintenance of unpaved public streets and roads within specific areas of the District. The services provided may include, but are not limited to, renovation or restoration due to damage, flood and drainage control, repairs and re-grading, and upgrades of the existing areas as required for unpaved roads. All parcels identified within Service Level R share in the cost of the services provided. The costs associated with the services are spread among all parcels within various areas ("rate levels") of Service Level R in accordance with the Rate and Method of Apportionment for the service level. Service Level R currently has one (1) active rate level, Rate Level R-1. The area for Rate Level R-2 has been fully paved and therefore an assessment is currently not required. Only the parcels within Rate Level R-1 boundary area will be charged for the costs associated with servicing and maintaining the roads and streets in the area.

- **RATE LEVEL R-1 –** This rate level consists of fifty-five (55) assessable parcels that have direct access to roads or streets that are serviced and maintained through the District. This rate level provides funding for the servicing and maintenance of Kimberly Lane, Greenwood Lane, Liefer Road, Gatlin Road, and Pala Vista. A total of 1.546 miles of roads are serviced and maintained in this area. The current maximum rates and charges in R-1 are $115.26 per single-family residential lot and $57.62 per vacant residential lot.
- **RATE LEVEL R-2 –** This rate level consists of forty (40) assessable parcels that have direct access to Santiago Road. This area has been fully paved and no longer requires service under this District.

Refuse/Recycling Collection

The Refuse/Recycling Collection Service Level provides for the operation and administration of the refuse collection program, including recycling services for all developed residential homes (or "Households") within the District. The rate and charge for Fiscal Year 2026-2027 Refuse/Recycling Collection is $382.33 per Household and will be applied to all parcels that have been identified as developed residential homes.

Changes or modifications to the District structure, if any, could include but are not limited to, changes or expansion in the existing improvements or in the types of services provided, addition of new services or Service Levels, restructuring of the current Service Levels, inclusion of parcels into the District or Service Levels, or revisions to the method of apportionment. Changes or modifications within the District that may affect the levy are outlined in the following.

Notable Previous Modifications to the District

Two Service Levels Replaced with a Special Tax

On March 4, 1997, the voters of Temecula approved a Special Tax to fund citywide community services. This Special Tax replaced two existing Service Levels, previously charged through the Community Services District. Beginning in Fiscal Year 1997-1998 the below two Service Levels were replaced by the Special Tax and are no longer charged through the District.

- **COMMUNITY SERVICES, PARKS, AND RECREATION –** This service level provided for the maintenance, service, and operation of all public parks and recreation services within the City.
- **SERVICE LEVEL A, ARTERIAL STREET LIGHTING AND MEDIANS –** This service level provided servicing, operation, and maintenance of traffic signals, street lighting, and landscaped medians along arterial streets.

Service Level R

As of Fiscal Year 2008-2009, the streets have been fully paved and there is no longer a need to assess for unpaved road maintenance (Rate level R-2).

Proposed Modifications to the District for Fiscal Year 2026-2027

The most notable modification to the District for Fiscal Year 2026-2027 is related to the addition of improvements and expansion of existing services as a result of new development. When a new residential tract is developed, the District may accept additional improvements for maintenance and servicing. Along with acceptance of the improvements, the parcels within those tracts would be included in the appropriate Service Levels. The improvements and services for Service Levels B and C are typically tract or development specific and therefore, all parcels within a tract or development would be included in these two Service Levels when the District accepts the improvements. Additionally, individual residential parcels are included in the Refuse/Recycling Collection when a new single-family residential unit is identified, and service is ordered.

Service Level B

In Fiscal Year 2022-2023 the District conducted a successful Proposition 218 ballot proceeding and annexed 545 parcels into Service Level B. Another successful Proposition 218 ballot proceeding was conducted in Fiscal Year 2023-2024 and an additional 138 parcels were annexed into Service Level B.

Service Level C

The annual revenue collected for the majority of the Zones in Service Level C is not sufficient to cover the costs to maintain these zones. Due to the rising costs, the District has had to reduce services to the maintenance of the perimeter landscaping for these zones. In Fiscal Year 2019-2020 the District conducted a Proposition 218 ballot proceeding to increase the assessment rates for Zones 1, 4, 7, 10, 11, 14, 15, 17, 22 and 27. The majority of the ballots received were in opposition to the increased assessments in all zones, and the increase was therefore not applied. The assessment rates, for 27 of the 29 zones currently assessed in Service Level C, have not increased since the zones were established. Because the costs continue to increase and the assessments have stayed the same, the service will remain limited and may have to be reduced further due to limited annual funds.

In Fiscal Year 2020-2021 the District terminated the flood channel easements in Zone 7 therefore eliminating the need for maintenance of said areas. This action resulted in the termination of the assessment for only the sixteen (16) parcels affected, effective Fiscal Year 2020-2021.

In December of 2020, the District initiated a Request for Proposal (RFP) for the maintenance services of the landscape areas in Service Level C. The new maintenance contract that was awarded and approved by the Board resulted in a reduction in the budgeted maintenance cost for Fiscal Year 2021-2022. The new contract was effective July 1, 2021.

There are no new inclusions to Service Level C (Perimeter Landscaping) proposed for the Fiscal Year 2026-2027.

Service Level R

There are no new inclusions to Service Level R (Road Maintenance) proposed for Fiscal Year 2026-2027.

Refuse/Recycling Collection

A total of 249 newly developed residential parcels have been identified and added to Refuse/Recycling Collection for Fiscal Year 2026-2027. New residential parcels are identified each year and included in Refuse/Recycling Collection based upon the waste hauler's updated service records.

The rate for Fiscal Year 2026-2027 for Refuse/Recycling Collection is $382.33 per residential parcel. For Fiscal Year 2025-2026, the rate for this service was $363.68.

For more information, please refer to Section 2, Budgets and Levy Summary. The costs for the District represent actual service costs, as provided in the City's Franchise Agreement with CR&R Waste Services.

Method of Apportionment

The cost to provide services within the District will be fairly distributed among each eligible property.

Service Level B (Residential Street Lighting):

The following formula is used to calculate each property's Service Level B charges by the per parcel/unit (residential "lot/unit") method.

Total Balance to Levy (Budgeted) ÷ (Total Residential Lots + Assigned Condominium Units) = Parcel Charge

Service Level C (Perimeter Landscaping and Slopes); and Refuse/Recycling Collection:

The following formula is used to calculate each property's charges by the per parcel (residential "lot") method.

Total Balance to Levy (Budgeted) / Total Residential Lots (in Service Level) = Parcel Charge

Service Level R (Roads):

The charge per Levy Unit for Service Level R is based on a Parcel Development Unit (PDU), which is similar to a per parcel charge, but makes a distinction between developed and undeveloped parcels.

Parcel Development Units = 1.0 for Developed Parcels

Parcel Development Units = 0.5 for Undeveloped Parcels

Total Balance to Levy / Total Parcel PDU (in Rate Level) = Parcel Charge

The following tables reflect the levy calculations for each Service Level.

Table 5-1
Parcel Charge Calculation Service Level B

Property Type	Parcel/Unit	x	Charge per Parcel/Unit	=	Parcel/Unit Charge	Multiplier
Single Family Residential Lot	1.00		$25.68		$25.68	Per Parcel
Vacant Residential Lot	1.00		$25.68		$25.68	Per Parcel
Assigned Condominium Units [11]	0.50		$25.68		$12.84	Per Parcel/Unit

[11] Defined as Assigned Condominium Units in Service Level B for which the interior streetlights are privately maintained however, the Assigned Condominium Units benefit from perimeter or collector street lighting funded by Service Level B.

Table 5-2
Parcel Charge Calculation Service Level C

Property Type and Zone	Parcel/Unit	x	Charge per Parcel	=	Parcel Charge	Multiplier
Residential Lot Zone No. 1	1.00		$116.00		$116.00	Per Parcel
Residential Lot Zone No. 2	1.00		$89.00		$89.00	Per Parcel
Residential Lot Zone No. 3	1.00		$116.00		$116.00	Per Parcel
Residential Lot Zone No. 4	1.00		$46.00		$46.00	Per Parcel
Residential Lot Zone No. 5	1.00		$175.00		$175.00	Per Parcel
Residential Lot Zone No. 6 (12)	1.00		$145.58		$145.58	Per Parcel
Residential Lot Zone No. 7	1.00		$89.00		$89.00	Per Parcel
Residential Lot Zone No. 8	1.00		$175.00		$175.00	Per Parcel
Residential Lot Zone No. 9	1.00		$46.00		$46.00	Per Parcel
Residential Lot Zone No. 10	1.00		$116.00		$116.00	Per Parcel
Residential Lot Zone No. 11	1.00		$175.00		$175.00	Per Parcel
Residential Lot Zone No. 12	1.00		$116.00		$116.00	Per Parcel
Residential Lot Zone No. 13	1.00		$46.00		$46.00	Per Parcel
Residential Lot Zone No. 14	1.00		$89.00		$89.00	Per Parcel
Residential Lot Zone No. 15	1.00		$175.00		$175.00	Per Parcel
Residential Lot Zone No. 16	1.00		$175.00		$175.00	Per Parcel
Residential Lot Zone No. 17	1.00		$46.00		$46.00	Per Parcel
Residential Lot Zone No. 18	1.00		$70.00		$70.00	Per Parcel
Residential Lot Zone No. 19	1.00		$225.00		$225.00	Per Parcel
Residential Lot Zone No. 20	1.00		$175.00		$175.00	Per Parcel
Residential Lot Zone No. 21	1.00		$129.00		$129.00	Per Parcel
Residential Lot Zone No. 22	1.00		$116.00		$116.00	Per Parcel
Residential Lot Zone No. 23	1.00		$20.00		$20.00	Per Parcel
Residential Lot Zone No. 24	1.00		$100.00		$100.00	Per Parcel
Residential Lot Zone No. 25	1.00		$200.00		$200.00	Per Parcel
Residential Lot Zone No. 26	1.00		$270.00		$270.00	Per Parcel
Residential Lot Zone No. 27	1.00		$70.00		$70.00	Per Parcel
Residential Lot Zone No. 28	1.00		$129.00		$129.00	Per Parcel
Residential Lot Zone No. 29 (12)	1.00		$519.58		$519.58	Per Parcel
Residential Lot Zone No. 30 (13)	1.00		$129.00		$129.00	Per Parcel
Residential Lot Zone No. 31 (12)(14)	1.00		$42.89		$0.00	Per Parcel
Residential Lot Zone No. 32 (12)(14)	1.00		$980.77		$0.00	Per Parcel

(12) Beginning Fiscal Year 2007-2008 for Zones 29 and 31 and beginning Fiscal Year 2009-10 for Zones 6 and 32, the maximum rates as approved by the property owners are annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index ("CPI") of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%.

(13) Beginning Fiscal Year 2010-2011, Zone 30 has elected to maintain its own perimeter landscaping under the existing Homeowner's Association ("HOA"). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

(14) Zones 31 and 32 Zone 31 elected to have the perimeter landscaping maintained by a Homeowner's Association ("HOA"). As a result, the Zones will not be levied under Service Level C for Fiscal Year 2026-2027.

Table 5-3
Parcel Charge Calculation Service Level R

Property Type and Zone	Parcel/Unit	x	Charge per Parcel	=	Parcel Charge	Multiplier
Single Family Residential Lot R-1	1.00		$115.26		$115.26	Per Parcel
Vacant Residential Lot R-1	0.50		$115.26		$57.62	Per Parcel

Table 5-4
Parcel Charge Calculation Refuse/Recycling Collection

Property Type [15]	Parcel/Unit	x	Charge per Parcel	=	Parcel Charge	Multiplier
Single Family Residential Lot	1.00		$382.33		$382.33	Per Parcel

[15] Developed residential parcels identified by CR&R for which refuse collections are available.

6. Tax Roll

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

APPENDIX A

Tax Roll
(On file with the City Clerk)

TEMECULA COMMUNITY SERVICES DISTRICT
AGENDA REPORT

TO: General Manager/Board of Directors

FROM: Erica Russo, Director of Community Services

DATE: May 26, 2026

SUBJECT: Approve Agreement with Thessalonika Family Services dba Mission Hope for Implementation of the Temecula Family Bridge Program and Flexible Family Assistance Administration for Fiscal Year 2026-2027

PREPARED BY: Lacy Sisler, Principal Management Analyst

RECOMMENDATION: That the Board of Directors approve an agreement with Thessalonika Family Services dba Mission Hope for implementation of the Temecula Family Bridge Program and Flexible Family Assistance Administration for fiscal year 2026-2027 in the amount of $350,000.

BACKGROUND: The Temecula Community Services District continues to identify and address gaps in the local homelessness response system, particularly for Temecula households with children who are experiencing or at risk of homelessness. While shelter and stabilization resources may exist regionally, they are not always structured in a manner that preserves family unity, employment stability, educational continuity, and local support systems. Traditional shelter models can present barriers for families with fathers, teenage boys, or other household composition considerations, and may require households to separate or leave the community to access shelter. This can force families to choose between remaining intact and accepting placements that significantly disrupt work, school attendance, and daily functioning.

To address these gaps, the Temecula Family Bridge Program was developed. This one-year pilot program is intended to provide short-term bridge housing, flexible financial assistance, emergency motel support, and housing-focused stabilization services for Temecula residents. The program is designed to create a more locally responsive and flexible intervention model that allows families and other vulnerable households to stabilize quickly while remaining connected to the community.

On April 14, 2026, the City Council approved the Fiscal Year 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan, which included a $78,964 public services allocation recommendation for the Family Bridge Program. The Family Bridge Program activity summary identified bridge housing property use and housing operations as the proposed CDBG-funded component of the program. The remaining program costs of $271,036 will be absorbed within the existing TCSD Annual Operating Budget (AOB). This is made possible through the reallocation of savings realized from reductions in other contracts.

Mission Hope has been identified as the consultant/operator for the pilot program due to its established local presence, demonstrated service capacity, and ongoing partnership with the City.

Mission Hope is already actively engaged in providing housing support, case management, and resource navigation services within the community and will leverage existing programs and resources to support successful implementation of this pilot program.

TEMECULA FAMILY BRIDGE PROGRAM:

The proposed agreement with Mission Hope establishes the framework for implementation of the Temecula Family Bridge Program and Flexible Family Assistance Administration for Fiscal Year 2026-2027. Under the agreement, Mission Hope would administer a coordinated pilot program consisting of four primary components:

1. Bridge Housing Program: Mission Hope would provide and operate a four-bedroom residential property located at 38950 Mesa Road, Temecula, California, for short-term bridge housing for eligible Temecula households with children. Consultant responsibilities would include rent or lease costs, utilities, maintenance and repairs, landscaping, cleaning and sanitation, furnishings and household supplies, insurance, on-site management and/or security, and all other operational costs necessary to maintain the property in a safe, sanitary, and habitable condition. The bridge housing component is intended to serve households that cannot be immediately rapidly rehoused without additional stabilization, transitional support, and case management. Services would include intake and eligibility verification, individualized housing stabilization planning, service coordination, benefits navigation, housing search and landlord engagement, transition planning, and documentation/file maintenance.

2. Flexible Family Assistance Administration: Mission Hope would administer a set budget for flexible family financial assistance. Assistance may include rental assistance, utility assistance, security deposits, move-in costs, arrearages, and other housing stabilization expenses. Eligible populations include: Temecula households with children, Temecula seniors, Temecula veterans, Temecula individuals fleeing domestic violence, and permanently disabled individuals. This component is intended to both prevent homelessness and rapidly stabilize households already experiencing homelessness or housing crisis.

3. Flexible Emergency Shelter / Motel Support: Mission Hope would administer a set budget for short-term motel placements tied to housing stabilization plans. Motel support may be used for households actively receiving financial assistance who require temporary shelter while securing permanent housing, as well as households who would otherwise qualify for bridge housing but are not an appropriate fit for the shared residence, including households with fathers, teenage boys, or other safety or suitability considerations. This structure provides a practical local option for immediate stabilization while preserving family unity and minimizing disruption.

4. Resource and Housing Navigation: Mission Hope would provide one full-time equivalent Resource and Housing Navigator supporting all program components. Navigation services would be delivered through Mission Hope's primary location and scheduled service hours at the Temecula Resource Center and The Barn. The navigator would serve as a primary intake point for referrals, including calls and email inquiries, staff referrals, referrals from RSO, SWAG, and other community providers, as well as self-referrals. This component is intended to improve coordinated access, warm handoffs, and housing-focused case resolution.

The agreement also establishes requirements related to staffing levels, program oversight, training, reporting, file management, and coordination with the City. The City will provide program guidelines, eligibility criteria, funding parameters, and reporting templates, and will retain oversight of program implementation.

FISCAL IMPACT: $78,964 of the contract will be funded through CDBG Public Service funds. The remaining $271,036 has been requested as part of the FY 2026-27 AOB process, and reflects no net increase over the current Fiscal Year's budget.

ATTACHMENTS: Agreement

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AGREEMENT FOR CONSULTANT SERVICES BETWEEN TEMECULA COMMUNITY SERVICES DISTRICT AND THESSALONIKA FAMILY SERVICES, INC. DBA MISSION HOPE

TEMECULA FAMILY BRIDGE PROGRAM & FLEXIBLE FAMILY ASSISTANCE ADMINISTRATION

THIS AGREEMENT is made and effective as of **May 26, 2026**, between the **Temecula Community Services District**, a community services district (hereinafter referred to as "City"), and **Thessalonika Family Services, Inc. dba Mission Hope,** a California nonprofit corporation, (hereinafter referred to as "Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. TERM

This Agreement shall commence on **July 1, 2026,** and shall remain and continue in effect until tasks described herein are completed, but in no event later than **June 30, 2027**, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

Consultant shall perform the services and tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. Consultant shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A.

3. PERFORMANCE

Consultant shall faithfully and competently exercise the ordinary skill and competence of members of their profession. Consultant shall employ all generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. PAYMENT

a. The City agrees to pay Consultant, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B, Payment Rates and Schedule, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. Any terms in Exhibit B, other than the payment rates and schedule of payment, are null and void. This amount shall not exceed **Three Hundred Fifty Thousand Dollars and No Cents ($350,000.00)** for the total term of this agreement unless additional payment is approved as provided in this Agreement.

b. Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the General Manager. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by General Manager and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

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c. The General Manager may approve additional work up to ten percent (10%) of the amount of the Agreement as approved by the District. Any additional work in excess of this amount shall be approved by the the District.

d. Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted between the first and fifteenth business day of each month, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees, it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. For all reimbursements authorized by this Agreement, Consultant shall provide receipts on all reimbursable expenses in excess of Fifty Dollars ($50) in such form as approved by the Director of Finance.

5. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

a. The General Manager may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the General Manager suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

b. In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City, pursuant to Section entitled **"PAYMENT"** herein.

6. DEFAULT OF CONSULTANT

a. The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

b. If the General Manager determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, it shall serve the Consultant with written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the General Manager shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. OWNERSHIP OF DOCUMENTS

a. Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information required by Director of Community Services, or her designee, ("Director") that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail

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to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of Director at reasonable times to such books and records, shall give Director the right to examine and audit said books and records, shall permit Director to make transcripts there from as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

b. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files containing data generated for the work, Consultant shall make available to the Director, upon reasonable written request by the Director, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files.

8. INDEMNIFICATION

The Consultant agrees to defend, indemnify, protect and hold harmless the City of Temecula, Temecula Community Services District, and/or the Successor Agency to the Temecula Redevelopment Agency, its officers, officials, employees and volunteers from and against any and all claims, demands, losses, defense costs or expenses, including attorney fees and expert witness fees, or liability of any kind or nature which the City of Temecula, Temecula Community Services District, and/or the Successor Agency to the Temecula Redevelopment Agency, its officers, agents, employees or volunteers may sustain or incur or which may be imposed upon them for injury to or death of persons, or damage to property arising out of Consultant's negligent or wrongful acts or omissions arising out of or in any way related to the performance or non-performance of this Agreement, excepting only liability arising out of the negligence of the City of Temecula, Temecula Community Services District, and/or the Successor Agency to the Temecula Redevelopment Agency.

9. INSURANCE REQUIREMENTS

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons and/or damages to property, which may arise from or in connection with the performance of the work hereunder and the results of work by the Consultant, its agents, representatives, employees, or subcontractors.

a. Minimum Scope of Insurance. Coverage shall be at least as broad as:

1) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an “occurrence” basis, including products and completed operation, property damage, bodily injury, and personal & advertising with limits no less than One Million ($1,000,000) per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 05 09 or 25 04 05 09) or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Consultant has no owned autos, covering hired, (Code8) and non-owned autos

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(Code 9), with limits no less than One Million ($1,000,000) per accident for bodily injury, including death, of one or more persons, property damage and personal injury.

3) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than One million ($1,000,000) per accident for bodily injury or disease. In accordance with the provisions of Labor Code Section 3700, every Consultant will be required to secure the payment of compensation to its employees. Pursuant to Labor Code Section 1861, Consultant must submit to City the following certification before beginning any work on the Improvements:

> I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.
>
> By executing this Agreement, Consultant is submitting the certification required above.
>
> The policy must contain a waiver of subrogation in favor of the City of Temecula, the Temecula Community Services District, the Successor Agency to the Temecula Redevelopment Agency, their officers, officials, employees or volunteers.

4) Professional Liability (Errors and Omissions): One million ($1,000,000) per occurrence and in aggregate. Professional Liability Insurance shall be written on a policy form providing professional liability for the Consultant's profession.

b. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared and approved by the Risk Manager.

c. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

1) The City of Temecula, the Temecula Community Services District, the Successor Agency to the Temecula Redevelopment Agency, their officers, officials, employees and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Consultant's products and completed operations of the Consultant; premises owned, occupied or used by the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant Insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used). The coverage shall contain no special limitations on the scope of protection afforded to the City of Temecula, the Temecula Community Services District, the Successor Agency to the Temecula Redevelopment Agency, their officers, officials, employees, or volunteers.

2) For any claims related to this project, the Consultant insurance coverage shall be primary and non-contributory and at least as broad as ISO CG 20 01 04 13 as respects the City, the Temecula Community Services District, the Successor Agency to the Temecula Redevelopment Agency, their officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City of Temecula, Temecula Community Services District, and/or the Successor Agency to the Temecula Redevelopment Agency, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it. This also applies to any Excess or Umbrella liability policies.

3) The Consultant may use Umbrella or Excess Policies to provide the limits as required in this agreement. The Umbrella or Excess policies shall be provided on a true

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"following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability Insurance.

4) Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect the indemnification provided to the City of Temecula, the Temecula Community Services District, and/or the Successor Agency to the Temecula Redevelopment Agency, their officers, officials, employees, or volunteers.

5) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

6) If the Consultant maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or higher limits maintained by the consultant.

7) If insurance coverage is canceled or, reduced in coverage or in limits the Consultant shall within two (2) business days of notice from insurer phone, fax, and/or notify the City via certified mail, return receipt requested of the changes to or cancellation of the policy.

8) Unless otherwise approved by City, if any part of the Services and Tasks is subcontracted, the Minimum Insurance Requirements must be provided by, or on behalf of, all subcontractors even if city has approved lesser insurance requirements for Consultant, and all subcontractors must agree in writing to be bound by the provisions of this section.

d. Acceptability of Insurers. Insurance required above, except for workers' compensation insurance, must be placed with insurers with a current A.M. Best rating of A-:VII or better, unless otherwise acceptable to the City. Self-insurance shall not be considered to comply with these insurance requirements.

e. Verification of Coverage. Consultant shall furnish the City with original certificates and amendatory endorsements, or copies of the applicable policy language affecting coverage required by this clause. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

f. Special Risks or Circumstances. The General Manager reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

10. INDEPENDENT CONTRACTOR

a. Consultant is and shall at all times remain as to the City a wholly independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, agents, or volunteers shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees or agents are in any manner officers, employees or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation or liability whatever against City, or bind City in any manner.

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b. No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of all local, State and Federal ordinances, laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such ordinances, laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this section.

12. RELEASE OF INFORMATION

a. All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without Director's prior written authorization. Consultant, its officers, employees, agents or subcontractors, shall not without written authorization from the Director or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

b. Consultant shall promptly notify Director should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City Attorney with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

13. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, that provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by Notice. Notice shall be effective upon delivery to the addresses specified below or on the third business day following deposit with the document delivery service or United States Mail as provided above.

Mailing Address: City of Temecula
Attn: General Manager
41000 Main Street
Temecula, CA 92590

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To Consultant: **Mission Hope**
Attn: Heather Sanford
41760 Rider Way
Temecula, CA 92592

14. ASSIGNMENT; CONSULTANT WORK WITH ITS EMPLOYEES; SUBCONTRACTS

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the Director. Consultant shall perform all work under this agreement with its own employees unless Director approves in writing a subcontractor prior to start of subcontractor's work. Consultant shall not retain independent contractors to perform work for it under this Agreement. Upon termination of this Agreement, Consultant's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the City Council and the Consultant.

15. LICENSES

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

16. GOVERNING LAW

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with geographic jurisdiction over the City of Temecula. In the event such litigation is filed by one party against the other to enforce its rights under this Agreement, the prevailing party, as determined by the Court's judgment, shall be entitled to reasonable attorney fees and litigation expenses for the relief granted.

17. PROHIBITED INTEREST

No officer, or employee of the City of Temecula that has participated in the development of this agreement or its approval shall have any financial interest, direct or indirect, in this Agreement, the proceeds thereof, the Consultant, or Consultant's sub-contractors for this project, during his/her tenure or for one year thereafter. The Consultant hereby warrants and represents to the City that no officer or employee of the City of Temecula or the Temecula Community Services District that has participated in the development of this agreement or its approval has any interest, whether contractual, non-contractual, financial or otherwise, in this transaction, the proceeds thereof, or in the business of the Consultant or Consultant's sub-contractors on this project. Consultant further agrees to notify the Director in the event any such interest is discovered whether or not such interest is prohibited by law or this Agreement.

18. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely

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upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he or she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder. The General Manager is authorized to enter into an amendment on behalf of the City to make the following non-substantive modifications to the agreement: (a) name changes; (b) extension of time; (c) non-monetary changes in scope of work; (d) agreement termination.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

TEMECULA COMMUNITY SERVICES DISTRICT

By: _____

James Stewart, TCSD President

THESSALONIKA FAMILY SERVICES, INC. DBA MISSION HOPE

By: Signed by: Heather Sanford 8F2211F53876449...

Heather Sanford, CEO

ATTEST:

By: _____

Randi Johl, Secretary

By: DocuSigned by: Nicole Albrecht F493C8FFF3F94AF...

Nicole Albrecht, Vice-Chair/Treasurer

APPROVED AS TO FORM:

By: Signed by: Peter M. Thorson C343357EB2E34B5...

Peter M. Thorson, General Counsel

CONSULTANT

Thessalonika Family Services dba Mission Hope
Attn: Heather Sanford
41760 Rider Way
Temecula, CA 92592
heather.sanford@missionhope.com

[**SIGNATURE REQUIREMENTS**: Consultant must be represented by two individuals who shall execute this Agreement on behalf of the corporation as follows: (A) one from the corporation's "Operational Group" (Chair of the Board, President, or a Vice-President) and; (B) one from the corporation's "Financial Group" (Secretary, Assistant Secretary, Chief Financial Officer, Treasurer or Assistant Treasurer). A resolution of the Board of Directors designating one or more individuals to sign the Agreement on behalf of the corporation will be accepted. See California Corporations Code section 313.

Risk Mgmt. Initial NF

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EXHIBIT A

Tasks to be Performed

The specific elements (scope of work) of this service include:

- Consultant shall develop and implement a one-year pilot program in accordance with the terms of this Agreement providing:
    - Bridge Housing for Temecula households with children experiencing homelessness
    - Flexible Family Financial Assistance
    - Flexible Emergency Shelter (motel) support
    - Resource and Housing Navigation services
- The program is designed to provide short-term stabilization and local housing solutions for Temecula residents with children
- All program guidelines, eligibility criteria, funding parameters, and reporting requirements shall be developed and approved by the Director of Community Services or her designee ("Director"), as set forth in Exhibit C.
- Consultant shall administer all services in accordance with written requirements approved in writing by the Director.

The Consultant shall comply with the following requirements:

I. Bridge Housing Program

a. Property Provision
    i. Consultant shall provide use of a four (4) bedroom residential property located at 38950 Mesa Road Temecula, CA 92590
    ii. Consultant shall be responsible for:
        1. Rent or lease costs
        2. Utilities
        3. Property maintenance and repairs
        4. Landscaping and exterior upkeep
        5. Cleaning and sanitation
        6. Household furnishings and essential housing supplies
        7. Insurance
        8. On-site house management and/or security as applicable
        9. All operational costs necessary to maintain the property in a safe, sanitary and habitable condition
    iii. Consultant shall ensure compliance will all applicable health, safety, and housing laws and regulations

b. Case Management
    i. Consultant shall provide one (1) Full-Time Equivalent (FTE) Case Manager dedicated to the Bridge Housing Program
    ii. The FTE may be fulfilled by either One (1) full-time staff member or Two (2) part-time staff members
    iii. Consultant shall notify the Director in writing within five (5) days of any staffing changes
    iv. Case Management services shall include:
        1. Intake and eligibility verification

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2. Development of individualized housing stabilization plans
3. Service coordination and referrals
4. Housing search and landlord engagement
5. Benefits navigation
6. Transition planning
7. Documentation and file maintenance

c. Program Oversight and Compliance
   i. Oversight shall be provided by the Consultant's Chief Executive Officer and/or designated senior management staff
   ii. Responsibilities include:
      1. Supervision of program staff
      2. Internal quality assurance
      3. Compliance with City guidelines and contractual requirements
      4. Audit readiness
      5. Serving as primary liaison to the City of Temecula
d. Training and Program Support Supplies
   i. Consultant shall administer set budget for training and program support needs
   ii. Eligible uses of budget include:
      1. Staff training (including trauma-informed care and de-escalation)
      2. Case management professional development
      3. Program support supplies (e.g., small tools, transportation)
      4. Short-term client stabilization supports (e.g., vehicle repairs or employment related needs), consistent with Director guidelines

II. Flexible Family Assistance Administration

a. Financial Assistance Budget
   i. Consultant shall administer set budget for financial assistance
   ii. Funds shall be used in accordance with Director-approved guidelines to:
      1. Prevent homelessness
      2. End homelessness
      3. Support housing retention or rapid stabilization
   iii. Eligible assistance may include:
      1. Rental assistance
      2. Utility assistance
      3. Security deposits
      4. Move-in costs
      5. Arrearages
      6. Other housing stabilization expenses approved by the Director
   iv. Eligible populations include:
      1. Temecula households with children
      2. Temecula Seniors
      3. Temecula Veterans
      4. Temecula individuals fleeing domestic violence
      5. Temecula individuals permanently disabled from working
      6. Other highly vulnerable Temecula households defined by Director guidelines
b. Flexible Emergency Shelter (Motel Support)
   i. Consultant shall administer set budget for short-term motel placements
   ii. Motel placements may be utilized for:

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1. Households actively receiving financial assistance who require temporary shelter (less than thirty (30) days) while securing permanent housing; and
2. Households who would otherwise qualify for Bridge Housing but are not an appropriate fit for the shared residence, including but not limited to:
    - **a.** Households including fathers
    - **b.** Households with teenage boys
    - **c.** Safety or suitability considerations

iii. All placements shall be short-term and tied to a housing-stabilization plan

iv. Consultant shall track:
1. Motel nights utilized
2. Cost per placement
3. Household outcomes
4. Exit destination

c. Staffing
i. Consultant shall provide one (1) Full-Time Equivalent (FTE) staff dedicated to administering Financial Assistance and Flexible Emergency Shelter

ii. The FTE may be fulfilled by either One (1) full-time staff member or Two (2) part-time staff members

iii. Consultant shall notify the Director in writing within five (5) days of any staffing changes

iv. Responsibilities include:
1. Intake and eligibility verification
2. Payment coordination
3. Motel placement coordination
4. Budget tracking and reconciliation
5. File management
6. Compliance documentation
7. Monthly reporting

III. Resource and Housing Navigation

a. Staffing
i. Consultant shall provide resource and housing navigation services supporting all program components

ii. Consultant shall provide one (1) Full-Time Equivalent (FTE) Resource and Housing Navigator

iii. The FTE may be fulfilled by either One (1) full-time staff member or Two (2) part-time staff members

iv. Consultant shall notify the Director in writing within five (5) days of any staffing changes

b. Service Locations
i. Services shall be delivered though:
1. Mission Hope's primary location
2. Scheduled service hours at the Temecula Resource Center and The Barn
3. Phone and virtual assistance as appropriate

c. Centralized Intake and Referral
i. The Resource and Housing Navigator shall serve as the primary intake point for City homelessness-related referrals

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ii. Responsibilities include:
    1. Receiving Director-designated phone calls and email inquiries
    2. Processing referrals from City staff
    3. Accepting referrals from Riverside County Sheriff's Office, SWAG and other providers
    4. Receiving resident self-referrals
    5. Coordinating warm handoffs to appropriate services

IV. Reporting Requirements

a. Consultant shall submit monthly reports to the Director of its activities, including:
    i. Total households served by program component
    ii. Total households denied or turned away
    iii. Total funds expended by category
    iv. Remaining budget balances
    v. Motel nights utilized
    vi. Demographic data (as required)
    vii. Housing outcomes
b. Reporting templates shall be provided by the Director prior to program launch

V. File Management and Record Retention

a. Consultant shall:
    i. Maintain secure client files in a locked cabinet
    ii. Follow documentation standards as defined by the Director
    iii. Ensure audit readiness
    iv. Retain records in accordance with the City of Temecula Records Retention Policy
    v. Provide supporting documentation upon request of Director for monitoring, audit, or compliance review
b. Director will audit a minimum of two (2) files per quarter

VI. Communications

a. All public communications related to this program shall be coordinated through and approved by the Director
b. Consultant shall not issue public communications regarding the programs without prior notification to and approval of the Director
c. Communications related to these programs include:
    i. City Council reporting
    ii. Press releases
    iii. Media inquiries
    iv. Public statements
    v. Marketing materials referencing its work for the City

Docusign Envelope ID: 6E85F84B-D32F-8BCE-83C7-40FEC407A752

EXHIBIT B

Payment Rates and Schedule

Consultant shall invoice the City pursuant to Section 4 of this Agreement for its work in amounts that do not exceed the following:

FLAT-RATE SERVICES		
SERVICE	**MONTHLY COST**	**ANNUAL COST**
Family Bridge Property	$6,666.67	$80,000
Family Bridge Program Administration & Case Management	$4,166.67	$50,000
Flexible Family Assistance Program Administration (Staffing)	$4,166.67	$50,000
Resource & Housing Navigation Program Administration (Staffing)	$4,166.67	$50,000

Services to be invoiced monthly, on a reimbursement basis:

SERVICE	TOTAL ANNUAL MAXIMUM
Flexible Family Assistance Budget Management (assistance)	$50,000
Flexible Family Assistance Emergency Shelter/Motel	$50,000
Wrap Around Program Support	$10,000
Training	$10,000

TOTAL: **$ 350,000**

Docusign Envelope ID: 6E85F84B-D32F-8BCE-83C7-40FEC407A752

EXHIBIT C

Weekly Program Activity Reporting Requirements

I. Reporting Frequency, Format and Submission

- Consultant shall submit weekly program activity reports to the Director every Monday by 12:00PM
- Report should reflect activity occurring during the prior Monday through Sunday reporting period
- Director shall provide a standardized Weekly Program Activity Report template. The template will be provided in printable format for manual completion and scanning/email submission, as a fillable electronic PDF form. Consultant may complete and return by either method.
- Consultant shall complete and submit the Director-provided template in its entirety each week.
- The format of the template shall not be modified without prior written authorization from the Director.

II. Required Weekly Reporting Data

A. Bridge Housing Program

I. Current Occupancy
   1. Total households currently housed
   2. Total adults currently housed
   3. Total children currently housed
   4. Bedrooms utilized (out of four)

II. New Admissions
   1. Number of households admitted
   2. Number of adults admitted
   3. Number of children admitted

III. Exits
   1. Total households exited
   2. Exit destination breakdown (total must equal total households exited)
      A. Permanent housing (lease secured)
      B. Family reunification
      C. Transitional housing
      D. Program/ treatment placement
      E. Other (Consultant shall provide a brief written explanation)

IV. Current Length of Stay
   1. Consultant shall report the current length of stay (in days) for each active Bridge Housing household
   2. Template shall provide space for up to eight (8) households to accommodate potential off-site placements if authorized by the Director

B. Flexible Family Financial Assistance

I. Applications

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1. Applications received
2. Applications approved
3. Applications denied
4. Denial reason breakdown (total must equal total denials)
    A. Over income
    B. Did not meet vulnerability criteria
    C. Incomplete documentation
    D. Other (Consultant shall provide a brief written explanation)

II. Assistance Disbursed
1. Total amount disbursed
2. Breakdown by category:
    A. Rental assistance
    B. Utility assistance
    C. Security deposits
    D. Move-in costs
    E. Arrearages
    F. Other (Consultant shall provide a brief written explanation)

III. Households Served- Consultant shall report the number of households served in each of the following categories (households may be counted in more than one applicable category, if relevant):
1. Households with children
2. Households with seniors
3. Households with veterans
4. Households fleeing domestic violence
5. Households with disabled individuals

C. Flexible Emergency Shelter (Motel Support)

I. Motel Placements
1. Total households placed
2. Total adults placed
3. Total children placed

II. Motel Nights
1. Number motel nights utilized. For reporting purposes, one (1) motel night equals one (1) household occupying one (1) room for one (1) night

III. Motel Expenditures
1. Total motel expenditures

IV. Motel Exits
1. Total households exiting emergency motel shelter
2. Exit destination breakdown (total must equal total motel exits):
    A. Bridge housing placement
    B. Permanent housing secured
    C. Family reunification
    D. Transitional housing
    E. Program/ treatment placement
    F. Other (Consultant shall provide a brief written explanation)

D. Resource and Housing Navigation

I. Referrals Received

Docusign Envelope ID: 6E85F84B-D32F-8BCE-83C7-40FEC407A752

1. Referrals from City staff
2. Referrals from Riverside County Sheriff's Office
3. Referrals from SWAG
4. Referrals from Project TOUCH
5. Referrals from other community partners
6. Resident self-referrals
7. Total referrals received

II. Intakes Completed
1. Total intakes completed

III. Housing Navigation Outcomes
1. Households actively engaged in housing search
2. Housing applications submitted
3. Units approved or conditionally approved
4. Leases signed
5. For households actively engaged in housing search report counts by vulnerability category:
A. Households with children
B. Households with seniors
C. Households with veterans
D. Households fleeing domestic violence
E. Households with disabled individuals

E. Budget Snapshot (Cumulative to Date)

I. Consultant shall report cumulative to date expenditures totals and remaining balances for:
1. Flexible Family Financial Assistance Budget
2. Flexible Emergency Shelter Budget

F. Weekly Narrative Summary

I. Consultant shall provide a brief narrative summary (3-5 sentences maximum) summarizing:
1. Notable housing placements
2. Significant service barriers
3. Emerging trends
4. Operational concerns requiring Director awareness

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Matt Peters, Community Development Director

DATE: May 26, 2026

SUBJECT: Adopt Resolution Reconfirming the Automatic Annual Fee Adjustment in Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fee

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PREPARED BY: Michelle Amezcua, Senior Management Analyst

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA RECONFIRMING THE AUTOMATIC ANNUAL FEE INCREASE IN THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN LOCAL DEVELOPMENT MITIGATION FEE APPLICABLE TO ALL DEVELOPMENTS IN THE PLAN AREA PURSUANT TO TEMECULA MUNICIPAL CODE SECTION 15.10.050.D AND MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS (LR26-0183)

BACKGROUND:
The City of Temecula ("City") is a member agency of the Western Riverside County Regional Conservation Authority ("RCA"), a joint powers agency comprised of the County of Riverside and the eighteen cities located in western Riverside County.

The member agencies of RCA recognized that a habitat conservation plan is necessary to provide special protections for vegetation communities and natural areas containing habitat values to prevent future endangerment of the plant and animal species impacted by new development in western Riverside County.

In order to address these issues, the member agencies formulated a plan called the Western Riverside County Multiple Species Habitat Conservation Plan (the "MSHCP") in which a

mitigation fee would be assessed on new development and would be used to fund the implementation of the MSHCP.

In furtherance of the MSHCP, the City adopted Resolution 2021-18 approving and adopting the updated "Western Riverside County Multiple Species Habitat Conservation Plan Nexus Fee Study Update," dated October 2020.

ANALYSIS:

Chapter 15.10 of the Temecula Municipal Code, the "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance," authorizes the City Council to impose the Local Development Mitigation Fee upon new development.

Section 15.10.050.A. of the Temecula Municipal Code authorizes the City to adopt an applicable Local Development Mitigation Fee schedule by resolution. On April 15, 2021, the City Council adopted Resolution No. 2021-18 that approved the MSHCP Local Development Mitigation Fee.

Section 15.10.050.D of the Temecula Municipal Code provides for an Automatic Annual Fee Adjustment in accordance with the RCA's MSHCP Implementing Agreement:

> "D. Automatic annual fee adjustment. In addition to the periodic fee adjustment mentioned above, the RCA shall provide the city with an automatic annual fee adjustment for the local development mitigation fee established by this chapter as set forth in the MSHCP Mitigation Fee Implementation Manual."

Additionally, Section 8 of Resolution No. 2021-18 also provides for an Automatic Annual Fee Adjustment in accordance with the RCA's MSHCP Implementing Agreement:

> "Section 8. In addition to the Periodic Fee Adjustment mentioned above, the RCA shall provide the City with an automatic annual fee adjustment for the Local Development Mitigation Fee established by this Resolution as set forth in the MSHCP Mitigation Fee Implementation Manual adopted pursuant to the Local Development Mitigation Fee Ordinance."

Pursuant to Section 15.10.050 of the Temecula Municipal Code, Section 8 of Resolution No. 2021-18, RCA's MSHCP Mitigation Fee Implementation Manual and past practice, the MSHCP Local Development Mitigation Fee adjusts annually by the change in the Consumer Price Index (CPI). RCA has determined that based on the CPI increase for Riverside – San Bernardino – Ontario, CA, that the MSHCP fees will increase 3.2445% effective July 1, 2026. RCA has provided the City with revised MSHCP fees as provided in Section 3 of the proposed Resolution.

The fees collected pursuant to the MSHCP Local Development Mitigation Fee shall be used to finance the public facilities described or identified in the 2020 Nexus Study.

AUTOMATIC MSCHP FEE ADJUSTMENT:
For the period of July 1, 2026, to June 30, 2027, the MSHCP Local Development Mitigation Fee shall be increased by the CPI, 3.2445%, as follows:

WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN

LOCAL DEVELOPMENT MITIGATION FEE SCHEDULE FOR FISCAL YEAR 2027
(EFFECTIVE JULY 1, 2026, TO JUNE 30, 2027)

Fee Category	**Fee**
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	$4,632
Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	$1,931
Residential density greater than 14.0 dwelling units per acre (fee per dwelling unit)	$854
Commercial (fee per acre)	$20,846
Industrial (fee per acre)	$20,846

In the event the proposed Resolution and Resolution No. 2021-18 are not further amended by July 1, 2026, the Local Development Mitigation Fee shall be the fee described in Section 5 of Resolution No. 2021-18."

FISCAL IMPACT:
There will be a 3.2445% increase in the MSHCP Local Development Mitigation Fees to be paid by new development. The MSHCP fees the City collects are pass-through payments. The City collects the payment at the time of Building permit issuance and then passes through those payments to RCA, on or before the 30th day of the month following the date the fee payment was received.

ENVIRONMENTAL DETERMINATION:
Staff has determined that the Local Development Mitigation Fee adopted by this Resolution is not subject to the requirements of California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to Section 21080(b)(8) of the California Public Resources Code and Section 15273 of the CEQA Guidelines because CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by public agencies which the public agency finds are for the purpose of (a) meeting operating expenses,

including employee wage rates and fringe benefits or (b) obtaining funds for capital projects necessary to maintain service within existing service areas.

Staff has also determined, on a separate and independent basis, the Local Development Mitigation Fee adopted by this Resolution is not subject to the requirements of CEQA and the City's CEQA Guidelines pursuant to Section 15378(b)(4) of the State CEQA Guidelines because the creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, is not a "project" for purposes of CEQA.

Finally, on a separate and independent basis, the Local Development Mitigation Fee adopted by this Resolution is not subject to the requirements of CEQA and the City's CEQA Guidelines because it implements the Fee as adopted by Resolution No. 2021-18.

ATTACHMENTS:

1. Resolution
2. WRCRCA Notice of Implementation Fee Letter FY 2026-27
3. Local Development Mitigation Fee Schedule FY 2026-27
4. Notice of Public Hearing

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA RECONFIRMING THE AUTOMATIC ANNUAL FEE INCREASE IN THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN LOCAL DEVELOPMENT MITIGATION FEE APPLICABLE TO ALL DEVELOPMENTS IN THE PLAN AREA PURSUANT TO TEMECULA MUNICIPAL CODE SECTION 15.10.050.D AND MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS (LR26-0183)

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

Section 1. Recitals.

(a) The City of Temecula ("City") is a member agency of the Western Riverside County Regional Conservation Authority ("RCA"), a joint powers agency comprised of the County of Riverside and the eighteen cities located in western Riverside County.

(b) The member agencies of RCA recognized that a habitat conservation plan is necessary to provide special protections for vegetation communities and natural areas containing habitat values to prevent future endangerment of the plant and animal species impacted by new development in western Riverside County.

(c) In order to address these issues, the member agencies formulated a plan called the Western Riverside County Multiple Species Habitat Conservation Plan (the "MSHCP") whereby a mitigation fee would be assessed on new development and would be used to fund the implementation of the MSHCP.

(d) In furtherance of the MSHCP, the City adopted Resolution 2021-18 approving and adopting the updated "Western Riverside County Multiple Species Habitat Conservation Plan Nexus Fee Study Update," dated October 2020.

(e) Chapter 15.10 of the Temecula Municipal Code, the "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance," was adopted pursuant to California Government Code Sections 66000 et seq. and authorizes the City Council to impose the Local Development Mitigation Fee upon new development.

(f) Section 15.10.050.A. of the Temecula Municipal Code authorizes the City to adopt an applicable Local Development Mitigation Fee schedule by resolution.

(g) Resolution No. 2021-18 adopted the MSHCP Local Development Mitigation Fee.

(h) Section 15.10.050.D of the Temecula Municipal Code provides for an Automatic Annual Fee Adjustment in accordance with the RCA's MSHCP Implementing Agreement:

> *"D. Automatic annual fee adjustment.* In addition to the periodic fee adjustment mentioned above, the RCA shall provide the city with an automatic annual fee adjustment for the local development mitigation fee established by this chapter as set forth in the MSHCP Mitigation Fee Implementation Manual."

(i) Additionally, Section 8 of Resolution No. 2021-18 provides for an Automatic Annual Fee Adjustment in accordance with the RCA's MSHCP Implementing Agreement:

> "Section 8. In addition to the Periodic Fee Adjustment mentioned above, the RCA shall provide the City with an automatic annual fee adjustment for the Local Development Mitigation Fee established by this Resolution as set forth in the MSHCP Mitigation Fee Implementation Manual adopted pursuant to the Local Development Mitigation Fee Ordinance."

(j) Pursuant to Section 15.10.050 of the Temecula Municipal Code, Section 8 of Resolution No. 2021-18, RCA's MSHCP Mitigation Fee Implementation Manual and past practice, the MSHCP Local Development Mitigation Fee adjusts annually by the change in the Consumer Price Index (CPI). RCA has determined that based on the CPI increase for Riverside – San Bernardino – Ontario, CA, that the MSHCP fees will increase 3.2445% effective July 1, 2026. RCA has provided the City with revised MSHCP fees as provided in Section 3.

(k) The fees collected pursuant to this Resolution shall be used to finance the public facilities described or identified in the 2020 Nexus Study. The MSHCP fees the City collects are pass-through payments. The City collects the payment at time of Building permit issuance and then passes through those payments to RCA, on or before the 30th day of the month following the date the fee payment was received.

Section 2. California Environmental Quality Act Findings (CEQA). The City Council of the City of Temecula does hereby make the following environmental findings and determinations in connection with the adoption of the Local Development Mitigation Fee:

(a) The Local Development Mitigation Fee adopted by this Resolution is not subject to the requirements of CEQA and the City's CEQA Guidelines pursuant to Section 21080(b)(8) of the California Public Resources Code and Section 15273 of the CEQA Guidelines because CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by public agencies which the public agency finds are for the purpose of (a) meeting operating expenses, including employee wage rates and fringe benefits or (b) obtaining funds for capital projects necessary to maintain service within existing service areas.

(b) Further, on a separate and independent basis, the Local Development Mitigation Fee adopted by this Resolution is not subject to the requirements of CEQA and the City's CEQA Guidelines pursuant to Section 15378(b)(4) of the State CEQA Guidelines because

the creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, is not a "project" for purposes of CEQA.

(c) Further, on a separate and independent basis, the Local Development Mitigation Fee adopted by this Resolution is not subject to the requirements of CEQA and the City's CEQA Guidelines because it implements the Fee as adopted by Resolution No. 2021-18.

Section 3. Adoption of Adjusted Local Development Mitigation Fee. Based on the foregoing, the City Council of the City of Temecula does hereby amend Section 5 of Resolution No. 2021-18 to read as follows:

"A. For the period of July 1, 2026 to June 30, 2027, the Local Development Mitigation Fee shall be as follows:

WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN

LOCAL DEVELOPMENT MITIGATION FEE SCHEDULE FOR FISCAL YEAR 2027
(EFFECTIVE JULY 1, 2026, TO JUNE 30, 2027)

Fee Category

Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	$4,632
Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	$1,931
Residential density greater than 14.0 dwelling units per acre (fee per dwelling unit)	$854
Commercial (fee per acre)	$20,846
Industrial (fee per acre)	$20,846

"B. In the event this Resolution and Resolution No. 2021-18 are not further amended by July 1, 2026, the Local Development Mitigation Fee shall be the fee set forth in Section 5 of Resolution No. 2021-18."

Section 4. Effective Date of the Adjusted Local Development Mitigation Fee. The adjusted Local Development Mitigation Fee established by Section 3 of this Resolution shall be effective on July 1, 2026.

Section 5. **Effect on Resolution No. 2021-18**. Except as provided in Section 3 of this Resolution, all other terms and provisions of Resolution No. 2021-18 shall remain in full force and effect.

Section 6. **Severability**. This Resolution and the various parts, sections, and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, section, or clause of this Resolution, or its application to any person entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section, or clause of this Resolution, or person or entity; and shall not affect or impair any of the remaining provision, parts, sentences, paragraphs, sections, or clauses of this Resolution, or its application to other persons or entities. The City Council hereby declares that this Resolution would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section, or clause of this Resolution not been included herein; or had such person or entity been expressly exempted from the application of this Resolution. If the fees collected for the conservation of the land, including the monitoring and management thereof, are later adjudged by a final unappealable judgment of a court of competent jurisdiction to be unconstitutional or invalid, the prior Local Development Mitigation Fee adopted pursuant to Resolution No. 2021-18 shall each be revived and shall continue for the life of the MSHCP until modified by resolution of the City Council.

Section 7. **Certification**. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 26th day of May, 2026.

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 26th day of May, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Randi Johl, City Clerk

Regional Conservation Authority
Western Riverside County

4080 Lemon St. 3rd Fl. Riverside, CA 92502
Mailing Address: P.O. Box 12008 Riverside, CA 92502-2208
951.787.7141 • wrc-rca.org

April 28, 2026

Matt Peters, Director of Community Development
City of Temecula
41000 Main Street
Temecula, CA 92590

RE: NOTICE TO IMPLEMENT THE MSHCP LOCAL DEVELOPMENT MITIGATION FEE CPI ADJUSTMENT FOR FISCAL YEAR 2027

Dear Matt Peters:

In accordance with the MSHCP Mitigation Fee Implementation Manual and past practice, the MSHCP Local Development Mitigation Fee (LDMF) adjusts annually by the change in the Consumer Price Index (CPI). Fee ordinances and resolutions adopted by the County of Riverside and cities pursuant to the MSHCP Implementing Agreement reflect this requirement. Based on the CPI increase for Riverside – San Bernardino – Ontario, CA, MSHCP fees will increase 3.2445% effective July 1, 2026.

Member Agencies are required to implement the automatic CPI adjustment, effective July 1, 2026, and begin collecting fees at the Fiscal Year 2027 rates, as outlined in the attached.

Outreach efforts to ensure local development mitigation fees are properly assessed include, but are not limited to, the following:

- Updated fee forms are provided electronically to the Finance/Community Development/Planning Departments and posted to the RCA website at https://www.wrc-rca.org/document-library/
- Notification of the fee adjustment is posted the RCA website http://www.wrc-rca.org/development-applications/permits-and-fees/ for public awareness.
- The MSHCP Mitigation Fee Implementation Manual is posted to the RCA website at https://www.wrc-rca.org/document-library/
- MSHCP Mitigation Fee Implementation Manual FAQ and Accessory Dwelling Unit and Renovations (Additions) Decision Map are posted to the RCA website at https://www.wrc-rca.org/document-library/
- RCA staff developed LDMF fee training that is available to Member Agencies. If your agency would like additional training, please contact the RCA. The training PowerPoint can be found on the RCA website at https://www.wrc-rca.org/document-library/

If you have any questions or need additional information, please feel free to contact Jennifer Fuller, Deputy Director of Finance, at (951) 787-7141.

Sincerely,



Aaron Hake
Executive Director

Attachment

cc: Jessica Alexander, RCA Board Member
Aaron Adams, City Manager
Jennifer Hennessy, Finance Director

Regional Conservation Authority
Western Riverside County

4080 Lemon St. 3rd Fl. Riverside, CA 92501
Mailing Address: P.O. Box 12008 Riverside, CA 92502-2208
951.787.7141 • wrc-rca.org

WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

LOCAL DEVELOPMENT MITIGATION FEE SCHEDULE FOR FISCAL YEAR 2027
(Effective July 1, 2026 – June 30, 2027)

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Residential, density greater than 14.0 dwelling units per acre (fee per dwelling unit)	$854
Commercial (fee per acre)	$20,846
Industrial (fee per acre)	$20,846

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: Long Range Planning Project No. LR26-0183, Multi Species Habitat Conservation Plan Fee Update

Applicant: City of Temecula **Location:** Citywide

PROPOSAL: Adopt a Resolution reconfirming the automatic annual fee adjustment in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fee applicable to all developments in the plan area pursuant to Temecula Municipal Code Section 15.10.050.d.

ENVIRONMENTAL ACTION: In accordance with the California Environmental Quality Act ("CEQA"), staff has determined that the resolution is exempt from the requirements of CEQA pursuant to Section 21080 (b)(8) of the Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines and that there is no possibility that adoption of the resolution would have a significant impact on the environment.

PLACE OF HEARING: **41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers**

DATE OF HEARING: **May 26, 2026**

TIME OF HEARING: **3:00 PM or as soon thereafter as the matter may be heard.**

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project may be addressed to Michelle Amezcua, City of Temecula Community Development Department, (951) 506-5189.

AVAILABILITY OF MATERIALS RELATED TO THE PROPOSED ORDINANCE AND RESOLUTION.
Pursuant to Government Code sections 66016, 66017, and 66018, the City will: (a) make available to the public, at least ten (10) days prior to its public hearing, data indicating the estimated cost required to provide the facilities and infrastructure for which these development fees are levied and the revenue sources anticipated to provide those facilities and infrastructure; (b) mail notice at least fourteen (14) days prior to this meeting to all interested parties that have requested notice of new or increased development fees. This data is included in the 2020 Nexus Study and the proposed resolution that will be posted on the City's website at www.TemeculaCA.gov, not less than ten (10 days) prior to the public hearing.

If you would like further information about the proposed MSHCP Fee Resolution, please contact Matt Peters, Community Development Director at (951) 694-6408.

JUDICIAL REVIEW.
Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: May 26, 2026

SUBJECT: Conduct Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, and Adopt a Resolution Approving the Issuance of California Enterprise Development Authority Revenue Obligations for the Benefit of Vine Creek Apartments Affordable Housing Project

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PREPARED BY: Haide Urias, Senior Management Analyst

RECOMMENDATION: That the City Council:

1. Conduct a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 to receive comments relating to the issuance by the California Enterprise Development Authority (the "Authority") of not to exceed $25,000,000 of the Authority's Revenue Obligations (the "Obligations") for the benefit of Temecula Pacific Associates, a California Limited Partnership (the "Borrower"); and

2. Adopt a resolution approving the issuance of the Obligations by the Authority to finance for the benefit of the Borrower; entitled:

   RESOLUTION NO.

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $25,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF VINE CREEK APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO HEREIN SPECIFIED

BACKGROUND:

The Authority. The California Municipal Finance Authority (CMFA) was created in 2004 to help fund community projects across California, including housing, through the use of bonds. Over 330 cities, including Temecula, are members.

CMFA helps cities, nonprofits, and private developers access financing for projects that benefit the community. The organization has extensive experience with bond financing.

There is no cost for the City to be a member of CMFA, and the City is not responsible for any debt or liability related to CMFA bonds. The City's only role in this process is to hold a public hearing and approve the required resolution.

The Borrower (Developer). Temecula Pacific Associates is the project developer, working with Pacific West Communities, Inc. Pacific West Communities specializes in building and renovating affordable housing across several western states. They currently own and operate about 110 housing developments with more than 6,000 affordable housing units.

The Project (Vine Creek Apartments). The developer is requesting up to $25 million in tax-exempt bond financing through CMFA to help fund the Vine Creek Apartments project.

The project is located on about 2.27 acres at the northwest corner of Main Street and Pujol Street in Temecula.

Key project details:

- 60 total apartment units
- Mix of 1-, 2-, and 3-bedroom units
- Affordable to households earning up to 60% of the area median income
- 55-year affordability period
- Two three-story residential buildings

Amenities will include:

- Community room with kitchen
- Fitness center
- Swimming pool
- Children's playground

Public Hearing Requirement (TEFRA)
Federal law requires the City to hold a public hearing (called a TEFRA hearing) before these bonds can be issued.

This hearing allows the public to comment on the proposed financing. After the hearing, the City Council must approve the bond issuance to meet federal requirements. This approval is only for the financing, not the construction or operation of the project.

FISCAL IMPACT: The Bonds to be issued by CMFA and repaid entirely by the developer.

The City of Temecula:

- Has no financial responsibility for the bonds
- Has no legal or debt obligation
- Takes on no financial risk

All bond documents clearly state that the bonds are not a debt of the City or the State of California. Additionally, CMFA shares a portion of its fees with member cities. As a result, Temecula may receive a small financial contribution that can be used for any City purpose.

ATTACHMENTS:

1. Resolution
2. City Council Resolution No. 19-45, California Association for Local Economic Development Membership
3. Notice of Public Hearing

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $25,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF VINE CREEK APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO HEREIN SPECIFIED

WHEREAS, Temecula Pacific Associates, a California Limited Partnership (the "Borrower") a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed $25,000,000 in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project to be located at 28590 Pujol Street, Temecula, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Temecula (the "City") because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the "applicable elected representatives" required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF TEMECULA, AS FOLLOWS:

Section 1. The foregoing resolution is true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 26th day of May, 2026.

_____
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 26th day of May, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
Randi Johl, City Clerk

RESOLUTION NO. 19-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING ASSOCIATE MEMBERSHIP BY THE CITY OF TEMECULA IN THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY AND THE EXECUTION OF AN ASSOCIATE MEMBERSHIP AGREEMENT RELATING TO ASSOCIATE MEMBERSHIP OF THE CITY IN THE AUTHORITY

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

WHEREAS, the City of Temecula, California (the "City") is a municipal corporation, duly organized and existing under the Constitution and the laws of the State of California; and

WHEREAS, the City, upon authorization of the City Council (the "City Coucil"), may pursuant to Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, commencing with Section 6500 (the "JPA Law") enter into a joint exercise of powers agreement with one or more other public agencies pursuant to which such contracting parties may jointly exercise any power common to them; and

WHEREAS, the Cities of Selma, Lancaster and Eureka have entered into a Joint Powers Agreement, dated as of June 1, 2006 (the "Agreement"), establishing the California Enterprise Development Authority (the "Authority") and prescribing its purposes and powers; and

WHEREAS, in furtherance of the City's economic development efforts, the City desires to become an associate member of the Authority; and

WHEREAS, under the JPA Law and the Agreement, the Authority is a public entity separate and apart from the parties to the Agreement and the debts, liabilities and obligations of the Authority will not be the debts, liabilities or obligations of the City or the other members of the Authority; and

WHEREAS, the form of associate membership agreement (the "Associate Membership Agreement") between the City and the Authority has been filed with the City, and the members of the City Council, with the aid of the City's staff, have reviewed the Associate Membership Agreement;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Temecula, hereby finds, determines and declares as follows:

Section 1. Associate Membership in the Authority. The City Council hereby approves associate membership by the City in the Authority.

Section 2. Approval of Associate Membership Agreement. The City Council hereby approves the form of, and authorizes the Mayor, the City Manager or any designee of such officers, to execute the Associate Membership Agreement and authorizes the City Clerk to

attest to such signature, in substantially the form on file with the City Clerk, together with any changes therein deemed advisable by the official signing the Associate Membership Agreement.

Section 3. Official Action. The Mayor, the City Manger, the City Clerk and other officers and officials of the City, are hereby authorized and directed to take all actions and do all things necessary with respect to associate membership in the Authority including but not limited to the execution and delivery of any and all agreements, certificates, instruments and other documents which are necessary to effectuate the purposes of this resolution.

Section 4. Certification. The City Clerk shall certify to the adoption of this Resolution.

Section 5. Effective Date. This Resolution shall take effect upon its adoption by the City Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 9th day of July, 2019.

Michael S. Naggar, 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. 19-45 was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 9th day of July, 2019, by the following vote:

AYES:	4	COUNCIL MEMBERS:	Rahn, Schwank, Stewart, Naggar
NOES:	0	COUNCIL MEMBERS:	None
ABSTAIN:	1	COUNCIL MEMBERS:	Edwards
ABSENT:	0	COUNCIL MEMBERS:	None

Randi Johl, City Clerk

CERTIFICATE OF THE CITY CLERK

I, Randi Johl, City Clerk of the City of Temecula, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted at the meeting of the City Council of the City of Temecula duly and regularly held in Temecula, California, on July 9, 2019, of which meeting all of the members of said City Council had due notice.

I further certify that I have carefully compared the foregoing copy with the original minutes of said meeting on file and of record in my office; that said copy is a full, true and correct copy of the original resolution adopted at said meeting and entered in said minutes; and that said resolution has not been amended, modified, rescinded or revoked in any manner since the date of its adoption, and the same is now in full force and effect.

IN WITNESS WHEREOF, I have executed this certificate and affixed the seal of the City of Temecula hereto this 9th day of July, 2019.

Randi Johl, City Clerk

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: LR26-0189

Applicant: California Municipal Finance Authority

Location: 28590 Pujol Street, Temecula, CA

Proposal: The City Council of the City of Temecula will hold a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code") with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed $25,000,000 in aggregate principal amount (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of Vine Creek Apartments, a multifamily rental housing project to be located at 28590 Pujol Street, Temecula, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Temecula Pacific Associates, a California Limited Partnership (the "Borrower") or a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person to the Developer is the general partner.

Environmental Action: **None**

PLACE OF HEARING: **City of Temecula, Council Chambers, 41000 Main Street, Temecula, CA**

DATE OF HEARING: **May 26, 2026**

TIME OF HEARING: **3:00 PM**

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of the hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project may be addressed to Haide Urias, City of Temecula Community Development Department, (951) 693-3918.

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: May 26, 2026

SUBJECT: Adopt Resolutions Approving Planning Application Numbers PA23-0327 and PA23-0251 Located at 45100 Temecula Parkway Within the Redhawk Specific Plan

---

PREPARED BY: Eric Jones, Associate Planner II

RECOMMENDATION: That the City Council:

1. Adopt resolutions entitled:

   RESOLUTION NO.

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO 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 AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

   RESOLUTION NO.

   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)

2. Introduce an Ordinance entitled:

   ORDINANCE NO.

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 AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

BACKGROUND: On December 21, 2020, the City of Temecula approved Planning Application No. PA20-1265, a Minor Modification to allow for an outdoor pavilion to be constructed at the Redhawk Golf Course. The pavilion totals 3,200 square feet and is located near the existing golf course pro-shop, administration building, and restaurant. The pavilion is currently used to host golf-related events such as tournaments, awards presentations, etc.

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.

The project site is surrounded by existing single-family residential units. The applicant engaged residents within the Redhawk Specific Plan via two publicly noticed outreach meetings. Staff was in attendance for both of these. The first meeting was held on October 23, 2024. The second meeting was held on February 12, 2025. Both meetings were well attended by Redhawk residents. The discussions held between the applicant and residents during these meetings were productive. The applicant made several changes to their proposal based on the meetings. This included further limiting the hours events can take place as well as their frequency per week.

The project was presented at the February 4, 2026 Planning Commission public hearing. A noise study prepared by Kimley-Horn 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. The project was continued to the May 6, 2026 Planning Commission public hearing.

On April 15, 2026, the Planning Commission In-Fill Subcommittee made up of Chair Turley-Trejo and Commissioner Solis met to discuss the project. The subcommittee was provided with

additional information on the project (including new plantings, relocated speaker locations, and curtains).

The project was heard at the May 6, 2026, Planning Commission public hearing. Evidence was provided to the Commission indicating that the applicant relocated speakers to the ceiling of the pavilion. In addition, the applicant installed banks of Indian Laurel trees around the pavilion. These type of trees are commonly used to provide visual shielding as well as sound deadening. As previously discussed, the Commission requested that the applicant take additional noise readings once speakers were placed in the ceiling and sound deadening was installed. These additional readings showed that sound levels were reduced even further with the additional measures thus allowing the project to continue to remain below the maximum decibel level of 65 in residentially zoned areas as described in the City of Temecula General Plan.

Finally, clarity was provided with regard to when events must cease. The Statement of Operations and Conditions of Approval now state that events must conclude at 9:00 p.m. In addition, event clean-up must conclude by 10:00 p.m.

Planning Commission Recommendation

Staff presented the project to the Planning Commission on May 6, 2026. The Planning Commission recommended that the City Council approve the project subject to the Conditions of Approval and Adopt the Mitigated Negative Declaration and the corresponding Mitigation Monition Program. There was one (1) public speaker who had concerns with the lack of notification by the HOA to the residents. There were seven (7) letters of support of the project and five letters in opposition provided by the public once public hearing notices were released.

ENVIRONMENTAL DETERMINATION

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and based on an initial study, it has been determined the project will not have a significant impact on the environment; therefore, a Mitigated Negative Declaration has been prepared for the project.

A Mitigated Negative Declaration (MND) was prepared under staff's direction by Kimley-Horn and was distributed to responsible agencies, interested groups, and organizations. The Draft MND was made available for public review and comment for a period of 30 days. The public review and comment period for the Draft MND commenced on June 30, 2025, and concluded on July 30, 2025. Notices were mailed to surrounding property owners, a sign was placed on the property, and a notice was placed in the local paper to provide the 30-day noticing period for the public. The City of Temecula received two written comments and responded to each comment in the Final MND, which includes all timely received written comments and responses thereto. Comments were provided by Southern California Gas Company, Eastern Municipal Water District, and Riverside Transit Agency.

The environmental analysis identified 19 areas where impacts were found to be less than significant or had no impact at all. These areas are: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Service, Recreation, Transportation, Tribal Cultural Resources Utilities and Service Systems, and Wildfire. The MND recommends a feasible mitigation measures for those environmental impacts that can be mitigated to a less than significant impact. This mitigation is located in the following area: Noise.

FISCAL IMPACT: None

ATTACHMENTS:

1. Aerial Map
2. City Council Resolution Adopting the Mitigated Negative Declaration and Adopting Mitigation Monitoring and Reporting Program
3. Exhibit A – Final Mitigated Negative Declaration and Monitoring Program
4. City Council Resolution – Conditional Use Permit
5. Exhibit A – Conditions of Approval (Conditional Use Permit)
6. City Council Ordinance – Specific Plan Amendment
7. Exhibit A – Specific Plan Amendment
8. Planning Commission Resolution No. 2026-07 Recommending Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
9. Planning Commission Resolution No. 2026-08 Recommending Approval of a Specific Plan Amendment
10. Planning Commission Resolution No. 2026-09 Recommending Approval of a Conditional Use Permit
11. Planning Commission Staff Report of February 4, 2026
12. Planning Commission Staff Report of May 6, 2026
13. Draft Initial Study and Mitigated Negative Declaration with Appendices – Available online at: www.TemeculaCA.gov/CEQA
14. Plan Reductions
15. Public Correspondence
16. Notice of Determination
17. Notice of Public Hearing

962-040-012

CITY OF TEMECULA

PA23-0327



1:8,751 Date Created: 8/29/2023

Temecula
The Heart of Southern California Wine Country

The map PA23-0327.mxd is maintained by City of Temecula GIS. Data and information represented on this map are subject to update and modification. The City of Temecula assumes no warranty or legal responsibility for the information contained on this map. This map is not for reprint or resale. Visit the City of Temecula GIS online at https://temeculaca.gov/gis

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO 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 AT 45100 TEMECULA PARKWAY (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 February 4, 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. 2026-07 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. 2026-08, and 2026-09, 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 May 26, 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 May 26, 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 26th day of May, 2026.

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 26th day of May, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

Redhawk Golf Course Specific Plan Amendment

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SCH Number 2025061421

September 2025

Lead Agency:

City of Temecula

Community Development Department

41000 Main Street

Temecula, CA 92590

Eric Jones – Associate Planner II

(951) 506-5115

Consultant:

Kimley-Horn and Associates, Inc.

27290 Madison Avenue, Suite 300

Temecula, CA 92590

Kevin Thomas, CEP – Project Manager

(951) 543-9875

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Attachment 1: Mitigation Monitoring and Reporting Program
Attachment 2: Public Draft IS/MND

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Section 1.0 Introduction

Section 1.1 Project Summary

The IS/MND is an informational document intended to inform the public and decision-makers about the environmental consequences of the amendments to the Redhawk Golf Course Specific Plan. The Specific Plan is bounded by the Vail Ranch Specific Plan to the north, the Morgan Hill Planning Area to the east, the Wolf Creek Specific Plan to the west, and the Pechanga Reservation to the south. The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan to add a new use and related standards for the new use. The proposed new use is a private event center to hold weddings, private parties, etc., within an existing pavilion. A Conditional Use Permit is also proposed to allow for a private event center to operate within an existing golf course, located at 45100 Redhawk Parkway, Temecula, CA 92592.

The Specific Plan area is an approximately 1,275-acre area comprising 21 planning areas. Existing general plan land uses within the Project site consist of low medium residential (LM), medium residential (M), public institutional facilities (PI), and open space (OS). The Specific Plan allows for residential, commercial, open space and recreation, golf course, circulation, and public facilities uses. Much of the Project site is developed with residential land uses, open space in the form of a golf course, and schools, along with accessory and ancillary uses. The Redhawk Golf Course is generally located in the center of the Specific Plan area.

The Redhawk Golf Course is an approximately 182.7-acre area of the Redhawk Specific Plan area (PA 36). It is a prominent feature of the Specific Plan area and is located throughout the entirety of the Specific Plan area, generally centralized to all uses within the Specific Plan area. Redhawk Golf Course includes an 18-hole course, a driving range, putting greens, a pro shop, executive offices, a restaurant, a cart barn, and course maintenance facilities. The course is open seven days a week, and the hours of operation are 6:00 am to 9:00 pm with seasonal variations dependent on daylight hours. There are typically 20 employees on site. The Project would allow for additional uses at the Redhawk Golf Course Country Club and Outdoor Pavilion, herein referred to as the Pavilion, located at 45100 Redhawk Parkway. The Pavilion is located on a 100.9-acre parcel with Assessor's Parcel Number (APN) 962-040-012. The Project proposes to expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course and no construction would be required. The Project would not increase the frequency at which events could occur at the Project site on a daily basis.

The Project focuses on an existing Pavilion at the Redhawk Golf Course, located adjacent to the pro shop. The Pavilion is an existing covered structure totaling 3,200 square feet (SF) and has open walls. The Pavilion is bounded by the Redhawk Golf Course on the east and south and by residential developments in all directions. The Pavilion is designated as Open Space in the City's General Plan. Residential uses to the north are designated as Medium Residential while uses to the east, south, and west are designated Low Medium Residential.

Section 1.2 CEQA Process Summary

The Draft IS/MND describes the existing environmental resources on the Project site and in the vicinity of the Project site, analyzes potential impacts on those resources that would or could occur upon initiation of the Project, and identifies mitigation measures that could avoid or reduce the magnitude of those impacts determined to be significant. The potential environmental impacts evaluated in the Draft IS/MND concern several subject areas, including aesthetics, agriculture and forestry, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

When the Draft IS/MND was completed, it and a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) were circulated for public review pursuant to CEQA Guidelines Sections 15072 and 15105. The 30-day public review for the Draft IS/MND began on June 30, 2025, and ended on July 30, 2025. The NOI was also published in The Press-Enterprise and posted at the Project site. All comment letters received during the 30-day public review period previously mentioned are included in this Final IS/MND.

As set forth in more detail in the Responses to Comments, none of the Responses change the significance conclusions presented in the Draft IS/MND or alter the analysis presented for public review.

This Final IS/MND has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] 21000 et. seq.) and the CEQA Guidelines (California Code of Regulations [CCR] 15000 et. seq.). Although not required by CEQA, the City of Temecula has evaluated the comments received on the Redhawk Golf Course Specific Plan Amendment Draft IS/MND. The Responses to Comments which are included in this document, together with the Draft IS/MND and Mitigation Monitoring and Reporting Program (MMRP), comprise the Final IS/MND for use by the City of Temecula in its review and consideration of the Project.

As described below in **Section 2.0, Comment Letters and Responses to Comments**, none of the Responses change the significance conclusions presented in the Draft IS/MND or alter the analysis presented for public review.

Section 2.0 Comment Letters and Responses to Comments

Table 2-1 below provides a list of those parties that provided written comments on the Draft IS/MND during the public review period. Each comment document has been assigned a letter as indicated in the table.

A copy of the written comments provided in this section have been annotated with the assigned letter along with a number for each comment. Each comment document is followed by a written response which corresponds to the comments provided.

Table 2.1: Comment Letters Received

Letter	Date Received	Organization/Name
Regional Agencies		
R1	July 11, 2025	Southern California Gas Company (SoCalGas)
R2	July 24, 2025	Riverside Transit Agency (RTA)
R3	July 29, 2025	Riverside County Flood Control and Water Conservation District (District)
Individuals/Public/Local Residents		
No Individuals/Public/Local Residents Comment Letters Received		
State Agencies		
No State Agency Comment Letters Received		

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Comment Letter R1 – Southern California Gas Company (SoCalGas)

From: Liao, William <WLiao@socalgas.com>
Sent: Friday, July 11, 2025 12:46 PM
To: Eric Jones <eric.jones@temeculaca.gov>
Cc: SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>
Subject: FW: Redhawk Golf Course Specific Plan Amendment and Conditional Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Eric.

SoCalGas has several existing facilities within Redhawk grounds. Please help us ensure everyone's safety and require that 811/USA be called in prior to any demolition / excavation activities so we can get out to Locate & Mark out our facilities.

If modification to existing service or new service is needed, please have Redhawk or representative contact our Builder Services team at Builder Services | SoCalGas to submit an application.

Please let me know if you have any questions.

R1.1

Will Liao
Region Planning Supervisor
Redlands HQ / Southeast Region
Mobile: 840-213-5899

Response to Comment Letter R1 – Southern California Gas Company (SoCalGas)

R1.1 The comment notes that SoCalGas has multiple facilities within the Project site and requests 811/USA be called prior to demolition/excavation activities. The Project does not include demolition, excavations, or alterations to existing facilities, and modification to existing services would not be necessary for the Project. No further response is warranted.

Comment Letter R2 – Riverside Transit Agency (RTA)

From: Mauricio Alvarez <malvarez@riversidetransit.com>
Sent: Thursday, July 24, 2025 4:25 PM
To: Eric Jones <eric.jones@temeculaca.gov>
Subject: Redhawk Golf Course SPA and CUP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Eric,

Thank you for including RTA in the development review of the Redhawk Golf Course SPA and CUP. After reviewing the plans, there are no comments to submit for this particular project. R2.1

Thank you,

Mauricio Alvarez, MBA
Planning Manager
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@riversidetransit.com
Website | Facebook | Twitter | Instagram
1825 Third Street, Riverside, CA 92507

Responses to Comment Letter R2 – Riverside Transit Agency (RTA)

R2.1 This comment indicates RTA has reviewed the Project and has no comments. No response is warranted.

Comment Letter R3 – Riverside County Flood Control and Water Conservation District (District)

From: McKinney, Elsa <EMcKinne@rivco.org>
Sent: Tuesday, July 29, 2025 5:04 PM
To: Eric Jones <eric.jones@temeculaca.gov>
Cc: McNeill, Amy <ammcneil@RIVCO.ORG>; Cornelius, William <wmcornel@RIVCO.ORG>
Subject: SPA, PA 23-0327 & CUP, PA 23-0251, Redhawk Golf Course-Due 7/30/2025

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Eric,
Thank you for the opportunity to provide comments. Since this project does not propose construction that would impact Riverside County Flood Control storm drain facilities and there are no fees to collect, the District has no comments. R3.1
Best Regards,

Elsa McKinney
Engineering Tech I, Development Review
Riverside County Flood Control & Water Conservation District
emckinne@rivco.org
1995 Market Street, Riverside, CA 92501
951.955.2878

*Off on Mondays

Response to Comment Letter R3 – Riverside County Flood Control and Water Conservation District (District)

R3.1 This comment states the District has no comments as Riverside County Flood Control storm drain facilities will not be impacted. No further response is warranted.

Attachment 1: Mitigation Monitoring and Reporting Program

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
NOISE MEASURES			
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.	Project Applicant (designated golf course representative/event coordinator) City of Temecula Code Enforcement	Prior to each Pavilion Event (event setup)	

Attachment 2: Public Draft IS/MND

Draft Initial Study / Mitigated Negative Declaration

Redhawk Golf Course

Specific Plan Amendment

Prepared For

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590
(951) 694-6400

Prepared By

Kimley-Horn and Associates, Inc.
3801 University Avenue, Suite 300
Riverside, CA 92501
(951) 543-9868

June 2025

OVERVIEW

This Draft Initial Study/Mitigated Negative Declaration has been prepared for the Redhawk Golf Course Specific Plan Amendment (SPA) and Conditional Use Permit (CUP). An Initial Study Checklist and environmental analysis has been prepared to determine the appropriate type of California Environmental Quality Act (CEQA) document.

As documented in the attached Initial Study checklist, the proposed project would result in potentially significant impacts but mitigation measures can mitigate all impacts to less than significant levels. As such, a Mitigated Negative Declaration is the appropriate California Environmental Quality Act (CEQA) document for the proposed project.

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Appendix A – Noise Analysis

Appendix B – Traffic Memorandum

City of Temecula

INITIAL STUDY / ENVIRONMENTAL CHECKLIST

Project Title	Redhawk Golf Course Specific Plan Amendment Project
Lead Agency Name and Address	City of Temecula 41000 Main Street Temecula, CA 92590
Contact Person and Phone Number	Eric Jones, Associate Planner, 951-506-5115
Project Location	APN 962-040-012
Project Sponsor's Name and Address	James R. Wood, Redhawk Golf Course, 45100 Redhawk Parkway, Temecula, CA 92592
General Plan Designation	Open Space
Zoning	Specific Plan (SP-9)
Description of Project	The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan and a Conditional Use Permit to expand the range of uses allowed within the existing outdoor Pavilion at the Redhawk Golf Course and modify related standards. The existing Pavilion is located between the main parking lot and driving range and is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The proposed Project would allow for additional types of events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. It is assumed that these special events may include amplified music/sound systems within the covered pavilion. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week.
Surrounding Land Uses and Setting	Open Space, Medium Residential, Low Medium Residential
Other Public Agencies Whose Approval is Required	None

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?	Consulting tribes were contacted by the City of Temecula in compliance with AB 52 and SB 18. All tribes that responded had no comments or further questions as the Project does not propose any grading or other ground disturbing activities.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Agricultural and Forestry Resources
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology/Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☐ Tribal Cultural Resources
- ☐ Utilities/Service Systems
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation (check one):

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CERTIFICATION:

Signature _____ Date _____

1.0 DESCRIPTION OF PROPOSED PROJECT

1.1 Project Location

The Redhawk Specific Plan Amendment Project (Project) is located in the southern portion of the City of Temecula (City). The Redhawk Specific Plan ("Specific Plan" or "SP") area is generally located south of the intersection of Redhawk Parkway and Vail Ranch Parkway, and generally east of Interstate 15 (I-15) and south of California State Road 79 (SR-79). Refer to **Figure 1: Regional Location Map**. The Specific Plan is bounded by the Vail Ranch Specific Plan to the north, the Morgan Hill Planning Area to the east, the Wolf Creek Specific Plan to the west, and the Pechanga Reservation to the south. The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan to add a new use and related standards for the new use. Proposed new use is a private event center to hold weddings, private parties, etc., within an existing pavilion. A Conditional Use Permit is also proposed to allow for a private event center to operate within an existing golf course, located at 45100 Redhawk Parkway, Temecula, CA 92592. Refer to **Figure 2: Local Vicinity Map**.

1.2 Project Setting and Land Uses

Redhawk Specific Plan

The Specific Plan area is an approximately 1,275-acre area comprising 21 planning areas. Existing general plan land uses within the Project site consist of low medium residential (LM), medium residential (M), public institutional facilities (PI), and open space (OS). The Specific Plan allows for residential, commercial, open space and recreation, golf course, circulation, and public facilities uses. Much of the Project site is developed with residential land uses, open space in the form of a golf course, and schools, along with accessory and ancillary uses. The Redhawk Golf Course is generally located in the center of the Specific Plan area.

The Redhawk Specific Plan was approved in 1988 and subsequently amended in 2000. Amendment No. 1 to the Redhawk Specific Plan amended the development standards of Planning Areas (PA) 12, 13, 15, 16, 20, and 21 to allow 5,000 square foot minimum lot size single family detached subdivisions of patio homes, zero lot line and z-lot configurations, and/or residential planned developments and multiple family residential developments. Additionally, Amendment No. 1 to the Redhawk Specific Plan did the following:

1. Enlarged PA 20 from 41.5 acres to 53.3 acres by changing the land use designation for the 5.2-acre Commercial Site "C" (PA 27) and 6.6 acres of the School Site "B" (PA 23 consisting of 9.6 acres) to Medium High Density Residential (MH, 8-14 DU/ac) and incorporating these planning areas into a reconfigured and expanded PA 20.

2. Enlarged PA 33 (Park Site "E") from 12.0 acres to 15.0 acres by changing the land use designation for 3.0 acres of School Site "B" (PA 23) to Park Site "E" and adding these 3.0 acres into a reconfigured and expanded PA 33.

3. Changed the land use designation of School Site "C" (PA 24) to Medium Low Density (2-5 DU/ac) Residential and changed the location of 11.0-acre School Site "C" (PA 24) from the south side of Camino San Dimas to a new PA 24 location consisting of 9.5 acres on the north side of Camino San Dimas in PA 2 which resulted in a reconfigured PA 2 that expanded from 129.1 acres to 131.5 acres.

Refer to **Table 1: Redhawk Specific Plan Land Use Summary** for more information specific to the existing allowable uses within the Redhawk Specific Plan.

Table 1: Redhawk Specific Plan Land Use Summary

Land Designation	Planning Areas	Gross Acres	Maximum No. of DUs
Residential			
Medium Low Residential	1, 2, 3, 4, 5, 7, 8, 10, 14, 17, 18, 19	*535.4*	*2,222*
Medium Residential	6, 9	*120.1*	*667*
Medium High Residential	11, 12, 13, 15, 16, 20, 21	*132.8*	*1,299*
	Residential Total	**788.3**	**4,188**
Golf Course	36	182.7	-
School Sites	22, 24	20.2	-
Commercial	25, 26	22.8	-
Open Space	28	149.3	-
Parks	29, 30, 31, 32, 33, 34, 35	48.9	-
Streets and Roadways	-	63.4	-
	Specific Plan Total	**1,275.6**	**4,188**

Source:
City of Temecula. 2010. *SP-9 Redhawk Land Use Map and Planning Area Map*. Available at http://laserfiche.cityoftemecula.org/WebLink/DocView.aspx?id=232320&dbid=2&repo=Temecula&cr=1 (accessed July 2024).

Redhawk Golf Course

The Redhawk Golf Course is an approximately 182.7-acre area of the Redhawk Specific Plan area (PA 36). It is a prominent feature of the Specific Plan area and is located throughout the entirety of the Specific Plan area, generally centralized to all uses within the Specific Plan area. Redhawk Golf Course includes an 18-hole course, a driving range, putting greens, a pro shop, executive offices, a restaurant, a cart barn, and course maintenance facilities. The course is open seven days a week, and the hours of operation are 6:00 am to 9:00 pm with seasonal variations dependent on daylight hours. There are typically 20 employees on site. The Project would allow for additional uses at the Redhawk Golf Course Country Club and Outdoor Pavilion, herein referred to as the Pavilion, located at 45100 Redhawk Parkway. The Pavilion is located on a 100.9-acre parcel with Assessor's Parcel Number (APN) 962-040-012.

Pavilion

The Project focuses on an existing Pavilion at the Redhawk Golf Course, located adjacent to the pro shop. The Pavilion is an existing covered structure totaling 3,200 square feet (SF) and has open walls. The Pavilion is bounded by the Redhawk Golf Course on the east and south and by residential developments

in all directions. The Pavilion is designated as Open Space in the City's General Plan. Residential uses to the north are designated as Medium Residential while uses to the east, south, and west are designated Low Medium Residential. Refer to **Table 2: Existing Land Uses and Zoning Designations** below. Refer to **Figure 3: Existing General Plan Land Use** and **Figure 4: Existing Zoning.**

Table 2: Existing Land Uses and Zoning Designations

Location	Existing Zoning[1]	Existing General Plan Land Use[2]
Pavilion Site	Specific Plan (SP-9)	Open Space
North	Specific Plan (SP-9)	Medium Residential Open Space
South	Specific Plan (SP-9)	Low Medium Residential Open Space
West	Specific Plan (SP-9)	Low Medium Residential
East	Specific Plan (SP-9)	Low Medium Residential Open Space

Source:
(1) City of Temecula. (2016). *Zoning Map, City of Temecula.* Available at: https://temeculaca.gov/DocumentCenter/View/1642/Zoning-Map-?bidId= (accessed July 2024).
(2) City of Temecula. (2005). Temecula General Plan; Figure LU-3 Land Use Policy Map. Available at: http://laserfiche.cityoftemecula.org/weblink/2/doc/275675/Electronic.aspx (accessed July 2024).

Environmental Setting

Topography

The Pavilion is generally flat with minor sloping at 1 percent to allow for site grading. The approximate surface elevation is 1,156 feet above mean sea level (amsl). The Pavilion and Redhawk Golf Course clubhouse were constructed on a slope, as such, there are retaining walls to the east of the Pavilion and steeper slopes to the west. Site drainage generally flows from south to north.

Biology

The Project site is entirely developed with landscaping and concrete. All existing vegetation at the Redhawk Golf Course and Pavilion are ornamental and subject to removal and replanting. General wildlife species would be consistent with animal species present in urban areas, such as reptiles, birds, small mammals, and other vertebrates.

Hydrology

The Project site is located within the Lower Temecula Creek Watershed (Hydrologic Unit Code [HUC10]: 1807030203). The Temecula Creek is located approximately 0.72 miles north of the Project site and would receive storm flows from the Project site.

Seismic Conditions

The Project site is in an area that is subject to ground motions due to earthquakes as is all of southern California; however, the Project is not located within a known fault zone. The nearest fault is the Wildomar Fault, a part of the Elsinore Fault Zone, and is located approximately 0.54 miles southwest of the Project

site. The Project site is outside of an Alquist-Priolo fault zone. Additionally, the Project site is not located within a California Geologic Survey (CGS) liquefaction zone.[1]

Flood Zone Information

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C3305G (effective date August 28, 2008), the Project site is located in Flood Zone X. Flood Zone X indicates areas that are outside the 0.2 percent annual chance floodplain (the 500-year flood).[2]

Infrastructure and Utilities

The Redhawk Golf Course is bounded on all sides by roadways and residential uses, however only Redhawk Parkway provides access to the Golf Course and Pavilion. There are existing internal access roads on the Project site. Further, the Project site is adequately served by all utilities.

Transit

The Riverside Transit Authority (RTA) provides bus services within the City of Temecula. RTA Route 24 operates in proximity to the Project site. The nearest stop for this route is located at the intersection of Redhawk Parkway and Vail Ranch Parkway, at the driveway entrance to the Project site and approximately 0.32 miles from the Pavilion. The nearest transfer point to the Project site is at the Temecula Valley Hospital located approximately 1.12 miles to the northwest of the Project site. RTA Route 24 has a stop at this location. Additionally, this route has a transfer point at the Pechanga Resort, located approximately 1.17 miles to the southwest of the Project site.

1.3 Project Purpose and Proposed Project Characteristics

The Project proponent is seeking a Specific Plan Amendment (SPA) to the Redhawk Specific Plan and a Conditional Use Permit (CUP) to expand the types of events allowed within the existing outdoor Pavilion at the Redhawk Golf Course, located at 45100 Redhawk Parkway, refer to **Figure 1: Regional Location Map** and **Figure 2: Local Vicinity Map**. The existing Pavilion is located between the main parking lot and driving range and is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The proposed Project would allow for additional events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. It is assumed that these special events may include amplified music/sound systems within the covered Pavilion. The Pavilion was approved for construction in December 2020 as part of a minor modification. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week.

[1] California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).
[2] Federal Emergency Management Agency. 2008. *Flood Insurance Rate Map No. 06065C3305G*.

Specific Plan Amendment

The Redhawk Specific Plan will be amended in one location, specifically Section II.B.1.c Open Space and Recreation Standards. The text below shows the proposed amended text with additions shown with double underline and deletions shown in ~~strikethrough~~:

*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, 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 part of Phase II.

c. ~~See Ordinance 348.2928 for permitted uses and development standards.~~ Refer to Exhibit II-3, Planning Area 36 – Golf Course.

d. Refer to Section II. B. 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.

Conditional Use Permit

A Conditional Use Permit (CUP) is being sought by the Project proponent to allow for additional types of private events, other than golf specific events, which could occur at the existing Pavilion. Under the existing Specific Plan, private events are allowed to occur at the existing Pavilion, provided they are golf related. The CUP would allow other events, such as weddings, banquets, birthdays, community outreach events, or any other private events. No new structures are proposed or would be developed as part of the Project. The CUP does not propose changes to the existing hours of operations, lighting, or parking of the Pavilion. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week. Events would be allowed from 12:00 pm to 9:00 pm with all amplified noise ending at 9:00 pm. Amplified noise would be located on the southeastern

corner of the Pavilion. The CUP would allow an approximate maximum of 130 guests, the existing facility is currently permitted up to approximately 144 guests per event. Refer to **Figure 5: Conditional Use Permit Site Plan** for information related to the Pavilion and proposed tenant improvements.

The Project does not propose any construction nor physical alterations to the existing Redhawk Golf Course.

1.4 Discretionary Actions and Approvals

The City is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the IS/MND for the Project. It is expected that the City, at a minimum, would consider the data and analyses contained in this IS/MND when making its permit determinations. Prior to implementation of the Project, discretionary permits and approvals must be obtained from local, state, and federal agencies, as listed below:

City of Temecula:

- Specific Plan Amendment to the Redhawk Specific Plan
- Conditional Use Permit

Other permits may be required for the Project but would not be discretionary. These permits, if required, would be ministerial and approved at a staff level.

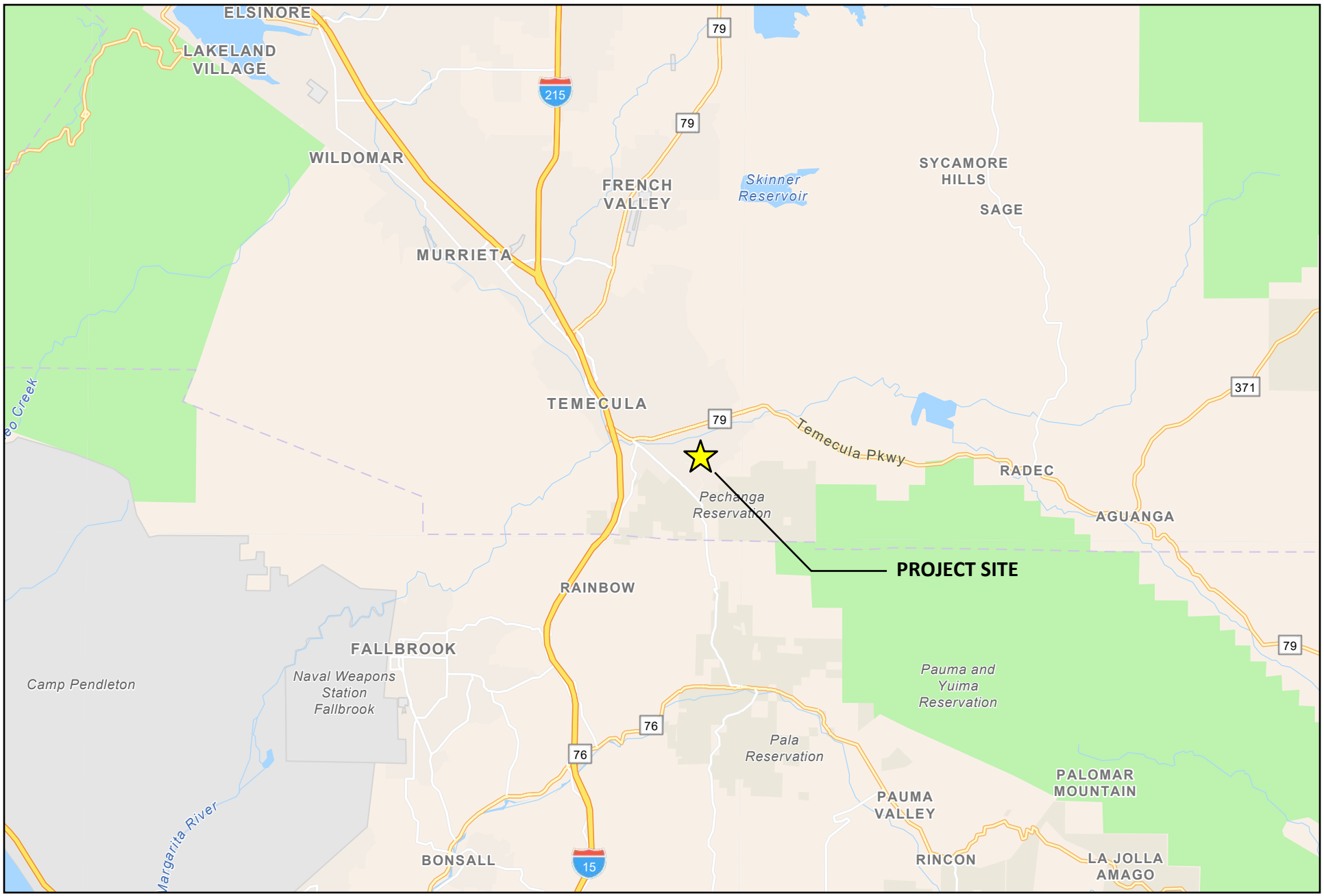
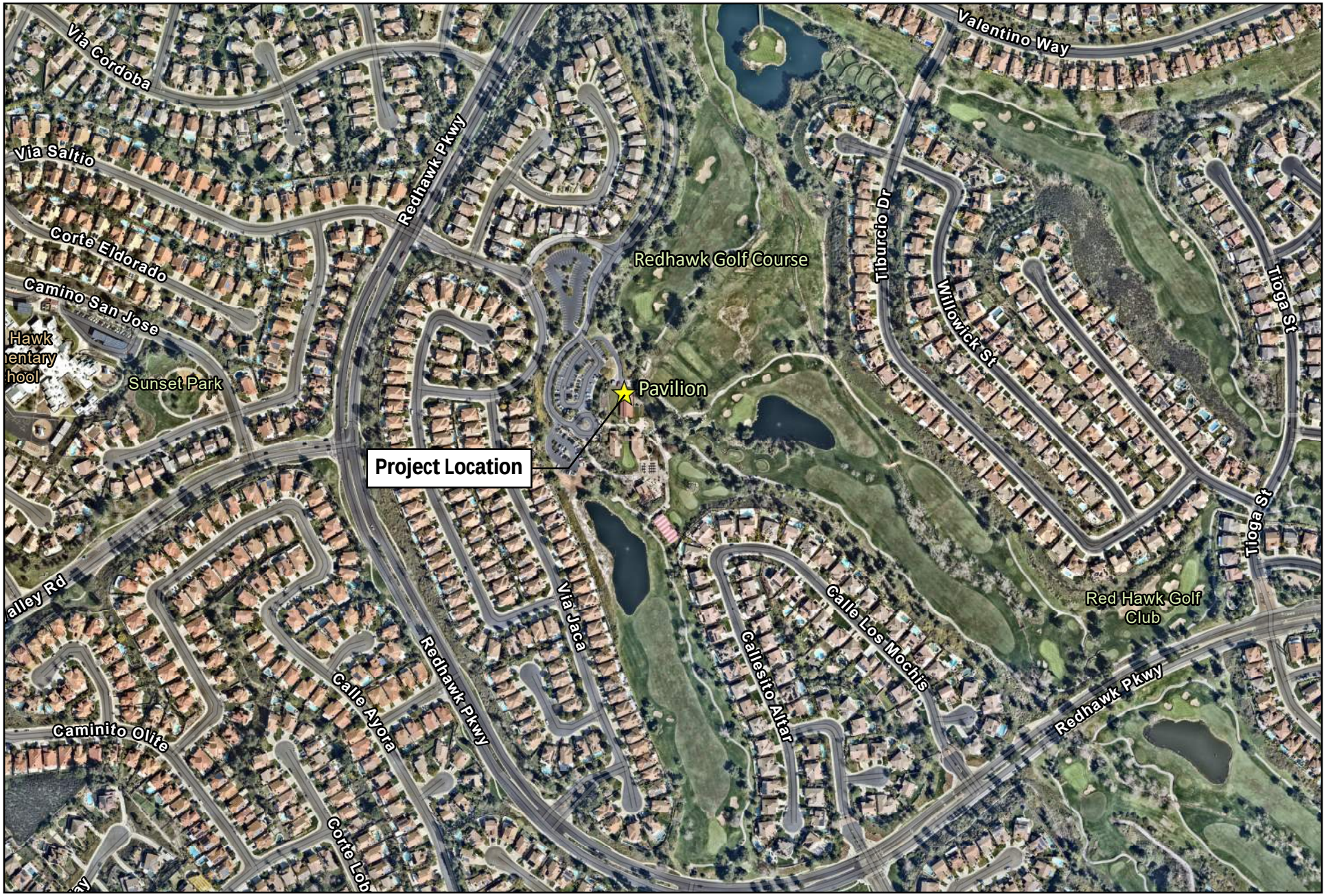


Figure 1: Regional Location Map
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale

Kimley»Horn



Source: Nearmap, March 2024.

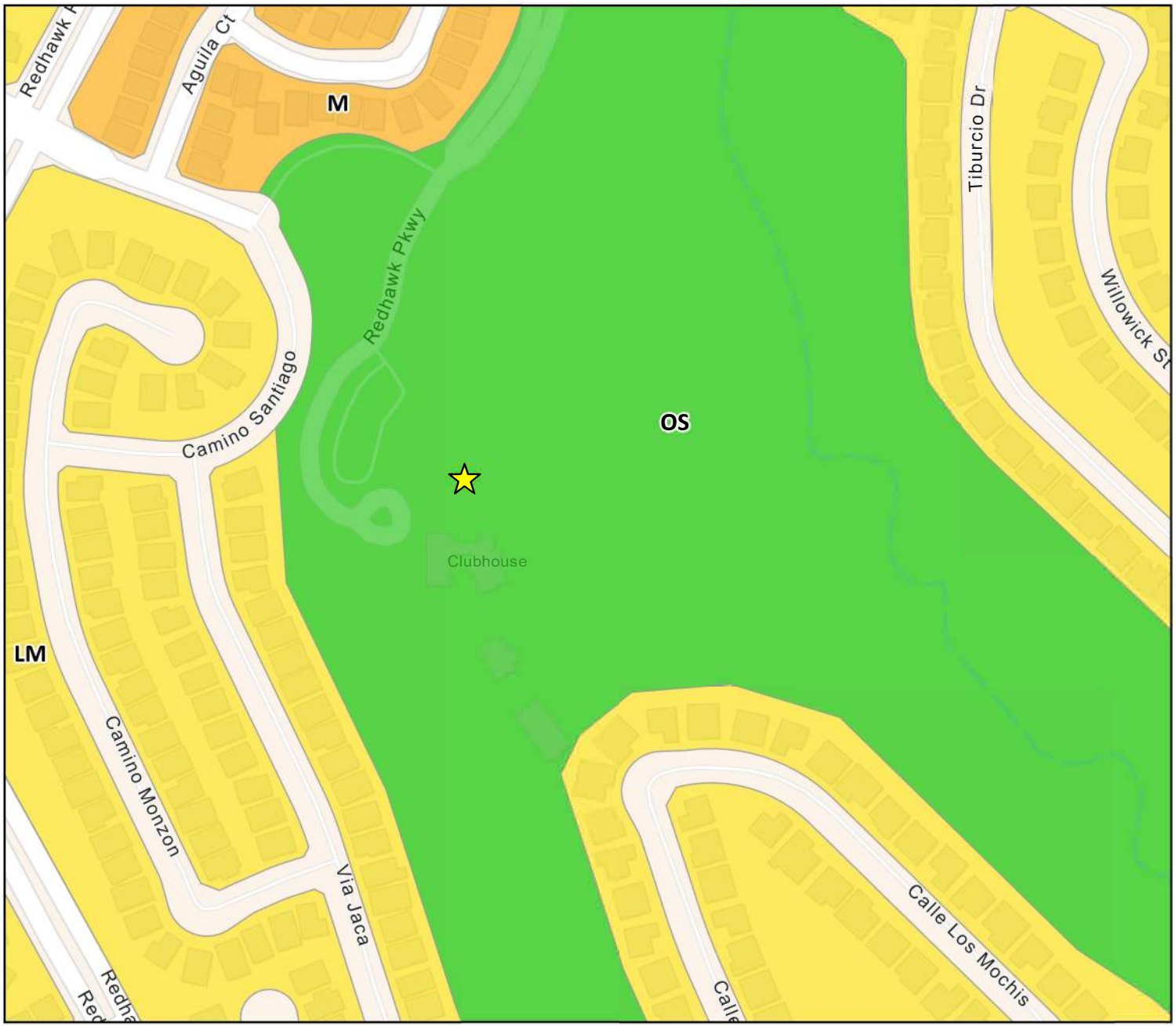
Figure 2: Local Vicinity Map

Redhawk Golf Course Specific Plan Amendment Project

City of Temecula

Not to scale

Kimley»Horn

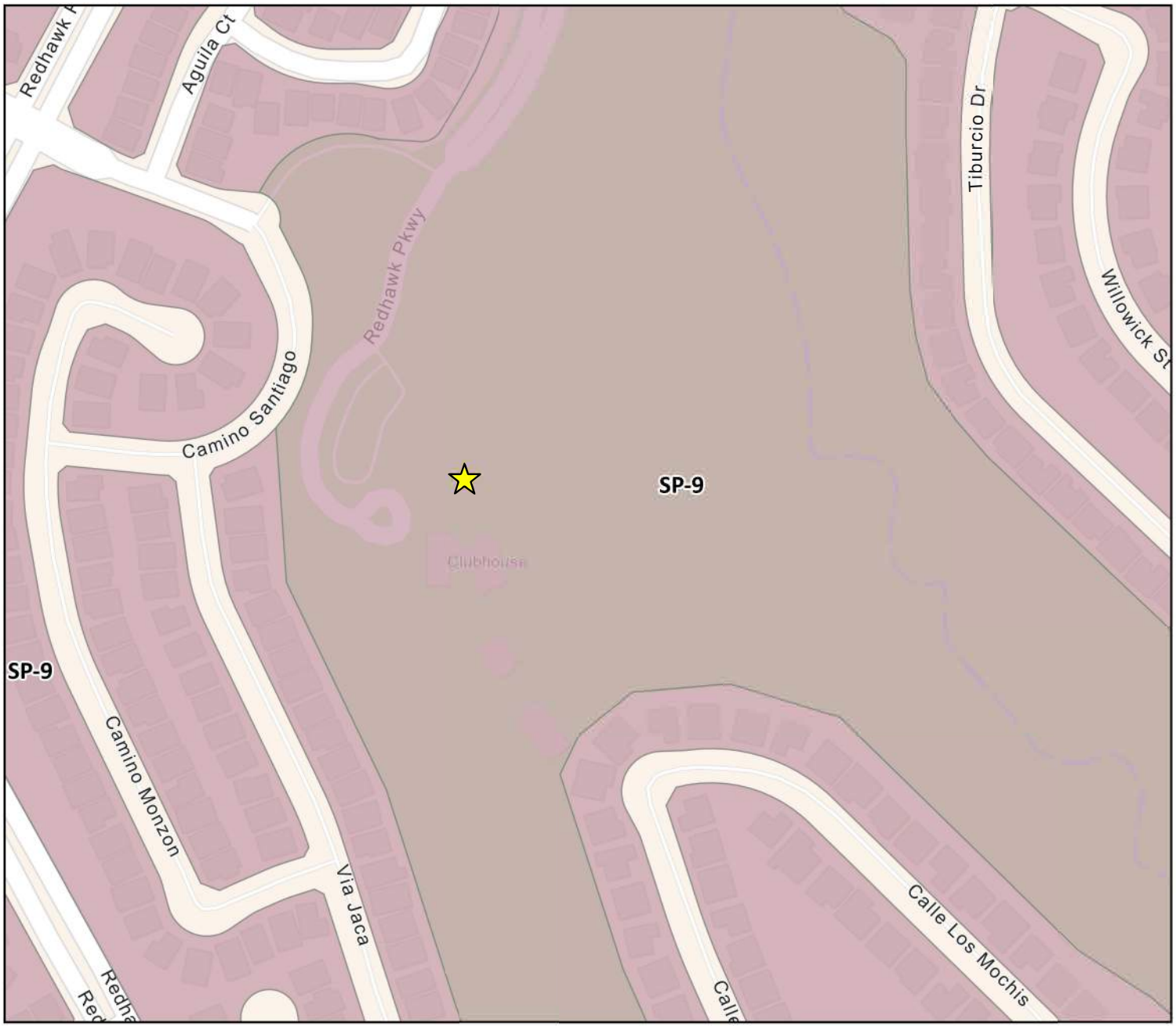


Source: City of Temecula, 2024.

Figure 3: Existing General Plan Land Use
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale

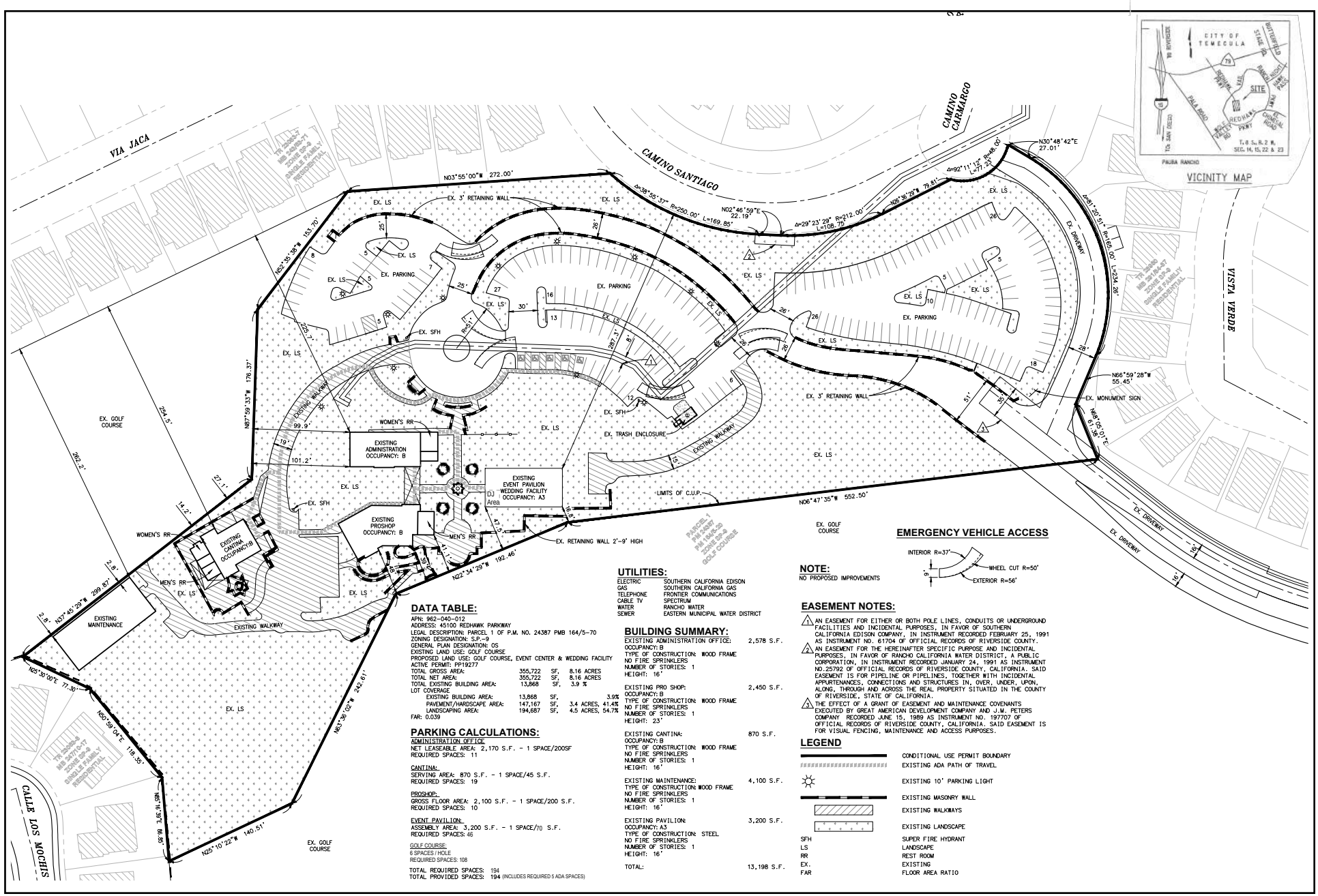
Kimley»Horn



Source: City of Temecula, 2024.

Figure 4: Existing Zoning
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale



DATA TABLE:

APN: 962-040-012
ADDRESS: 45100 REDHAWK PARKWAY
LEGAL DESCRIPTION: PARCEL 1 OF P.M. NO. 24387 PMB 164/5-70
ZONING DESIGNATION: SP.-9
GENERAL PLAN DESIGNATION: OS
EXISTING LAND USE: GOLF COURSE
PROPOSED LAND USE: GOLF COURSE, EVENT CENTER & WEDDING FACILITY
ACTIVE PERMIT: PP19277

TOTAL GROSS AREA:	355,722	SF,	8.16 ACRES
TOTAL NET AREA:	355,722	SF,	8.16 ACRES
TOTAL EXISTING BUILDING AREA:	13,868	SF,	3.9 %
LOT COVERAGE			
EXISTING BUILDING AREA:	13,868	SF,	3.9%
PAVEMENT/HARDSCAPE AREA:	147,167	SF,	3.4 ACRES, 41.4%
LANDSCAPING AREA:	194,687	SF,	4.5 ACRES, 54.7%

FAR: 0.039

PARKING CALCULATIONS:

ADMINISTRATION OFFICE
NET LEASEABLE AREA: 2,170 S.F. - 1 SPACE/200SF
REQUIRED SPACES: 11

CANTINA:
SERVING AREA: 870 S.F. - 1 SPACE/45 S.F.
REQUIRED SPACES: 19

PROSHOP:
GROSS FLOOR AREA: 2,100 S.F. - 1 SPACE/200 S.F.
REQUIRED SPACES: 10

EVENT PAVILION:
ASSEMBLY AREA: 3,200 S.F. - 1 SPACE/70 S.F.
REQUIRED SPACES: 46

GOLF COURSE:
6 SPACES / HOLE
REQUIRED SPACES: 108

TOTAL REQUIRED SPACES: 194
TOTAL PROVIDED SPACES: 194 (INCLUDES REQUIRED 5 ADA SPACES)

UTILITIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS
TELEPHONE	FRONTIER COMMUNICATIONS
CABLE TV	SPECTRUM
WATER	RANCHO WATER
SEWER	EASTERN MUNICIPAL WATER DISTRICT

BUILDING SUMMARY:

EXISTING ADMINISTRATION OFFICE:	2,578 S.F.
OCCUPANCY: B TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
EXISTING PRO SHOP:	2,450 S.F.
OCCUPANCY: B TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 23'	
EXISTING CANTINA:	870 S.F.
OCCUPANCY: B TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
EXISTING MAINTENANCE:	4,100 S.F.
TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
EXISTING PAVILION:	3,200 S.F.
OCCUPANCY: A3 TYPE OF CONSTRUCTION: STEEL NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
TOTAL:	13,198 S.F.

NOTE:

NO PROPOSED IMPROVEMENTS

EMERGENCY VEHICLE ACCESS

INTERIOR R=37'
WHEEL CUT R=50'
EXTERIOR R=56'

EASEMENT NOTES:

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED FEBRUARY 25, 1991 AS INSTRUMENT NO. 61704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, IN INSTRUMENT RECORDED JANUARY 24, 1991 AS INSTRUMENT NO.25792 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINE OR PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, CONNECTIONS AND STRUCTURES IN, OVER, UNDER, UPON, ALONG, THROUGH AND ACROSS THE REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
3. THE EFFECT OF A GRANT OF EASEMENT AND MAINTENANCE COVENANTS EXECUTED BY GREAT AMERICAN DEVELOPMENT COMPANY AND J.M. PETERS COMPANY RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 197707 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR VISUAL FENCING, MAINTENANCE AND ACCESS PURPOSES.

LEGEND

	CONDITIONAL USE PERMIT BOUNDARY
	EXISTING ADA PATH OF TRAVEL
☼	EXISTING 10' PARKING LIGHT
	EXISTING MASONRY WALL
	EXISTING WALKWAYS
	EXISTING LANDSCAPE
SFH	SUPER FIRE HYDRANT
LS	LANDSCAPE
RR	REST ROOM
EX.	EXISTING
FAR	FLOOR AREA RATIO

Source: Temecula Engineering Consultants, Inc., 2025.

Figure 5: Conditional Use Permit Site Plan
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale

AESTHETICS

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

1a) Have a substantial adverse effect on a scenic vista?

1b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

1c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

1d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course while reducing the maximum number of events per week and number of guests allowed. As there would be no new structures, construction, or alterations, the Project would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources, or create new sources of light or glare. Refer to **Figure 6: Site Photos**. No impact would occur.

According to CEQA Guidelines PRC Section 21071, an urbanized area is an incorporated city that has a population of at least 100,000 persons or an incorporated city that has a population of less than 100,000 persons and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

The Project site is within the City of Temecula, which is an incorporated city, with a population of approximately 110,682.[3] As such, the Project is located in an urbanized area and the following discussion analyzes whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

The proposed specific plan amendment and conditional use permit as part of the Project would expand the types of events that would be hosted at the existing Pavilion. Currently, events are permitted to occur at the Pavilion provided they are golf related. There would be no amendments to the development standards or design guidelines of the Redhawk Specific Plan which govern scenic quality, as such, no impact would occur.

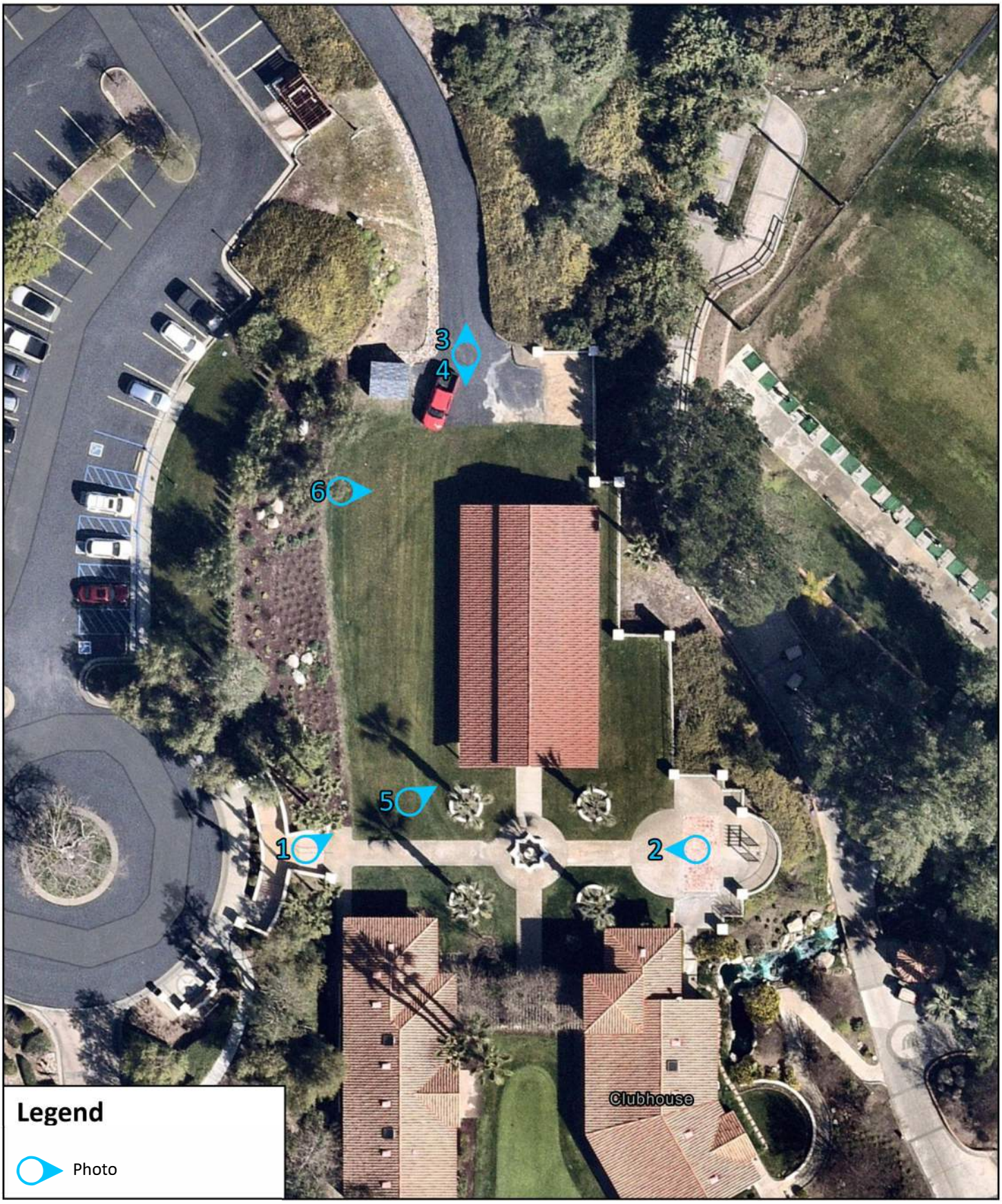
Mitigation Measures

No mitigation is required.

References:

US Census Bureau. 2023. *QuickFacts: Temecula City, California.* Available at: https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222 (accessed July 2024).

[3] US Census Bureau. 2023. *QuickFacts: Temecula City, California.* Available at: https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222 (accessed July 2024).



Source: Nearmap, 2024.

Figure 6a: Site Photos
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale



Photo #1: Photo Location 1, looking northeast towards the interior of the Project site.



Photo #2: Photo Location 2, looking west along the southern boundary of the Project site, towards existing pedestrian amenities and structures.



Photo #3: Photo Location 3, looking north from the Project site, towards existing driveway.

Note: Photos taken June 15, 2024

Figure 6b: Site Photos
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula



Photo #4: Photo Location 4, looking south towards the interior of the Project site.



Photo #5: Photo Location 5, looking northeast towards the interior of the Project site.



Photo #6: Photo Location 6, looking east towards the interior of the Project site.

Note: Photos taken June 15, 2024

Figure 6c: Site Photos
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

AGRICULTURE AND FORESTRY RESOURCES

2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

2a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

2b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

2c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code

section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

2d) Result in the loss of forest land or conversion of forest land to non-forest use?

2e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. According to the Temecula GP Open Space/Conservation Element, the Project site does not contain prime farmland, unique farmland, or farmland of statewide importance.[4] The Project site is a part of the Redhawk Specific Plan and has a land use designation of Open Space with a primary focus on the Redhawk Golf Course. The Redhawk Specific Plan does not allow agricultural uses. Further, the Project site is not under a Williamson Act Contract.[5] There are no existing forest lands or timberlands on site and the Project would not convert or cause the loss of existing forest lands. As such, no impact would occur.

Mitigation Measures

No mitigation is required.

References:

California Department of Conservation. 2024. *California Williamson Act Enrollment Finder*. Available at https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed July 2024).

City of Temecula. 2002. *Exhibit OSC-5: Agricultural Resources.* Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[4] California Department of Conservation. 2022. *California Important Farmland Finder*. Available at https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed July 2024).

[5] California Department of Conservation. 2024. *California Williamson Act Enrollment Finder*. Available at https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed July 2024).

AIR QUALITY

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X

3a) Conflict with or obstruct implementation of the applicable air quality plan?

3b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

3c) Expose sensitive receptors to substantial pollutant concentrations?

3d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. Although the Project could increase the frequency and total number of events over the course of a year, due to the events not being restricted to golf-related events, the Project would not increase the daily Pavilion venue capacity or increase operational characteristics. In fact, the Project proposes a reduction in the individual event intensity with a smaller maximum permitted number of guests. The Project would not create any new sources of emissions and as such, no impact would occur.

BIOLOGICAL RESOURCES

4. BIOLOGICAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

4a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

4b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

4c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological?

4d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

4e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

4f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project does not propose new development, exists wholly within a previously disturbed and developed area, and would not implement new operations which would impact biological resources, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

CULTURAL RESOURCES

5. CULTURAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

5a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?

5b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

5c) Disturb any human remains, including those interred outside of dedicated cemeteries?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not physically disturb any land which may contain historical or archaeological resources, the Project would not cause a substantial adverse change in the significance of a historical or archaeological resource. Further, the Project site is a previously developed area, and humans remains could not be inadvertently discovered as no new development is proposed. No impact would occur.

Mitigation Measures

No mitigation measures are necessary.

ENERGY

6. ENERGY. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

6a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests.

Energy consumption by the Project would be a result of transportation energy required for patrons to arrive to and depart from the Pavilion. Additionally, there would be direct energy consumption resultant of the lighting, heating, or other amenities offered during events at the Pavilion. However, the Pavilion is an existing structure and events are already permitted, provided they are golf related. The Project would allow other types of events; however, operationally, there would be no changes to how events are hosted and operated on a daily basis. As such, there would be no increase in the energy consumption on a daily basis, either transportation or direct energy, at the Pavilion and Redhawk Golf Course during events after Project implementation. In fact, there may be a nominal decrease in the total amount of energy resources utilized due to the reduction in maximum number of guests allowed and total number of events per week. However, this reduction is likely not discernible when compared to what is currently permitted. Although the Project could allow for additional events over the course of a year, these events are generally anticipated to be from local patrons that would be hosting these events with or without the availability of the Redhawk Golf Course Pavilion. The Project would provide an additional venue option for special events, which in some cases would likely be closer to the event guests. As such, no impact would occur.

6b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. Title 24 of the CCR contains energy efficiency standards for residential and non-residential buildings based on a state mandate to reduce California's energy demand. Specifically, Title 24 addresses a number of energy efficiency measures that impact energy used for lighting, water heating, heating, and air conditioning, including the energy impact of the building envelope such as windows, doors, skylights,

wall/floor/ceiling assemblies, attics, and roofs. The Redhawk Golf Course would have already demonstrated compliance with these measures during its design, implementation, and construction and would therefore not apply to the Project.

Part 6 of Title 24 specifically establishes energy efficiency standards for residential and nonresidential buildings constructed in the State of California in order to reduce energy demand and consumption. This would not apply to the Project as the Project proposes no new construction or development.

The Riverside County Climate Action Plan Update establishes a series of energy related goals intended to reduce greenhouse gas emissions based on Assembly Bill (AB) 32 Scoping Plan.[6] Those applicable to the Project are Renewables Portfolio Standard for Building Energy Use, AB 1109 Energy Efficiency Standards for Lighting, Electricity Energy Efficiency, and Commercial Energy Efficiency Requirements.

The Project would not conflict with any of the federal, state, or local plans for renewable energy and energy efficiency. Because the Project would comply with the Riverside County Climate Action Plan Update measures, no conflict with existing energy standards and regulations would occur. Therefore, no impact associated with renewable energy or energy efficiency plans would occur.

Mitigation Measures:

No mitigation measures are necessary.

References:

Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf (accessed July 2024).

[6] Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf (accessed July 2024).

GEOLOGY AND SOILS

7. GEOLOGY AND SOILS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

7a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on

other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault to the Pavilion is the Wildomar Fault, located approximately 0.52 miles to the southwest of the Pavilion, and is a part in the Elsinore Fault Zone.[7] Due to the Project's location, all existing structures would have been subject to all applicable regulations in the CBC that was approved at the time of development. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As no new structures or development would occur, and the Project would not increase the number of people permitted to be on-site during an event, the Project would not directly or indirectly cause potential substantial adverse effects involving the rupture of a known earthquake fault. A less than significant impact would occur, and no mitigation is necessary.

ii) Strong seismic ground shaking?

Less than Significant Impact. The Project site is located in southern California, which is a region prone to strong seismic ground shaking. The seismic hazard most likely to impact the Project site is ground-shaking due to a large earthquake on one of the major active regional faults. As previously mentioned, the Project site is not located on a major fault, however, strong shaking could still impact the Project site should an earthquake occur at the faults nearest the Project site. The existing structures at the Project site, including the Pavilion, would have been designed and constructed in conformance with the then current CBC, City regulations, and other applicable standards. The CBC design standards correspond to the level of seismic risk in each location and are intended primarily to protect public safety and secondly to minimize property damage. Conformance with standard engineering practices and design criteria established in the then-current CBC would have reduced the effects of seismic ground shaking on the Pavilion and existing structures. The CBC is updated every three years, last updated in 2022 and went into effect January 1, 2023; however, existing structures need not be retrofit to comply with updated CBC standards unless they meet specific requirements, such as being related to emergency services or are critical community infrastructure (hospitals with surgery centers, emergency vehicle garages, emergency operations centers, fire departments, etc.). Generally, the types of updates which occur during the normal 3-year update cycle are minimal and would not result in significant changes to the code, as such, the existing structures, including the Pavilion, would likely still be compliant with the now current (2022 CBC) standards.

As no new structures, grading or development would occur, the existing facilities would have been designed and constructed in compliance with the then current CBC with the intent to resist ground shaking and other seismic forces, and the Project would not increase the number of people permitted to be on-

[7] California Geologic Survey. 2024. Earthquake Zones of Required Investigation. Available at https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).

site during an event, the Project would not directly or indirectly cause potential substantial adverse effects involving strong ground shaking. A less than significant impact would occur, and no mitigation is necessary.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater).

A portion of the Redhawk Golf Course lies within a liquefaction zone as identified by the California Geologic Survey.[8] However, the Pavilion, which is the subject of the Project, is not located within a liquefaction zone. Additionally, according to the NRCS Web Soil Survey, the Pavilion is underlain with "Rough broken land" which is classified as a bedrock material.[9] Bedrock is not susceptible to liquefaction. Furthermore, the Project is located at an existing facility and would not directly or indirectly cause a potential substantial adverse effect involving liquefaction. No impact would occur.

iv) Landslides?

No Impact. The Project site is relatively flat and there are no steep slopes present. The Temecula GP Public Safety Element does not identify the Project site as an area with potential landslide risks.[10] As such, no impact would occur.

7b) Result in substantial soil erosion or the loss of topsoil?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As no new structures or development would occur, the Project would not result in substantial soil erosion or the loss of topsoil. No impact would occur.

7c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. As previously discussed, the Project site is not in an area prone to liquefaction or landslide. Lateral spreading is a phenomenon in which soils move laterally during seismic

[8] Ibid.
[9] United States Department of Agriculture Natural Resources Conservation Service. ND. *Web Soil Survey*. Available at https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (accessed July 2024).
[10] City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId= (accessed July 2024).

shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Subsidence is a general term for downward vertical movement of the Earth's surface, which can be caused by both natural processes and human activities. Subsidence involves little or no horizontal movement. It is often caused by the removal of ground water, oil, natural gas, or mineral resources out of the ground by pumping, fracking, or mining activities. The Project does not propose the extraction of any of these resources nor are any of the uses located in the immediate vicinity of the Project. Further, the Temecula GP Public Safety Element does not indicate that the Project site is located within an area that is known to be at risk of lateral spreading or subsidence. As such, impacts would be less than significant.

7d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. When certain soil types are exposed to water, mainly those with moderate to high clay content, they can deform and either shrink or swell, depending on their particular physical characteristics. Such soils can expose overlying buildings to differential settlement and other structural damage. Soils that typically exhibit these behaviors are clayey soils.

As previously discussed, the soils at the Pavilion site consist of bedrock materials. As the Pavilion site does not contain a majority or a significant amount of clayey soils, it is therefore not located on expansive soils. Impacts would be less than significant.

7e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project does not propose the installation and operation of septic tanks. The Project is an existing facility and is already connected to a municipal sewer system. No impact would occur.

7f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not physically disturb any land which may contain historical or archaeological resources, the Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur.

Mitigation Measures:

No mitigation measures are necessary.

References:

California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. Available at https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).

City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId= (accessed July 2024).

United States Department of Agriculture Natural Resources Conservation Service. ND. *Web Soil Survey*. Available at https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (accessed July 2024).

GREENHOUSE GAS EMISSIONS

8. GREENHOUSE GAS EMISSIONS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

8a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit, which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. The Project is an existing facility and would not construct new facilities or improvements which would produce short-term emission nor would it cause operational changes which would increase long-term emissions from the existing facility. In fact, the Project proposes reducing the total number of events permitted each week and reducing the number of guests from 144 per event to 130 per event. This would generate a net benefit when compared to the existing uses permitted. The Project would reduce the daily Pavilion venue capacity and/or operational characteristics. As such, there would be no impact.

8b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact.

GHG Plan Consistency

CARB 2022 Scoping Plan

CARB's 2022 *Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), adopted December 15, 2022, sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with Assembly Bill (AB) 1279. The Project would benefit from the State targets set forth within the 2022 Scoping Plan. As the Project would not increase operational impacts, and in fact would reduce the operational impact of the existing use, it could not cause GHG emissions to be increased above the SCAQMD 3,000 $MTCO_2e$/year threshold, the Project would not interfere with the State's goals for reducing GHG emissions.

It is assumed that a majority of the existing facility's emissions are from energy and mobile sources which would be further reduced by implementation of current State programs. It should be noted that the Project and the City have no control over vehicle emissions. However, these emissions would decline in the future due to statewide measures, including the reduction in the carbon content of fuels, CARB's advanced clean car program, CARB's mobile source strategy, fuel efficiency standards, cleaner technology, and fleet turnover. Additionally, the Southern California Association of Government's (SCAG's) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035. Accordingly, the Project does not interfere with the State's efforts to reduce GHG emissions in 2030. Furthermore, the Project would not increase the existing facility's emissions.

Project operations would benefit from the implementation of current and potential future energy regulations including the SB 100 renewable electricity portfolio target of 60 percent renewable energy by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

City of Temecula Sustainability Plan

The *City of Temecula Sustainability Plan* (Sustainability Plan), adopted June 22, 2010, identifies current and future climate change goals. The Sustainability Plan includes several goals for reducing GHG emissions through energy and water efficiency, waste reduction, and embracing cleaner technology. The Project would be consistent with the applicable sustainability goals outlined in the Sustainability Plan.

The Project would not create any new structures, nor would it change the basic function of the existing Pavilion. Rather, it would expand the range of events allowed at the Pavilion, although these are anticipated to be similar in nature as existing golf-related events. Any future event at the Pavilion would be subject to the Specific Plan Amendment, CUP, and existing City, regional, and State GHG requirements. Further, the nearest public transit stops, specifically for buses, are located at the end of the driveway for the Redhawk Golf Course. As such, the Project would not conflict with any applicable plan or policy in the Sustainability Plan and impacts would be less than significant.

As discussed above, the Project would comply with the applicable State, Regional, and local goals and policies with regard to reducing GHG emissions. Therefore, the Project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions, and a less than significant impact would occur. Further, Project implementation would not result in any construction-related impacts, nor would the Project affect operational air quality and GHG impacts on a daily basis. No mitigation measures would be required.

Mitigation Measures:

No mitigation measures are necessary.

HAZARDS AND HAZARDOUS MATERIALS

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

9a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for operations or produce hazardous wastes as by-products of production applications. Both the U.S. EPA and the U.S. Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The U.S. EPA administers permitting, tracking, reporting, and operations requirements established by the

Resource Conservation and Recovery Act. The DOT regulates the transportation of hazardous materials through enforcement of the Hazardous Materials Transportation Act. This act includes requirements for container design and labeling, as well as for driver training. The established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Additionally, State and local agencies enforce the application of these acts and coordinate safety and mitigation responses in the case that accidents involving hazardous materials occur.

The Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances. No construction would occur and therefore no use, transport, or disposal of hazardous substances typically associated with construction activity would occur.

During Project operations, widely used hazardous materials commonly at golf course uses including cleaners, pesticides, and potentially food waste would be present. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. However, these would be existing at the Project site and the Project itself would not increase the use of these materials. Further, pesticides or fertilizers which may be used to maintain the golf course would not be used at the Pavilion, which is a structure. Regular operation and maintenance of the Project structures would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common hazardous materials and their disposal does not present a substantial health risk to the community. Additionally, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities, as none would occur.[11] Project impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant.

9b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. The Project site is not identified as a hazardous waste site with either an active or past occurrence.[12, 13] Only one site listed on EnviroStor is within 1 mile of the Pavilion and is classified as having no action required. This site is the Redhawk High School No. 3 and Middle School No. 5 (located at Pala Road and Pachanga Road).

Although typical hazardous materials associated with open space uses, these hazardous materials would not be used in large amounts such that they would create a significant hazard involving the release of these materials. Because the Project does not propose alterations to existing facilities, there would be no impacts related to structures with asbestos-containing materials or lead-based paint.

[11] Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List.* Available at https://www.envirostor.dtsc.ca.gov/public/map/?myaddress= (accessed July 2024).
[12] DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at https://dtsc.ca.gov/dtscs-cortese-list/ (accessed July 2024).
[13] State Water Resources Control Board. 2024. *GeoTracker*. Available at https://geotracker.waterboards.ca.gov/map/ (accessed July 2024).

Potential hazards to the public or the environment could be introduced through the accidental upset or release of hazardous materials caused by accidental spillage of hazardous materials used during construction phases, or as a result of the exposure of contaminated soil during grading activities. However, the Project does not propose any construction and therefore no impact would occur.

9c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The closest schools to the Project site are Pauba Valley Elementary School (33125 Regina Drive, Temecula) and Great Oak High School (32400 Camino San Dimas, Temecula), each located immediately adjacent to the Redhawk Golf Course on the northeast and southern boundary of the Redhawk Golf Course, respectively. Additionally, Helen Hunt Jackson Elementary School (32400 Camino San Dimas, Temecula), and Redhawk Elementary School (32045 Cam San Jose, Temecula), are located within 0.25 miles of the boundary of the Redhawk Golf Course. The closest school to the Pavilion, which the Project is focused on, is Redhawk Elementary School which is located approximately 0.32 miles west of the center of the Pavilion. Additionally, according to the Temecula GP Growth Management/ Public Facilities Element, no schools are proposed within the immediate vicinity of the Project site. The Project does not propose the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. Therefore, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.

9d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. As previously discussed in Impact 9a, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities. No impact would occur.

9e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The nearest airport to the Project site is the French Valley Airport (37600 Sky Canyon Drive, Murrieta), and is located approximately 6.7 miles northwest of the Project site. The Project site is not located within the Airport Land Use Compatibility Plan for the French Valley Airport and would therefore

not result in a safety hazard or excessive noise for people residing or working in the Project area.[14] Therefore, no impact would occur.

9f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Refer to **Section 20, Wildfire**. Additionally, the Project does not propose alterations to the City's existing circulation network nor propose the implementation of incompatible land uses which could possibly interfere with an adopted emergency response plan or emergency evacuation plan. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As such, no impact would occur, and no mitigation is necessary.

9g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. Refer to **Section 20, Wildfire**. The Project site is not located within a very high fire hazard severity zone and is located within a developed and urban portion of the City. As such, the Project would not expose people or structures to a risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas. No impact would occur, and no mitigation is necessary.

Mitigation Measures:

No mitigation measures are necessary.

References:

Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List.* Available at https://www.envirostor.dtsc.ca.gov/public/map/?myaddress= (accessed July 2024).

DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at https://dtsc.ca.gov/dtscs-cortese-list/ (accessed July 2024).

Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010)*. Available at https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf (accessed July 2024).

State Water Resources Control Board. 2024. *GeoTracker*. Available at https://geotracker.waterboards.ca.gov/map/ (accessed July 2024).

[14] Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010); Map FV-3*. Available at https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf (accessed July 2024).

HYDROLOGY AND WATER QUALITY

10. HYDROLOGY AND WATER QUALITY. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?				X
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?				X
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

10a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact. The Project site is located within the jurisdiction of the San Diego RWQCB. In California, the Porter-Cologne Water Quality Control Act (Section 13000 of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 or the Clean Water Act requires comprehensive water quality control plans be developed for all waters within the State of California.

The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not require any construction which could generate polluted water runoff, nor would it alter the operations of the Redhawk Golf Course which could generate polluted water runoff, no impact would occur.

10b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. As previously discussed, the Project would not cause operational changes which would alter the manner at which the special events are operated. As such, there would be no increases in the amount of water which would be utilized by special events after Project implementation. As the Redhawk Golf Course is currently adequately served by the Rancho California Water District (RCWD), who receives water from the Temecula Valley Groundwater Basin and the State Water Project (SWP), the Project would be adequately served after Project implementation. Additionally, the proposed uses are consistent with the existing use which was evaluated in the RCWD's 2020 Urban Water Management Plan (UWMP). As such, the Project would not substantially decrease groundwater supplies. Further, the Project would not interfere substantially with groundwater recharge by increasing the amount of impervious surface area at the Project site. No impact would occur.

10c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv) Impede or redirect flood flows?

No Impact. The Project does not propose any physical alterations to the Redhawk Golf Course or the Pavilion where special events would be hosted. The Project would expand the types of special events which could be hosted at the Pavilion; however, these events would be hosted consistently with the existing special events which do not cause temporary drainage pattern alterations while occurring. As no new structures, or other types of physical alterations would occur as a result of Project implementation, no impact would occur.

10d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Project site is located approximately 24 miles inland from the Pacific Ocean and the Santa Ana Mountain range lies between the Project site and the Pacific Ocean. Given the distance from the coast and the presence of the Santa Ana Mountains, the potential for the Project site to be inundated by tsunami is extremely low. The nearest lake or other large water body is Vail Lake, approximately 5.77 miles east-northeast of the Redhawk Golf Course. Given the distance from this reservoir, there is no potential for seiche to impact the Project site. As previously noted, the Project site is FEMA Flood Zone X, which indicates areas that are outside the 0.2 percent annual chance floodplain. Additionally, the Project site is not located within the Vail Lake Dam inundation area, and therefore is not at risk of inundation as a result of dam breach.[15] The Project site is not at risk of inundation as a result of tsunami, seiche, or dam breach, nor is it located within a flood hazard area. No impact would occur.

10e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As previously discussed, in Impact 10b, the Project site would not increase the water demand at the Redhawk Golf Course and would be operated consistently with the existing uses, which were evaluated in the RCWD 2020 UWMP. As a result, the Project would not substantially decrease groundwater supplies nor interfere with groundwater recharge.

The objective of the Sustainable Groundwater Management Act (SGMA) is sustainable groundwater management in a manner that prevents significant and unreasonable impacts to groundwater basins in California. Under SGMA, each high and medium-priority basin, as identified by the California Department of Water Resources (DWR), is required to have a Groundwater Sustainability Agency (GSA) that will be responsible for groundwater management and development of a Groundwater Sustainability Plan (GSP). The Temecula Valley Groundwater Basin is not listed as a high priority basin and therefore does not have a GSP developed nor implemented. The Project would not increase the amount of impervious surface area at the Project site, which limits the ability for water to infiltrate and potentially recharge groundwater sources. As such, no impact would occur.

Mitigation Measures:

No mitigation measures are necessary.

References:

California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

[15] California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

LAND USE AND PLANNING

11. LAND USE AND PLANNING. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

11a) Physically divide an established community?

No Impact. The Project does not propose any physical alterations to the Redhawk Golf Course or the Pavilion where special events would be hosted. The Project would expand the types of special events which could be hosted at the Pavilion. No new structures would be constructed, and no new developments would occur, as such, the Project would not physically divide an established community. No impact would occur.

11b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Project proposes an amendment to the Redhawk Specific Plan to allow for different types of special events to be hosted at the Redhawk Golf Course. This amendment to the Redhawk Specific Plan would not alter the land uses allowed at any location within the Redhawk Specific Plan, nor would it require a general plan amendment to alter the general plan land use designations for parcels within the Specific Plan area or City.

SCAG 2024-2050 RTP/SCS

On September 30, 2008, SB 375 was passed to help achieve AB 32 goals related to the reduction of greenhouse gases (GHGs) through regulation of cars and light trucks.[16] SB 375 aligns three policy areas of importance to local government: (1) regional long-range transportation plans and investments, (2) regional allocation of the obligation for cities and counties to zone for housing, and (3) a process to achieve GHG emissions reductions targets for the transportation sector. It establishes a process for CARB to develop GHG emissions reductions targets for each region (as opposed to individual local governments or households). SB 375 also requires MPOs to prepare an SCS within the RTP that guides growth while taking into account the transportation, housing, environmental, and economic needs of the region.

Every four years, the Southern California Association of Governments (SCAG) updates Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The most recent RTP/SCS

[16] California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

named the Connect SoCal 2024, outlines a vision for a more resilient and equitable future and contains investment, policies and strategies for achieving the region's shared goals through 2050. Connect SoCal 2024 includes elements that are organized within the pillars of Mobility, Communities, Environment and Economy. These goals are not mutually exclusive, they are mutually reinforcing. For example, the decisions and actions taken to achieve mobility goals can also help to achieve and support environmental goals. Connect SoCal 2024 was approved by SCAG's Regional Council in April 2024.[17]

The goals of the 2024-2050 RTP/SCS were reviewed, and none were determined to be relevant or applicable to the Project. Therefore, the Project would not conflict with the RTP/SCS.

City of Temecula General Plan

Land Use Element

The Land Use Plan for Temecula addresses the manner in which the City will grow over the next 20 years. Land uses are classified and mapped, showing where the City anticipates residential, commercial and industrial development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces. The Plan also includes provisions allowing high-quality, well-designed mixed-use projects adjacent to the I-15 Corridor and provides standards for the preservation of several rural areas unique to Temecula that help to define the City's character. At the same time, the Plan outlines measures the City can take to preserve single-family neighborhoods, conserve natural and aesthetic resources, establish a long-term role for Old Town within the fabric of the community, and ensure that regional land use and transportation planning decisions have positive benefits for the City.

The Project meets the applicable land use goals because the Project proposes land uses consistent with the zoning and Temecula GP Land Use Element designations of open space, refer to **Table 3: General Plan Land Use Goal and Policy Consistency Analysis**.

Table 3: General Plan Land Use Goal and Policy Consistency Analysis

Applicable General Plan Goal and Policy	Project Consistency
Land Use Element	
Land Use Goal 1 – A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses.	**Consistent**: The Project is located at an existing golf course (open space/recreational) which is located immediately adjacent to residential uses and within close proximity to commercial/retail uses. As such, there would be a diverse and integrated mix of land uses within close proximity to each other.
Land Use Policy 1.6 – Encourage flexible zoning techniques in appropriate locations to encourage mixed use development, preserve natural features, achieve innovative site design, achieve a range of transition of densities, provide open space and recreation facilities, and/or provide necessary amenities and facilities.	**Consistent**: The Project is located at an existing golf course which provides recreational and open space uses for adjacent uses. The Project would allow for additional types of special events to be hosted at the Redhawk Golf Course which would increase the use of the Golf Course beyond golf-related events and would therefore expand recreational/open space opportunities in the City.

[17] Southern California Association of Governments. 2024. *Connect SoCal*. Available at https://scag.ca.gov/connect-socal (accessed July 2024).

Applicable General Plan Goal and Policy	Project Consistency
Land Use Goal 5 – A land use pattern that protects and enhances residential neighborhoods.	**Consistent**: The Project is located within the Redhawk Specific Plan which provided a significant number of residential uses when it was originally implemented. As part of this Specific Plan, a golf course was designed to be a central feature within the residential communities and neighborhoods. The Project would not alter the golf course nor its intended function as a centerpiece for the surrounding residential neighborhoods.
Land Use Policy 5.1 – Consider the compatibility of proposed projects on surrounding uses in terms of the size and configuration of buildings, use of materials and landscaping, preservation of existing vegetation and landform, the location of access routes, noise impacts, traffic impacts, and other environmental conditions	**Consistent**: The Project would allow for additional types of special events which could be hosted at the Redhawk Golf Course. Special events are already hosted at the golf course, provided they are golf related. While amplified voice and music are already allowed, and would continue to be allowed, a noise study was prepared, refer to **Appendix A**.
Noise Element	
Noise Goal 2 – Minimize transfer of noise impacts between adjacent land uses.	**Consistent:** The Project analyzed noise impacts resultant of special events hosted at the golf course and modeled noise levels at adjacent land uses. As a result, the Project would implement **MM NOI-1** which would limit the transfer of noise from the Project site to adjacent land uses. This would further ensure that operations at the Project site are continued to be conducted in compliance with the City noise ordinances and standards.
Noise Policy 2.1 – Limit the maximum permitted noise levels crossing property lines and impacting adjacent land uses.	
Noise Goal 3 – Minimize the impact of noise levels throughout the community through land use planning.	
Noise Policy 3.1 – Enforce and maintain acceptable noise limit standards.	
Noise Policy 3.4 – Evaluate potential noise conflicts for individual sites and projects, and require mitigation of all significant noise impacts as a condition of project approval.	

Mitigation Measures

No mitigation measures are necessary.

References:

California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

MINERAL RESOURCES

12. MINERAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

12a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

12b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. According to the Surface Mining and Reclamation Act (SMARA) of 1975, Mineral Resource Zones (MRZs) were designated based on regional or statewide importance. As such, existing land uses are not considered in classifying MRZs, so a MRZ may be classified despite already being developed for other uses even though this renders them unsuitable for mining. The State Mining and Geology Board (SMGB) establishes a priority list by the following classification criteria:

- **MRZ-1:** Areas where adequate geologic information indicates that no significant mineral deposits are present, or that there is a small likelihood of the presence of mineral deposits.
- **MRZ-2a:** Areas where the available geologic data shows that there are significant measured or indicated deposits present, which means this land is of prime importance in mining, or
- **MRZ-2b:** that there is an inferred likelihood of significant mineral deposits as indicated by limited sampling.
- **MRZ-3a:** Areas containing known mineral deposits that have moderate potential for mineral deposits and may be reclassified as MRZ-2.
- **MRZ-3b:** Areas containing inferred mineral deposits based on plausible evidence of the geologic settings.
- **MRZ-4:** Areas where there is not enough geologic information available to determine the presence or absence of mineral resources. This indicated limited knowledge and it does not imply that there is a small likelihood of mineral deposits.

According to the Temecula GP Open Space/Conservation Element, the City is classified as MRZ-3a. MRZ-3 areas contain sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate. However, these areas are not considered to contain deposits of significant

economic value.[18] Additionally, the Project site is not located on land that is designated for or would allow mineral extraction uses, refer to Table 17.08.030 in Temecula MC Section 17.08.030, mineral extraction or mining uses are not permitted nor are conditionally permitted. Further, the Project site is not located on the California Geological Survey's Mineral Lands Classification map.[19] Further, the Project does not propose new developments and would exist wholly within previously developed existing facilities. As such, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

References:

California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed July 2024).

City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[18] City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[19] California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed July 2024).

NOISE

13. NOISE. Would the project result in:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

A Noise Analysis was completed by Kimley-Horn and Associates, Inc. on July 29, 2024, for the Project and is available as **Appendix A** to this Draft IS/MND. To determine ambient noise levels in the Project area, three 10-minute noise measurements were taken using a Larson Davis SoundExpert® LxT Sound Level Meter between 2:10 p.m. and 3:17 p.m. on June 15, 2024. Additionally, four 10-minute measurements were taken at an event at the Redhawk Golf Course which had amplified music. These measurements were taken with the same sound meter between 8:05 p.m. and 8:59 p.m. on June 15, 2024. Noise measurements Short Term-1 (ST-1), ST-2, and ST-3 were used to establish ambient noise levels. Measurements were then taken again at these three locations and a fourth location, ST-4, closer to the amplified music. **Table 4: Noise Measurements** provides the noise levels measured at these locations.

Table 4: Noise Measurements

Site	Location	Measurement Period	Duration	L_{eq} (dBA)[1]	L_{min} (dBA)	L_{max} (dBA)
Ambient Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	2:10 p.m., Saturday, June 15, 2024	10 min	48.0	39.4	57.8
ST-2	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion.	2:41 p.m., Saturday, June 15, 2024	10 min	48.1	37.5	60.7
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	3:17 p.m. Saturday, June 15, 2024	10 min	46.5	41.3	65.7
Event Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	8:05 p.m., Saturday, June 15, 2024	10 min	50.0	43.5	58.0
ST-2	In Redhawk Golf Course parking lot area, approximately 200 feet west of the Pavilion.	8:23 p.m., Saturday, June 15, 2024	10 min	50.1	45.9	56.5

Site	Location	Measurement Period	Duration	L_{eq} (dBA)[1]	L_{min} (dBA)	L_{max} (dBA)
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	8:41 p.m., Saturday, June 15, 2024	10 min	48.7	43.0	55.1
ST-4	End of drive aisle in the northern portion of Pavilion area, approximately 140 feet from the DJ speakers/area.	8:59 p.m., Saturday, June 15, 2024	10 min	74.6	66.0	80.8

Source: Noise measurements taken by Kimley-Horn and Associates, June 15, 2024. See Appendix A for noise measurement results.

13a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact with Mitigation Incorporated. The project would allow for weddings, banquets, meetings, corporate events, and other private events at the Pavilion that would produce noise from amplified music and crowd noise. Private events would be allowed any day of the week, but not more than three times per week, with all amplified music ending at 9:00 p.m. This is a reduction when compared to the currently permitted use. The DJ and speaker system are assumed to be setup in the southeastern corner of the Pavilion, based on Applicant communication. Mobile musicians (e.g., guitarist, violinist, etc.) may also perform at private events along the grass area immediately east of the Pavilion with a speaker setup in the southernmost portion of the Pavilion area. However, the mobile musicians and the DJ would perform exclusively (not concurrently), and the DJ music/speaker noise is usually the loudest. Thus, DJ music/speaker noise was conservatively modeled and analyzed in the noise analysis as a worst-case condition (**Appendix A**).

The primary noise sources from private events at the Pavilion are amplified music and crowd noise. Pavilion event noise was modeled with the SoundPLAN software. SoundPLAN allows computer simulations of noise situations, and creates noise contour maps using reference noise levels, topography, point and area noise sources, mobile noise sources, and intervening structures.

As shown in **Table 4** above, the measured noise level from the amplified music/speaker system at the Pavilion is 74.6 dBA at 140 feet (ST-4). One point source representing the DJ speaker system was modeled in SoundPLAN in the southeastern corner of the Pavilion. The point source was oriented in a northwest direction consistent with the observed condition by Kimley-Horn on June 15, 2024. One area source representing crowd noise covering the entire Pavilion area was modeled using a reference noise level of 89 dBA at 3 feet. Refer to **Appendix A** for methodologies.

Event noise levels at the Pavilion would range from approximately 31.5 dBA to 64.7 dBA at the surrounding residences and would not exceed the City's 65 dBA noise standard. In addition, interior noise levels would reach a maximum of 38.7 dBA at the surrounding residential uses and would not exceed the City's 45 dBA interior noise standard, refer to **Table 5: Pavilion Event Noise Levels**. However, due to the variability of speaker noise levels (i.e., DJ's can set or increase speaker noise to their desired level) and the general difficulty in managing or controlling crowd noise, it is recommended the maximum noise level from amplified speakers at the Pavilion be limited to 84 dBA at a distance of 50 feet; see **Mitigation Measure (MM) NOI-1**. This maximum speaker noise level would ensure the surrounding residences are not exposed to noise levels above the City's noise standards.

Table 5: Pavilion Event Noise Levels

Receptor No.[1, 2]	Land Use	Modeled Exterior Noise Level (dBA)	Interior Noise Level (dBA)[1]
1	Single-Family Residential	62.8	36.8
2	Single-Family Residential	61.9	35.9
3	Single-Family Residential	61.7	35.7
4	Single-Family Residential	59.2	33.2
5	Single-Family Residential	56.6	30.6
6	Single-Family Residential	59.9	33.9
7	Single-Family Residential	62.2	36.2
8	Single-Family Residential	61.5	35.5
9	Single-Family Residential	64.7	38.7
10	Single-Family Residential	61.7	35.7
11	Single-Family Residential	61.4	35.4
12	Single-Family Residential	56.4	30.4
13	Single-Family Residential	49.3	23.3
14	Single-Family Residential	50.1	24.1
15	Single-Family Residential	50.9	24.9
16	Single-Family Residential	53.0	27.0
17	Single-Family Residential	49.7	23.7
18	Single-Family Residential	51.0	25.0
19	Single-Family Residential	43.6	17.6
20	Single-Family Residential	45.4	19.4
21	Single-Family Residential	45.0	19.0
22	Single-Family Residential	44.4	18.4
23	Single-Family Residential	31.5	5.5
24	Single-Family Residential	38.5	12.5
25	Single-Family Residential	38.8	12.8
26	Single-Family Residential	39.7	13.7
27	Single-Family Residential	51.6	25.6
28	Single-Family Residential	54.1	28.1
29	Single-Family Residential	52.0	26.0
30	Single-Family Residential	49.3	23.3
31	Single-Family Residential	48.6	22.6
32	Single-Family Residential	49.8	23.8
33	Single-Family Residential	50.8	24.8
34	Single-Family Residential	53.4	27.4
35	Single-Family Residential	53.6	27.6

Notes:
1. Interior noise levels were calculated assuming an exterior-interior sound reduction of 26 dBA from standard construction practices, per Barbara Locher, et al., *Differences between Outdoor and Indoor Sound Levels for Open, Tilted, and Closed Windows*, International Journal of Environmental Research and Public Health, January 2018.
2. Refer to Figure 3 of **Appendix A** for a map showing the locations of each receptor.

Source: SoundPLAN version 9.0. See **Appendix A** for noise modeling data and results.

While modeled data and measured noise levels indicate that the Project would not exceed City thresholds for noise impacts, due to the variability of amplified music, there is a possibility for noise levels to exceed these thresholds. As a result, MM NOI-1 would be implemented, and impacts would be less than significant.

Mitigation Measures

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 L_{eq} 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 L_{eq}. 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 L_{eq} 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.

13b) Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The Project does not propose construction activities or alterations to existing operations which would generate groundborne vibration or noise. Noise generated as a result of the Project would propagate through the air from amplified speakers. As the Project would not generate groundborne vibrations, no impact would occur.

13c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. As previously mentioned in Impact 9e, the nearest airport to the Project site is the French Valley Airport, located approximately 6.7 miles northwest. Additionally, the Project site is not located within the French Valley Airport Land Use Plan. As such, no impact would occur.

References:

Kimley-Horn and Associates, Inc. 2024. *Redhawk Golf Course Private Event Center – Temecula, CA – Noise Analysis.*

POPULATION AND HOUSING

14. POPULATION AND HOUSING. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

14a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

14b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As special events are currently hosted at the Redhawk Golf Course, additional employees would not be required, and the Project would not otherwise encourage population growth within the City. The Project would not displace a substantial number of existing people or housing, as the Project would not construct new facilities nor alter operational characteristics such that existing housing would be demolished or relocated. As such, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

PUBLIC SERVICES

15. PUBLIC SERVICES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

15a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?

No Impact. The Temecula Fire Department is comprised of 1 Division Chief, 2 Battalion Chiefs and 60 firefighting personnel that serve from 5 fire stations located within the City limits. Plan review and inspection services for development and construction throughout the City is provided by 6 Fire Prevention staff members located at City Hall. There are 3 Administrative staff members that provide support for the implementation and management of the Temecula Fire Department. The Temecula Division encompasses 3 Riverside County Fire Department stations for a total of 8 stations within the Temecula Division. The Temecula Fire Department fire engines are all 4-person staffed paramedic assessment engines which ensures a minimum of 1 Paramedic and 3 EMT level personnel at the scene of all emergencies.[20]

There are four fire stations within 2.5 miles of the Project site. Riverside County Fire Department (RCFD) Station 92, RCFD Station 84, Pechanga Fire Station 2, and Pechanga Fire Station 1. While the Pechanga fire stations are located outside the City of Temecula, the Pechanga Fire Department (PFD) utilizes RCFD

[20] City of Temecula. 2024. *Temecula Fire Department*. Available at https://temeculaca.gov/230/Fire (accessed July 2024).

dispatch and communication services and would respond to fire incidents and other emergencies at the Project site under the Fire Service and Rescue Emergency Mutual Aid Program. RCFD Station 92 is the closest to the Project site and would likely be the first station dispatched to service calls generated at the Project site.

The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. This would not cause changes to the frequency of events, total number of events (on a daily basis), or cause an increase in the number of people which could attend an event (on a daily basis). As the Project site is currently adequately served by fire protection services, and the Project would not make substantive changes to the Redhawk Golf Course or its operations, the site would continue to be adequately served by fire protection services and no impact would occur.

ii) Police protection?

No Impact. The City of Temecula contracts with the Riverside County Sheriff's Department (RCSD) for police services and staffs the Temecula Police Department (TPD). RCSD handles all criminal matters in unincorporated areas and provides incarceration facilities for all offenders. The RCSD employs officers at the rate of about 1 Officer per 1,063 residents (approximately 110 officers). In addition to the main station, there are two substations available to the public for police services at the Promenade Mall Substation, and a second location in Old Town. The RCSD has a Promenade Mall Team, Traffic Team, Investigation Bureau, SET/Gang team, Community Outreach Resource Engagement (CORE) team, and a Metro Team.[21]

There are three stations utilized by the RCSD/TPD, the Southwest Station (30755-A Auld Road, Murrieta), the Old Town Station (28690 Mercedes Street, Suite 102, Temecula), and the Promenade Station at the Promenade Mall (40820 Winchester Road, Suite 2020, Temecula). The nearest station is the Old Town Station, located approximately 3.56 miles northwest of the Project site. However, officers responding to incidents requiring police services are often dispatched from patrols and are not always located at the stations on standby. As previously discussed, the Project would not add to the City's population and would not require the City to hire additional officers to maintain their current ratio of officers to residents. Further, the Project site is currently adequately served by police services and would continue to be adequately served by police services after implementation. As such, no impact would occur.

iii) Schools?

No Impact. The Project does not propose the development of residential land uses, nor would it substantially increase the population of the City. As such, there would not be any increased demands on schools within the City. No impact would occur.

[21] City of Temecula. 2024. *Temecula Police Department*. Available at https://temeculaca.gov/196/Police (accessed July 2024).

iv) Parks?

No Impact. Refer to **Section 16: Recreation** below.

15b) Other public facilities?

No Impact. The Project would not result in or induce significant population growth because the Project does not propose substantial unplanned growth of population within the City or any specific development; therefore, the Project would have no impact to other public facilities.

Mitigation Measures

No mitigation measures are necessary.

References:

City of Temecula. 2024. *Temecula Fire Department*. Available at https://temeculaca.gov/230/Fire (accessed July 2024).

City of Temecula. 2024. *Temecula Police Department*. Available at https://temeculaca.gov/196/Police (accessed July 2024).

RECREATION

16. RECREATION. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

16a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

16b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. This would not cause changes to the frequency of events or total number of events (on a daily basis). The Redhawk Golf Course itself provides recreational areas and activities for the City and region. As the Project would not increase population of the City there would not be an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of said facilities would occur or be accelerated through the increased use of those facilities. Further, no new construction or development would occur as a result of the Project and would therefore not cause an adverse physical effect on the environment through the construction or expansion of recreational facilities. No impact would occur.

Mitigation Measures

No mitigation measures are necessary.

TRANSPORTATION

17. TRANSPORTATION. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

A Traffic Memorandum was prepared for the Project by Kimley-Horn and Associates, Inc. on July 3, 2024, and is available as **Appendix B** to this Draft IS/MND.

17a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact. The City of Temecula Traffic Impact Analysis Guidelines provide a standard format and methodology for assessing potential effects on traffic and circulation from proposed developments, specifically regarding their consistency with the Temecula GP. There are several exemptions for Projects requiring the preparation of a GP Consistency Traffic Impact Analysis (TIA) under the assumption that the Project would be consistent with the Temecula GP or for other reasons. Development projects that are exempt from the preparation of a GP Consistency TIA are:

- Residential Parcel Maps.
- Multi-Family Residential Projects with less than fifty (50) units.
- Development Projects of One (1) Acre or less.
- Preschools, Elementary Schools, Middle Schools, and High Schools.
- Community Centers, Community Parks, Lodges, Neighborhood Parks, and Religious Facilities.
- Congregate Care Facilities that contain significant special services, such as medical facilities, dining facilities, recreation facilities and support retail facilities.
- Any use which can demonstrate, based on the most recent edition of Trip Generation, published by the Institute of Transportation Engineers (ITE), a trip generation of less than 100 vehicle trips during each peak hour.

According to the Project's Traffic Memorandum, the Project would not generate new trips as the Project uses would be similar to those that currently exist on the Project site. According to Table 1 of **Appendix B**, the special events at the Redhawk Golf Course could generate 86 trips in the evening peak hour. As the Project would generate fewer than 100 peak hour trips, the Project is exempt from the preparation of a GP Consistency TIA and is assumed to be consistent with the Temecula GP. Again, it should be noted that the Project would not add 86 new trips to the evening peak hour; rather, these trips already could occur as a result of the special events that are currently permitted at the Redhawk Golf Course.

The Riverside Transit Authority (RTA) provide bus services within the City of Temecula. The nearest stop for this route is located at the intersection of Redhawk Parkway and Vail Ranch Parkway, at the driveway entrance to the Project site and approximately 0.32 miles from the Pavilion. RTA Route 24 has a stop at this location. The Project would not include construction or other development which could disrupt transit service at this location. As such, the Project would not conflict with a policy plan regarding transit, nor would it impact existing transit in the City.

The Temecula GP Circulation Element identifies several Class 2 Bicycle routes and multi-use trails in the vicinity of the Project, however only the Class 2 Bicycle route along Vail Ranch Parkway and Redhawk Parkway, surrounding the Project site, have been implemented since the preparation of the Temecula GP. The Project would not impact the implementation of the Temecula GP Circulation Plan as no development or construction would occur which would alter any existing bicycle or pedestrian access nor prevent future implementation of bicycle or pedestrian facilities.

As the Project would not conflict with a plan, policy, or ordinance addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, impacts would be less than significant, and no mitigation is necessary.

17b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular level of service (LOS) for evaluating transportation projects. The CEQA Guidelines were updated such that Vehicle Miles Traveled (VMT) replaced LOS as the primary measure of transportation impacts. OPR's Technical Advisory suggests that the City may screen out VMT impact using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Temecula has published the Traffic Impact Analysis Guidelines (May 2020) as recommended guidelines for analyzing transportation impacts of proposed projects. The City provides screening criteria for CEQA VMT analyses for land use projects which consist of seven total criteria. These criteria are:

1. **Small residential and employment projects**
    - Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips after any alternative modes/location-based adjustments are applied)

may be presumed to have a less than significant impact absent substantial evidence to the contrary.

2. Projects located near a major transit stop/high quality transit corridor

- Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor may be presumed to have a less than significant impact absent substantial evidence to the contrary.[22] This presumption may not be appropriate if the project:
  - Has a Floor Area Ratio of less than 0.75.
  - Includes more parking for use by residents, customers, or employees of the project than required by the City.
  - Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

3. Projects located in a VMT efficient area

- A VMT efficient area is any area with an average VMT per service population 15% below the baseline average for the WRCOG region. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per service population that is similar to the existing land uses in the VMT efficient area. Projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary.

4. Locally serving retail projects

- Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

5. Locally serving public utilities

- Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary.

6. Redevelopment projects with greater VMT efficiency

- A redevelopment project may be presumed to have a less than significant impact if the proposed project's total project VMT is less than the existing land use's total VMT.

[22] Major transit stops: a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. High quality transit corridor: a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute periods.

7. Affordable housing

- An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Based on the VMT screening criteria and the assumed trips generated as a result of hosting additional types of events at the Pavilion, the Project would meet criterion one as a small residential and employment project as it would not generate or add new trips in excess of 110 daily trips. Refer to Table 1 of **Appendix B**. As previously discussed, the Project is consistent with the existing operations of the golf course special events and Project related traffic would be similar to the existing conditions. Therefore, the Project would not result in an increase in daily traffic or VMT at the Redhawk Golf Course. Further, some portion of special event guests may carpool or use ride share services at a greater rate than what has been assumed for the Traffic Memorandum, which would have a further VMT reducing effect. Therefore, the Project would not cause a significant impact with respect to VMT. A less than significant impact would occur.

17c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project does not propose any grading or new development or construction; rather, the Project proposes to allow additional types of special events than what are currently allowed. These new events would be operated similarly to those that are currently hosted at the Redhawk Golf Course. Therefore, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses.

17d) Result in inadequate emergency access?

No Impact. The Project would not alter the existing driveways which currently provide emergency access to the Project site. There would not be other alterations to the Project site or Redhawk Golf Course as a result of the Project. Therefore, the Project would not result in inadequate emergency access and no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

References:

Kimley-Horn and Associates, Inc. 2024. *Traffic Memorandum for the Proposed Redhawk Specific Plan Amendment Project in the City of Temecula.*

TRIBAL CULTURAL RESOURCES

18. TRIBAL CULTURAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?			X	

Assembly Bill 52

On August 28, 2023, the City initiated tribal consultation with interested California Native American tribes consistent with AB 52. The City requested consultation from the following tribes which have previously requested consultation: Agua Caliente Band of Cahuilla Indians (Agua Caliente), Pechanga Band of Indians (Pechanga), Rincon Band of Luiseño Indians (Rincon), Soboba Band of Luiseño Indians (Soboba), and the Torres Martinez Desert Cahuilla Indians (Torres). The City received responses from Agua Caliente, Rincon, and Pechanga. Neither Soboba nor Torres responded to the City's request for consultation.

Agua Caliente concluded consultation with the City on November 15, 2023, stating that the Project is not located within the Tribe's Traditional Use Area (TUA) and therefore deferred to other tribes in the area. Rincon concluded consultation with the City on July 30, 2024, stating that the Project is within the TUA of the Luiseño people and within Rincon's specific area of Historic interest. However, Rincon had no further comments or concerns regarding the Project. Pechanga initially responded to requests for consultation on September 29, 2023, stating that the Project is located within Luiseño territory. Pechanga concluded consultation with the City on July 30, 2024, stating that as the Project had no ground disturbing activities, they had no further comments.

Senate Bill 18

On November 3, 2023, the City initiated tribal consultation with interested California Native American tribes consistent with SB 18. The City requested consultation from the following tribes: Soboba, Santa Rosa Band of Cahuilla Indians (Santa Rosa), San Luis Rey Band of Mission Indians (San Luis Rey), Rincon, Quechan Tribe of the Fort Yuma Reservation (Quechan), Pauma Band of Luiseño Indians (Pauma), Pala Band of Mission Indians (Pala), La Jolla Band of Luiseño Indians (La Jolla), Juaneno Band of Mission Indians, Agua Caliente, and Pechanga. Only Pechanga responded.

Pechenga concluded consultation with the City on July 30, 2024, stating that since the Project proposed no ground disturbing activities, they had no comments or questions.

18a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact. Pursuant to CGC Section 21080.3.2(b) and Section 21074(a)(1)(A)-(B) (AB 52) the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have critical knowledge of local cultural resources in the regional vicinity and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074.

As noted above, the City commenced tribal notification in accordance with AB 52 on August 28, 2023. Tribal consultation was concluded on July 30, 2024. All tribes noted that they had no further comments or questions and did not request the implementation of mitigation measures. As such, impacts would be less than significant, and no mitigation measures are required. Further, as noted above, the City commenced tribal consultation pursuant to SB 18 on November 3, 2023. SB 18 consultation was concluded on July 30, 2024, as the consulting tribes that responded did not have comments or questions on the Project. The Project would not grade or otherwise disturb the earth, and therefore impacts to tribal cultural resources would not occur. Impacts would be less than significant.

Mitigation Measures

No mitigation is necessary.

UTILITIES AND SERVICE SYSTEMS

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

19a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

19b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

19c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

19d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

19e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. As previously mentioned, the Project site is currently developed with the Redhawk Golf Course and is adequately served by all utilities. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As such, there would be no operational changes which would require the upsizing or improvement of existing utilities. There would be no significant environmental effects related to relocation or construction of new utilities.

Further, the Project would not increase the frequency at which events could occur at the Project site (on a daily basis) and would not increase the demand for water, wastewater services, increase the rate at which solid waste is generated, nor would change operations at the Project site which would cause the Redhawk Golf Course to fall out of compliance with existing local, state, and federal regulations. As such, no impacts would occur.

Mitigation Measures

No mitigation measures are necessary.

WILDFIRE

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

The Project site is not located within a State Responsibility Area (SRA) nor is it designated as a very high fire hazard severity zone (VHFHSZ) as determined by the California Department of Forestry and Fire Protection (CAL FIRE).[23]

20a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The City of Temecula prepared and adopted an emergency operations plan (EOP) in 2023 to improve the emergency preparedness, response, recovery, and mitigation efforts of the City of Temecula. The EOP identifies components of the City's emergency management organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). The EOP describes the duties of the federal, state, and county entities for protecting life and property and overall well-being, and coordinates response roles which must be defined by these organizations to facilitate the ability to respond to any given incident, therefore, the EOP meets the requirements of NIMS for the purpose of emergency management and the Project would not impair an adopted emergency response plan or emergency evacuation plan. Further, the Project site would be adequately served by fire and police protection services.

[23] California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed July 2024).

The Project would not require any road closures or cause additional impacts to the circulation network than those that would have occurred as a result of the implementation of the Redhawk Specific Plan and Golf Course. Further, the Project proposes expanding the types of special events which could be hosted at the Redhawk Golf Course but would make no other operational modifications to the Golf Course. The Project would continue to operate in a manner that is consistent with the existing uses at the Project site. As such, a less than significant impact would occur and no mitigation is required.

20b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

20c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

20d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing operations of the Redhawk Golf Course beyond allowing for additional types of events. The Project site is not located in an area of the City which has significant slopes, nor is the Project located in an area that is mapped in a wind hazard area according to the Temecula GP Public Safety Element. Further, as previously discussed, the Project site is not located in an SRA nor is located within a VHFHSZ. Overall, the risk of wildfire is low at the Project site and Project implementation would not increase the risk of wildfire. As the Project would not increase the risk of wildfire at the Redhawk Golf Course, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

References:

California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed July 2024).

MANDATORY FINDINGS OF SIGNIFICANCE

21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

21a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. All impacts to the environment, including impacts to fish and wildlife habitats, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Draft IS/MND. The Project site is surrounded by existing development and is currently developed. The Project site contains ornamental landscaping which is maintained on a regular basis. Further, the Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. Operational changes consist of expanding the types of special events which could be hosted at the Redhawk Golf Course and do not represent changes which would affect the quality of the environment. As such, the Project would not substantially degrade the quality of the environment and no impact would occur.

21b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact. As discussed throughout this Draft IS/MND, implementation of the Project has the potential to result in effects to the environment that are individually limited and may be cumulatively considerable in specific areas. In the only instance where the Project has the potential to contribute to a cumulatively considerable impact to the environment, a mitigation measures has been imposed to reduce potential effects to less than significant levels. The Project is not considered growth-inducing, as defined by State CEQA Guidelines. The potential cumulative environmental effects of implementing the Project would be less than considerable and therefore, a less than significant impact would occur in this regard.

21c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact with Mitigation Incorporated. The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Draft IS/MND. There would be no construction as a result of the Project. Operation of the Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. However, related to noise impacts, in order to ensure less than significant impacts would occur, MM NOI-1 is required to ensure compliance with the City noise ordinance. Therefore, a less than significant impact would occur in this regard.

Significant Impacts

No significant impacts have been identified that could not be reduced to less than significant levels with the incorporation of mitigation measures.

Appendix A

Noise Analysis

Kimley»Horn

MEMORANDUM

To: Eric Jones, Associate Planner II, City of Temecula

From: Ryan Chiene, Kimley-Horn and Associates, Inc.

Date: July 18, 2024

Subject: Redhawk Golf Course Private Event Center – Temecula, CA – Noise Analysis

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Purpose

The purpose of this memorandum is to identify the noise impacts associated with operation of the proposed Redhawk Golf Course Private Event Center Project (project), located in the City of Temecula, California.

Project Location

The project site is located at Redhawk Golf Course in the southern portion of the City of Temecula (City). The Redhawk Golf Course is generally situated east of Interstate 15 (I-15), south of California State Road 79 (SR-79), and south of the intersection of Redhawk Parkway and Vail Ranch Parkway. The site is specifically located at the Outdoor Pavilion area north of the clubhouse, east of the surface parking lot, and west of the driving range. Single-family residential uses surround the project site at various distances in all directions. The nearest residences are located approximately 300 feet to the west along Via Jaca. See Exhibit 1: Local Vicinity Map for the more details.

Project Description

The existing Pavilion is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The project applicant is seeking the approval of a Conditional Use Permit (CUP) that would allow for additional events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. No new structures are proposed or would be developed as part of the Project.

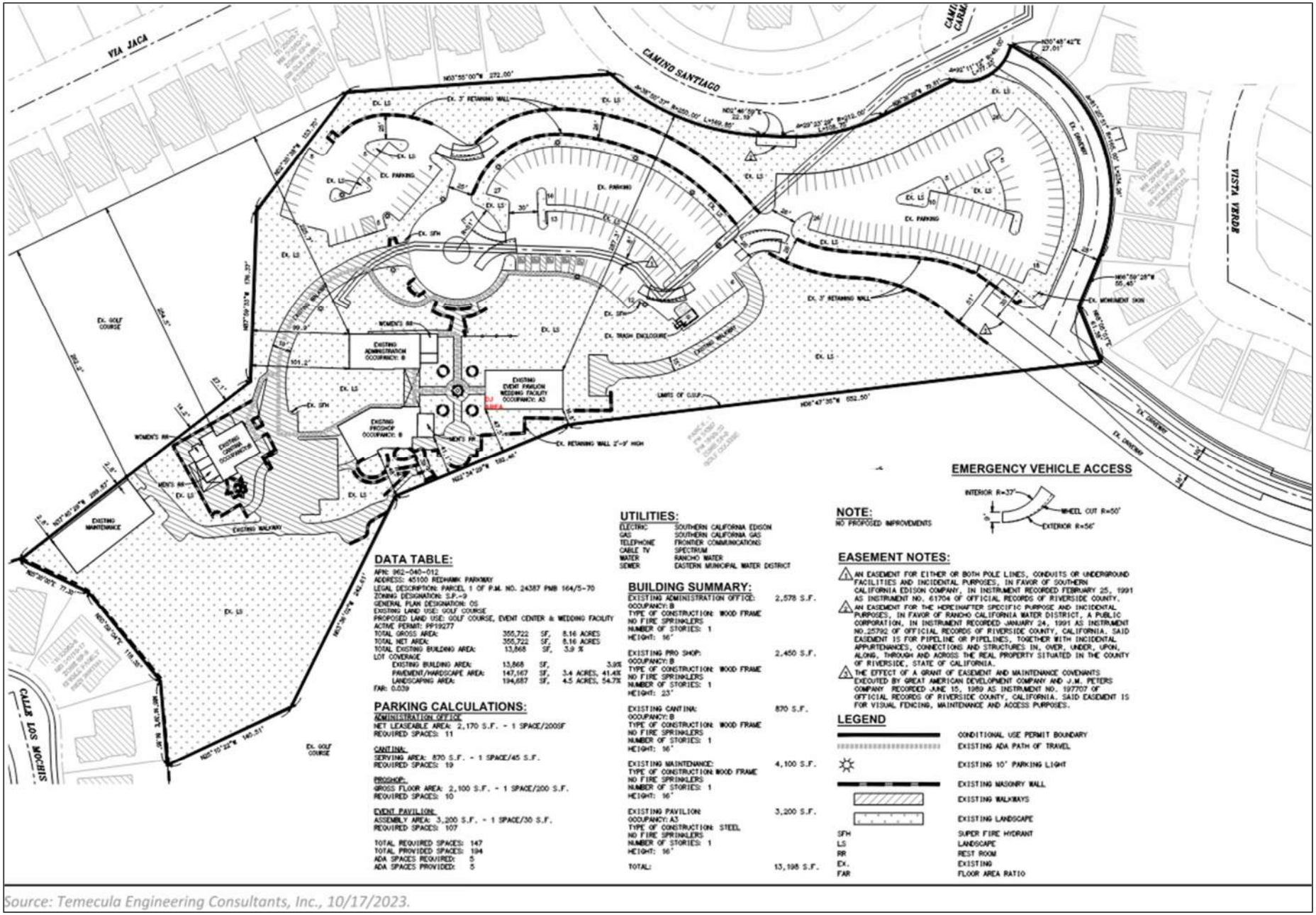
The CUP does not propose changes to the existing hours of operations, lighting, or parking of the Pavilion. Private events would be allowed seven days per week, no more than four times per week. Events would be allowed from 3:00 p.m. to 10:00 p.m. with all amplified noise ending at 9:45 p.m. Amplified noise would be located on the southeastern corner of the Pavilion. The CUP would allow an approximate maximum of 130 guests. Refer to Exhibit 2: Conditional Use Permit Site Plan for information related to the Pavilion and proposed tenant improvements.

Exhibit 1: Local Vicinity Map



Source: Nearmap, March 2024.

Exhibit 2: Conditional Permit Use Site Plan



Source: Temecula Engineering Consultants, Inc., 10/17/2023.

Noise Background

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of various distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise as well as the time of day when the noise occurs. For example, the equivalent continuous sound level (L_{eq}) is the average acoustic energy for a stated period of time; thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. The Day-Night Sound level (L_{dn}) is a 24-hour average L_{eq} with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The Community Noise Equivalent Level (CNEL) is a 24-hour average L_{eq} with a 10-dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. and an additional 5 dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. to account for noise sensitivity in the evening and nighttime.

Regulatory Setting

State

California Government Code

California Government Code Section 65302(f) mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of "normally acceptable", "conditionally acceptable", "normally unacceptable", and "clearly unacceptable" noise levels for various land use types. Single-family homes are "normally acceptable" in exterior noise environments up to 60 CNEL and "conditionally acceptable" up to 70 CNEL. Multiple-family residential uses are "normally acceptable" up to 65 CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries, and churches are "normally acceptable" up to 70 CNEL, as are office buildings and business, commercial, and professional uses.

Title 24 – Building Code

The State's noise insulation standards are codified in the California Code of Regulations, Title 24: Part 1, Building Standards Administrative Code, and Part 2, California Building Code. These noise standards are applied to new construction in California for interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new multi-family residential buildings, the acceptable interior noise limit for new construction is 45 dBA CNEL.

Local

City of Temecula General Plan

The *City of Temecula General Plan* Noise Element (Noise Element) identifies noise-sensitive land uses and noise sources, defines areas of noise impact, and contains policies and programs to achieve and maintain noise levels compatible with various types of land uses. The element addresses noise which affects the community at large, rather than noise associated with site-specific conditions.

The Noise Element identifies land use guidelines to protect residential neighborhoods and noise-sensitive receptors such as schools and hospitals from potentially harmful noise sources. The noise standards for various land uses in the City are shown in Table 1: Temecula Land Use Noise Standards.

Table 1: Temecula Land Use Noise Standards			
Property Receiving Noise		**Maximum Noise Level (L_{dn} or CNEL, dBA)**	
Type and Use	**Land Use Designation**	**Interior**	**Exterior[3]**
Residential	Hillside Rural Very Low Low Low Medium	45	65
	Medium	45	65/70[1]
	High	45	70[1]
Commercial and Office	Neighborhood Community Highway Tourist Service	-	70
	Professional Office	50	70
Light Industrial	Industrial Park	55	75
Public/Institutional	Schools	50	65
	All others	50	70
Open Space	Vineyards/Agriculture	-	70
	Open Space	-	70/65[2]
1. Maximum exterior noise levels up to 70 dB CNEL are allowed for Multiple-Family Housing. 2. Where quiet is a basis required for the land use. 3. Regarding aircraft-related noise, the maximum acceptable exposure for new residential development is 60 dB CNEL.			
Source: City of Temecula, *Noise Element*, 2005.			

City of Temecula Municipal Code

The following sections of the Temecula Municipal Code (TMC) are applicable to the proposed project.

Section 9.20.040 General Sound Level Standards

No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Tables N-1 (see Table 1 above) and N-2.

Section 9.20.060(C) Special Sound Sources Standards

The general sound level standards set forth in Section 9.20.040 of this chapter apply to sound emanating from all sources, including the following special sound sources, and the person creating or allowing the creation of the sound is subject to the requirements of that section. The following special sound sources are also subject to the following additional standards. Failure to comply will constitute separate violations of this ordinance.

C. Sound Amplifying Equipment or Live Music

1. It is unlawful for any person to cause, allow or permit the emission or transmission of any loud and raucous noise from any sound-making, sound-amplifying device or live music under his control or in his possession:

    a. Upon any private property;
    b. Upon any public street, alley, sidewalk or thoroughfare;
    c. In or upon any public park or other public place or property.

2. The words "loud and raucous noise," as used in this section, shall mean any sound having such intensity or carrying power as to unreasonably interfere with the peace and quiet of other persons, or as to unreasonably annoy, disturb, impair or endanger the comfort, repose, health or safety of other persons.

3. The determination of whether a sound is "unreasonable," as used in subsection (C)(2) of this section, shall involve the consideration of the level of noise, duration of noise, constancy or intermittency of noise, time of day or night, place, proximity to sensitive receptors, nature and circumstances of the emission or transmission of any such loud and raucous noise.

Existing Setting

Existing noise levels at the project site and the nearest residential uses are primarily impacted by roadway traffic, parking lot activity, and stationary (e.g., mechanical equipment) noise sources. Redhawk Parkway is located approximately 900 feet west of the project site is the primary source of traffic noise in the project vicinity. Parking lot activity immediately to the west and mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC] equipment) at the clubhouse and other Redhawk Golf Course buildings to the east are also noise sources that affect the existing noise environment. Other ancillary noise sources in the project vicinity include golf course patrons talking, the use of car radios, and golf cart movements/activity. The noise associated with these sources may represent a single-event noise occurrence or short-term noise.

It is also noted that golf-related events currently occur at the Pavilion and are the primary noise source during their operation. Such events typically include amplified music, speeches, and gathering of large crowds that generate noise.

Noise Measurements

To quantify existing ambient noise levels in the project area and obtain reference noise levels for event speaker noise at the Pavilion, Kimley-Horn conducted seven short-term (10-minute) measurements on June 15, 2024; see Appendix A: Noise Data. Three noise measurements were taken to obtain existing ambient noise levels without Pavilion events, and four noise measurements were taken during a private event to obtain reference levels for speaker noise and see the effect of Pavilion events at the nearest residential uses. The 10-minute measurements were taken between 2:10 p.m. and 9:10 p.m. The DJ was positioned in the southeastern corner of the Pavilion with two speakers approximately six feet aboveground and oriented to the northwest. The noise level data for each noise measurement is listed in Table 2: Existing Noise Measurements and the noise measurement locations are shown on Exhibit 3: Noise Measurement Locations.

Table 2: Existing Noise Measurements

Site	Location	Measurement Period	Duration	L_{eq} (dBA)[1]	L_{min} (dBA)	L_{max} (dBA)
Ambient Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	2:10 p.m., Saturday, June 15, 2024	10 min	48.0	39.4	57.8
ST-2	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion.	2:41 p.m., Saturday, June 15, 2024	10 min	48.1	37.5	60.7
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	3:17 p.m. Saturday, June 15, 2024	10 min	46.5	41.3	65.7
Event Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	8:05 p.m., Saturday, June 15, 2024	10 min	50.0	43.5	58.0
ST-2	In Redhawk Golf Course parking lot area, approximately 200 feet west of the Pavilion.	8:23 p.m., Saturday, June 15, 2024	10 min	50.1	45.9	56.5
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	8:41 p.m., Saturday, June 15, 2024	10 min	48.7	43.0	55.1
ST-4	End of drive aisle in the northern portion of Pavilion area, approximately 140 feet from the DJ speakers/area.	8:59 p.m., Saturday, June 15, 2024	10 min	74.6	66.0	80.8

Source: Noise measurements taken by Kimley-Horn and Associates, June 15, 2024. See Appendix A for noise measurement results.

Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Sensitive receptors near the project site are shown in Table 3: Sensitive Receptors.

Table 3: Sensitive Receptors	
Receptor Description	**Distance and Direction from the Project**
Single-Family Residences	300 feet to the west
Single-Family Residences	350 feet to the southwest
Single-Family Residences	450 feet to the southeast
Single-Family Residences	835 feet to the east
Source: Google Earth, 2024.	

Noise Impact Analysis

The project would allow for weddings, banquets, meetings, corporate events, and other private events at the Pavilion that would produce noise from amplified music and crowd noise. Private events would be allowed seven days per week (no more than four times per week) with all amplified music ending at 9:45 p.m. The DJ and speaker system would be setup in the southeastern corner of the Pavilion as indicated in Exhibit 2. Mobile musicians (e.g., guitarist, violinist, etc.) may also perform at private events along the grass area immediately east of the Pavilion with a speaker setup in the southernmost portion of the Pavilion area. However, the mobile musicians and the DJ would perform exclusively and the DJ music/speaker noise is usually the loudest.[1] Thus, DJ music/speaker noise was conservatively modeled and analyzed in this analysis as a worse-case condition.

The primary noise sources from private events at the Pavilion are amplified music and crowd noise. Pavilion event noise was modeled with the SoundPLAN software. SoundPLAN allows computer simulations of noise situations, and creates noise contour maps using reference noise levels, topography, point and area noise sources, mobile noise sources, and intervening structures.

As shown in Table 2, the measured noise level from the amplified music/speaker system at the Pavilion is 74.6 dBA at 140 feet. One point source representing the DJ speaker system was modeled in SoundPLAN in the southeastern corner of the Pavilion. The point source was oriented in a northwest direction consistent with the observed condition by Kimley-Horn on June 15, 2025. One area source representing crowd noise covering the entire Pavilion area was modeled using a reference noise level of 89 dBA at 3 feet.[2, 3]

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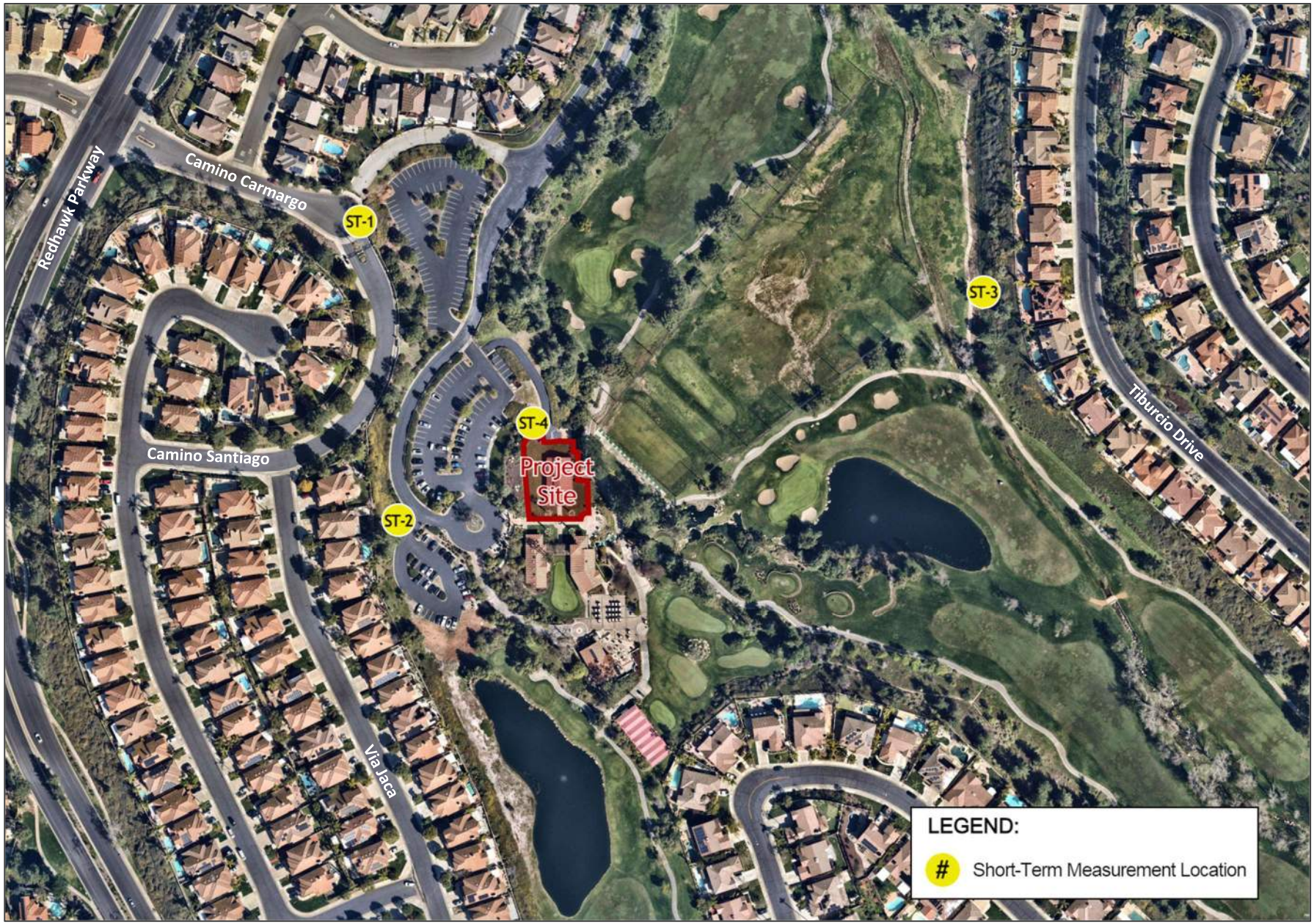
1 Per e-mail coordination with the project applicant on May 15, 2024.

2 Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, 2015.

3 It is noted the crowd noise level modeled in SoundPLAN (89 dBA at 3 feet) is most representative for weddings and other large gatherings/events that would be allowed as part of the CUP. The measured event noise levels obtained by Kimley-Horn on June 15, 2024, did not include a large or "loud" crowd and was not identified as a primary noise source.

Exhibit 3: Noise Measurement Locations



Inputs to the SoundPLAN model also included existing elevations and topography, ground surfaces, walls, and the surrounding residences and Redhawk Golf Course buildings/structures to best represent acoustic conditions at the project site and surrounding area. A total of 35 receivers were modeled to analyze single-point noise levels at the surrounding residences. The modeled noise levels for the project are provided in Table 4: Private Event Noise Contours and Exhibit 4: Operational Noise Contours.

As shown in Table 4, Pavilion event noise levels at the would range from approximately 31.6 dBA to 64.7 dBA at the surrounding residences and would not exceed the City's 65 dBA noise standard. In addition, interior noise levels would reach a maximum of 38.7 dBA at the surrounding residential uses and would not exceed the City's 45 dBA interior noise standard. However, due to the variability of speaker noise levels (i.e., DJ's can set or increase speaker noise to their desired level) and the general difficulty in managing or controlling crowd noise, it is recommended the maximum noise level from amplified speakers at the Pavilion be limited to 84 dBA at a distance of 50 feet; see Mitigation Measure NOI-1. This maximum speaker noise level would ensure the surrounding residences are not be exposed to noise levels above the City's noise standards.

Table 4: Pavilion Event Noise Levels

Receptor No.[1]	Land Use	Modeled Exterior Noise Level (dBA)	Interior Noise Level (dBA)[1]
1	Single-Family Residential	62.8	36.8
2	Single-Family Residential	61.9	35.9
3	Single-Family Residential	61.7	35.7
4	Single-Family Residential	59.2	33.2
5	Single-Family Residential	56.6	30.6
6	Single-Family Residential	59.9	33.9
7	Single-Family Residential	62.2	36.2
8	Single-Family Residential	61.5	35.5
9	Single-Family Residential	64.7	38.7
10	Single-Family Residential	61.7	35.7
11	Single-Family Residential	61.4	35.4
12	Single-Family Residential	56.4	30.4
13	Single-Family Residential	49.3	23.3
14	Single-Family Residential	50.1	24.1
15	Single-Family Residential	50.9	24.9
16	Single-Family Residential	53.0	27.0
17	Single-Family Residential	49.7	23.7
18	Single-Family Residential	51.0	25.0
19	Single-Family Residential	43.6	17.6
20	Single-Family Residential	45.4	19.4
21	Single-Family Residential	45.0	19.0
22	Single-Family Residential	44.4	18.4
23	Single-Family Residential	31.5	5.5
24	Single-Family Residential	38.5	12.5
25	Single-Family Residential	38.8	12.8

Table 4: Pavilion Event Noise Levels			
Receptor No.[1]	**Land Use**	**Modeled Exterior Noise Level (dBA)**	**Interior Noise Level (dBA)[1]**
26	Single-Family Residential	39.7	13.7
27	Single-Family Residential	51.6	25.6
28	Single-Family Residential	54.1	28.1
29	Single-Family Residential	52.0	26.0
30	Single-Family Residential	49.3	23.3
31	Single-Family Residential	48.6	22.6
32	Single-Family Residential	49.8	23.8
33	Single-Family Residential	50.8	24.8
34	Single-Family Residential	53.4	27.4
35	Single-Family Residential	53.6	27.6
Notes: 1. Interior noise levels were calculated assuming an exterior-interior sound reduction of 26 dBA from standard construction practices, per Barbara Locher, et al., *Differences between Outdoor and Indoor Sound Levels for Open, Tilted, and Closed Windows*, International Journal of Environmental Research and Public Health, January 2018.			
Source: SoundPLAN version 9.0. See Appendix A for noise modeling data and results.			

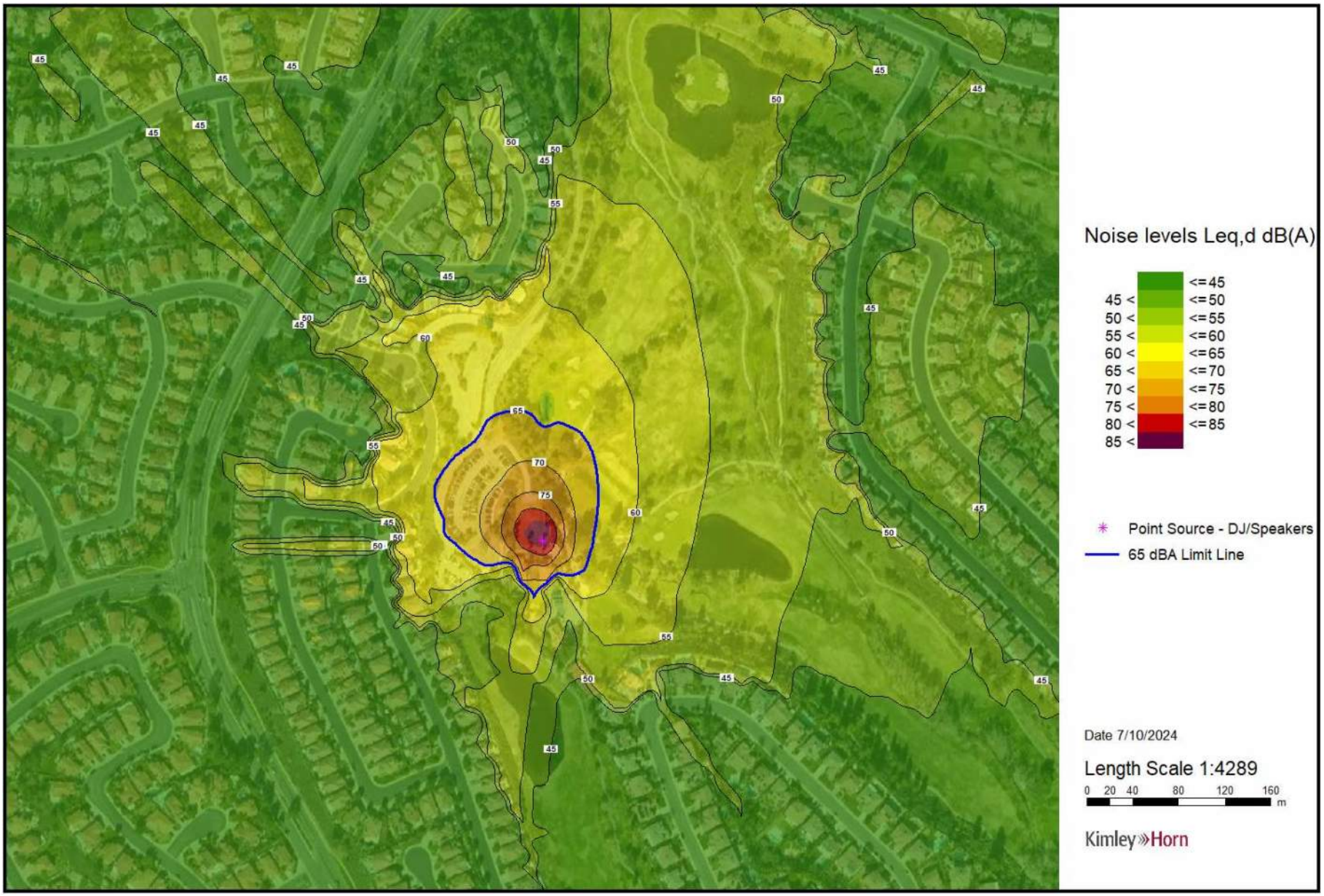
Mitigation Measure NOI-1

Noise levels from amplified speakers shall be limited to a maximum of 84 dBA L_{eq} at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion as shown in Exhibit 2. The DJ, event coordinator, or designated appointee shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers prior to event commencement and ensure the noise level does not exceed 84 dBA L_{eq}. The speaker volume shall be iteratively adjusted until a maximum noise level of 84 dBA L_{eq} is achieved.

Conclusion

As discussed above, the project's operational noise levels would comply with TMC noise standards based on measured noise levels for existing events at the Pavilion. However, Mitigation Measure NOI-1 is recommended to ensure noise levels from new private events, such as weddings and banquets, do not exceed the City's noise standards at the surrounding residences. With implementation of Mitigation Measure NOI-1, a less than significant noise impact would occur.

Figure 3: Private Event Noise Contours



Appendix A

NOISE DATA

Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-1 - Ambient	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	2:10 PM
Location:	End of cul de sac of Camino Carmago,approximately 450 feet northwest of Pavilion		
Noise Sources:	Ambient roadway noises		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
48.0	39.4	57.8	87.0

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	90
Wind (mph):	SSW @ 10 mph
Sky:	Clear
Bar. Pressure:	29.83
Humidity:	36%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-_.141.s	Computer's File Name	LxTse_ST-1.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 14:10:49	Duration	0:10:00.0		
End Time	2024-06-15 14:20:49	Run Time	0:08:25.4	Pause Time	0:01:34.6
Pre-Calibration	2024-06-15 14:05:04	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	48.0 dB		
LAE	75.0 dB	SEA	--- dB
EA	3.5 µPa²h		
LA_{peak}	87.0 dB	2024-06-15 14:15:39	
LAS_{max}	57.8 dB	2024-06-15 14:18:13	
LAS_{min}	39.4 dB	2024-06-15 14:15:10	
LA_{eq}	48.0 dB		
LC_{eq}	59.1 dB	LC_{eq} - LA_{eq}	11.1 dB
LAI_{eq}	51.5 dB	LAI_{eq} - LA_{eq}	3.5 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
48.0 dB	48.0 dB	0.0 dB

LDEN	LDay	LEve	LNight
48.0 dB	48.0 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	48.0 dB		59.1 dB		--- dB	
$LS_{(max)}$	57.8 dB	2024-06-15 14:18:13	--- dB	None	--- dB	None
$LS_{(min)}$	39.4 dB	2024-06-15 14:15:10	--- dB	None	--- dB	None
$L_{Peak(max)}$	87.0 dB	2024-06-15 14:15:39	--- dB	None	--- dB	None

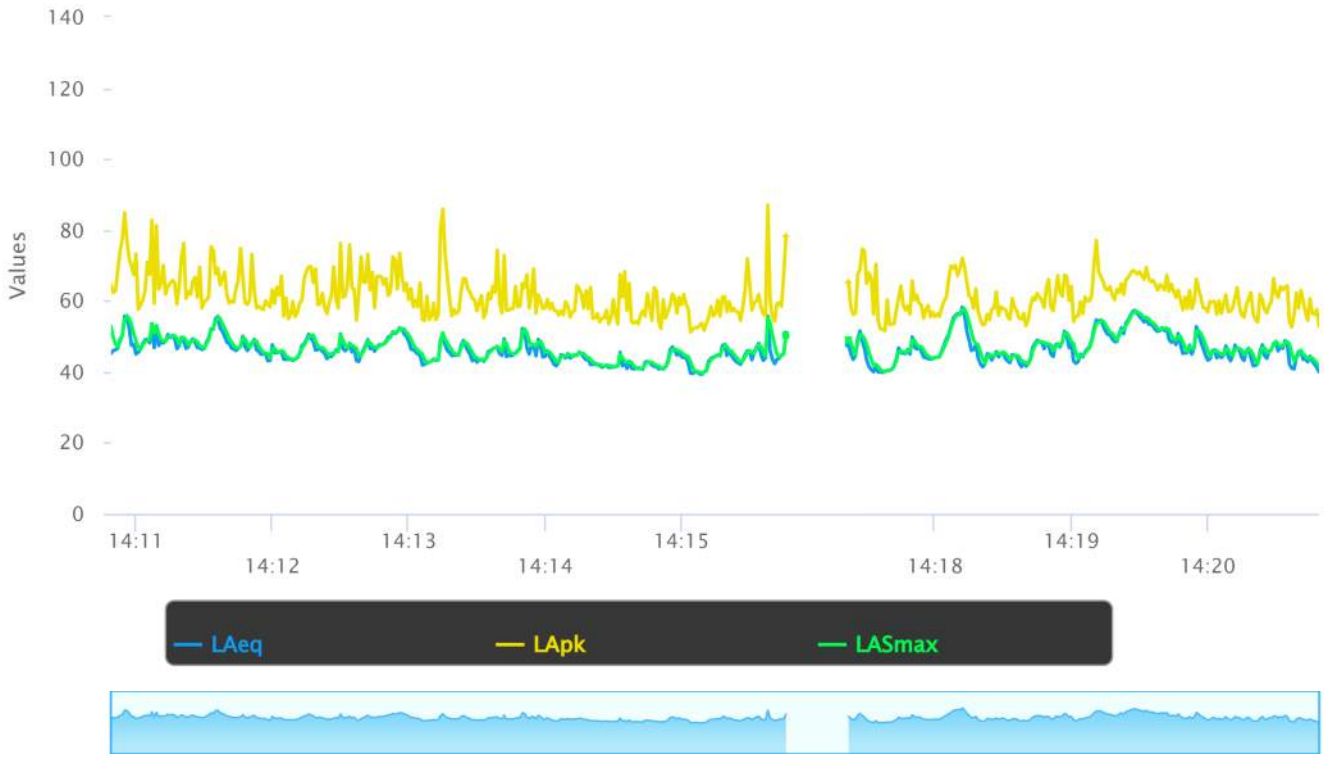
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	53.6 dB
LAS 10.0	51.3 dB
LAS 33.3	47.3 dB
LAS 50.0	45.9 dB
LAS 66.6	44.6 dB
LAS 90.0	42.2 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-2 - Ambient	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	2:41 PM
Location:	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion		
Noise Sources:	Ambient from roadway		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
48.1	37.5	60.7	85.8

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	90
Wind (mph):	SSW @ 14 MPH
Sky:	Clear
Bar. Pressure:	29.79
Humidity:	36%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.055.s	Computer's File Name	LxTse_ST-2.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 14:41:25	Duration	0:10:00.0		
End Time	2024-06-15 14:51:25	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	48.1 dB		
LAE	75.9 dB	SEA	--- dB
EA	4.3 µPa²h		
LA_{peak}	85.8 dB	2024-06-15 14:43:19	
LAS_{max}	60.7 dB	2024-06-15 14:47:30	
LAS_{min}	37.5 dB	2024-06-15 14:46:41	
LA_{eq}	48.1 dB		
LC_{eq}	61.7 dB	LC_{eq} - LA_{eq}	13.6 dB
LAI_{eq}	52.0 dB	LAI_{eq} - LA_{eq}	3.9 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
48.1 dB	48.1 dB	0.0 dB

LDEN	LDay	LEve	LNight
48.1 dB	48.1 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	48.1 dB		61.7 dB		--- dB	
$LS_{(max)}$	60.7 dB	2024-06-15 14:47:30	--- dB	None	--- dB	None
$LS_{(min)}$	37.5 dB	2024-06-15 14:46:41	--- dB	None	--- dB	None
$L_{Peak(max)}$	85.8 dB	2024-06-15 14:43:19	--- dB	None	--- dB	None

Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	54.4 dB
LAS 10.0	52.3 dB
LAS 33.3	44.5 dB
LAS 50.0	42.9 dB
LAS 66.6	41.2 dB
LAS 90.0	38.8 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-3 - Ambient	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	3:17 PM
Location:	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive		
Noise Sources:	Ambient		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
46.5	41.3	65.7	83.3

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	90
Wind (mph):	SSW @ 11 mph
Sky:	Clear
Bar. Pressure:	29.76
Humidity:	36%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.056.s	Computer's File Name	LxTse_ST-3.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 15:17:04	Duration	0:10:00.0		
End Time	2024-06-15 15:27:04	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	46.5 dB		
LAE	74.3 dB	SEA	--- dB
EA	3.0 µPa²h		
LA_{peak}	83.3 dB	2024-06-15 15:17:08	
LAS_{max}	65.7 dB	2024-06-15 15:17:04	
LAS_{min}	41.3 dB	2024-06-15 15:23:53	
LA_{eq}	46.5 dB		
LC_{eq}	58.7 dB	LC_{eq} - LA_{eq}	12.2 dB
LAI_{eq}	51.1 dB	LAI_{eq} - LA_{eq}	4.6 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
46.5 dB	46.5 dB	0.0 dB

LDEN	LDay	LEve	LNight
46.5 dB	46.5 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	46.5 dB		58.7 dB		--- dB	
$LS_{(max)}$	65.7 dB	2024-06-15 15:17:04	--- dB	None	--- dB	None
$LS_{(min)}$	41.3 dB	2024-06-15 15:23:53	--- dB	None	--- dB	None
$L_{Peak(max)}$	83.3 dB	2024-06-15 15:17:08	--- dB	None	--- dB	None

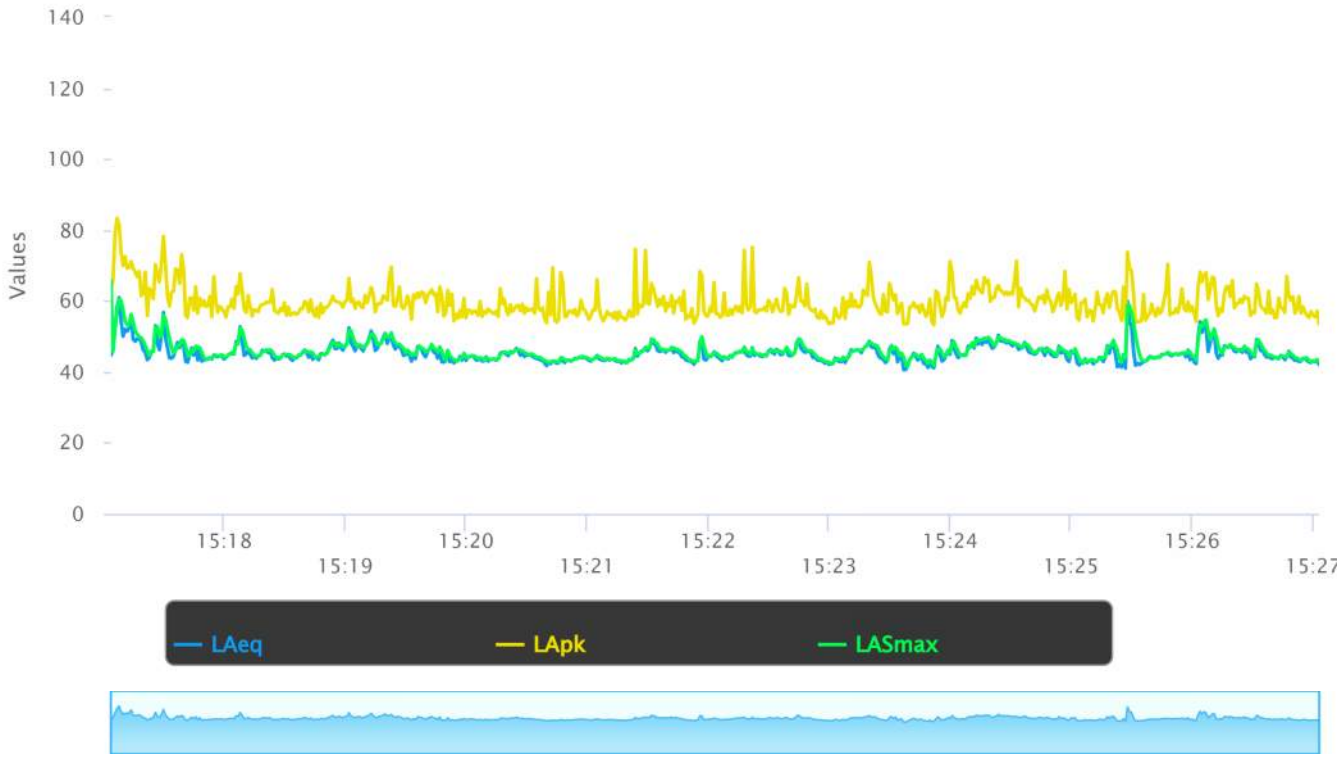
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	49.9 dB
LAS 10.0	48.4 dB
LAS 33.3	45.9 dB
LAS 50.0	45.0 dB
LAS 66.6	44.2 dB
LAS 90.0	43.1 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-1 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	8:05 PM
Location:	End of cul de sac of Camino Carmago,approximately 450 feet northwest of Pavilion		
Noise Sources:	Ambient roadway noises. Event music.		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
50.0	43.5	58.0	80.8

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	72
Wind (mph):	SSW @ 6 mph
Sky:	Clear
Bar. Pressure:	29.82
Humidity:	58%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.057.s	Computer's File Name	LxTse_ST-1.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:05:42	Duration	0:10:00.0		
End Time	2024-06-15 20:15:42	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	50.0 dB		
LAE	77.8 dB	SEA	--- dB
EA	6.7 µPa²h		
LA_{peak}	80.8 dB	2024-06-15 20:11:51	
LAS_{max}	58.0 dB	2024-06-15 20:06:37	
LAS_{min}	43.5 dB	2024-06-15 20:11:07	
LA_{eq}	50.0 dB		
LC_{eq}	62.2 dB	LC_{eq} - LA_{eq}	12.2 dB
LAI_{eq}	52.6 dB	LAI_{eq} - LA_{eq}	2.6 dB

Exceedances	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight
	50.0 dB	50.0 dB	0.0 dB

	LDEN	LDay	LEve	LNight
	--- dB	--- dB	50.0 dB	--- dB

Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	50.0 dB		62.2 dB		--- dB	
$LS_{(max)}$	58.0 dB	2024-06-15 20:06:37	--- dB	None	--- dB	None
$LS_{(min)}$	43.5 dB	2024-06-15 20:11:07	--- dB	None	--- dB	None
$L_{Peak(max)}$	80.8 dB	2024-06-15 20:11:51	--- dB	None	--- dB	None

Overloads	Count	Duration	OBA Count	OBA Duration
	0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	53.1 dB
LAS 10.0	52.2 dB
LAS 33.3	50.4 dB
LAS 50.0	49.5 dB
LAS 66.6	48.5 dB
LAS 90.0	46.2 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-2 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	8:23 PM
Location:	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion		
Noise Sources:	Ambient from roadway, music, patrons		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
50.1	45.9	56.5	83.0

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	75
Wind (mph):	SSW @ 6 MPH
Sky:	Clear
Bar. Pressure:	29.75
Humidity:	51%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.058.s	Computer's File Name	LxTse_ST-2.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:23:06	Duration	0:10:00.0		
End Time	2024-06-15 20:33:06	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	50.1 dB		
LAE	77.9 dB	SEA	--- dB
EA	6.8 µPa²h		
LA_{peak}	83.0 dB	2024-06-15 20:32:50	
LAS_{max}	56.5 dB	2024-06-15 20:32:59	
LAS_{min}	45.9 dB	2024-06-15 20:29:40	
LA_{eq}	50.1 dB		
LC_{eq}	64.8 dB	LC_{eq} - LA_{eq}	14.7 dB
LA_{Leq}	52.2 dB	LA_{Leq} - LA_{eq}	2.1 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
50.1 dB	50.1 dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	50.1 dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	50.1 dB		64.8 dB		--- dB	
$LS_{(max)}$	56.5 dB	2024-06-15 20:32:59	--- dB	None	--- dB	None
$LS_{(min)}$	45.9 dB	2024-06-15 20:29:40	--- dB	None	--- dB	None
$L_{Peak(max)}$	83.0 dB	2024-06-15 20:32:50	--- dB	None	--- dB	None

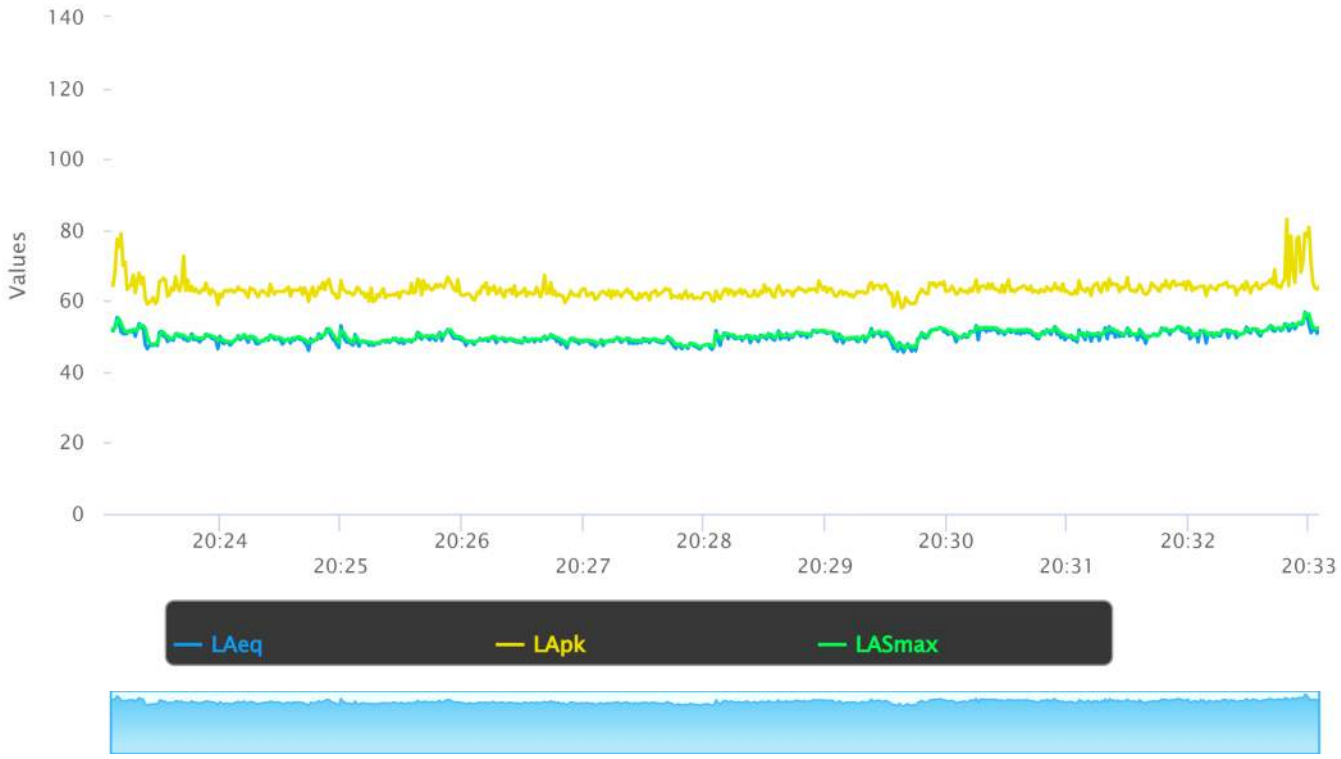
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	52.2 dB
LAS 10.0	51.7 dB
LAS 33.3	50.4 dB
LAS 50.0	49.7 dB
LAS 66.6	49.1 dB
LAS 90.0	48.1 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-3 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	8:41 PM
Location:	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive		
Noise Sources:	Ambient, event		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
48.7	43.0	55.1	78.8

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	75
Wind (mph):	SSW @ 6 mph
Sky:	Clear
Bar. Pressure:	29.75
Humidity:	51%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.059.s	Computer's File Name	LxTse_ST-3.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:41:34	Duration	0:10:00.0		
End Time	2024-06-15 20:51:34	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	48.7 dB		
LAE	76.5 dB	SEA	--- dB
EA	4.9 µPa²h		
LA_{peak}	78.8 dB	2024-06-15 20:41:51	
LAS_{max}	55.1 dB	2024-06-15 20:44:48	
LAS_{min}	43.0 dB	2024-06-15 20:41:35	
LA_{eq}	48.7 dB		
LC_{eq}	61.5 dB	LC_{eq} - LA_{eq}	12.8 dB
LA_{Leq}	50.7 dB	LA_{Leq} - LA_{eq}	2.0 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
48.7 dB	48.7 dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	48.7 dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	48.7 dB		61.5 dB		--- dB	
$LS_{(max)}$	55.1 dB	2024-06-15 20:44:48	--- dB	None	--- dB	None
$LS_{(min)}$	43.0 dB	2024-06-15 20:41:35	--- dB	None	--- dB	None
$L_{Peak(max)}$	78.8 dB	2024-06-15 20:41:51	--- dB	None	--- dB	None

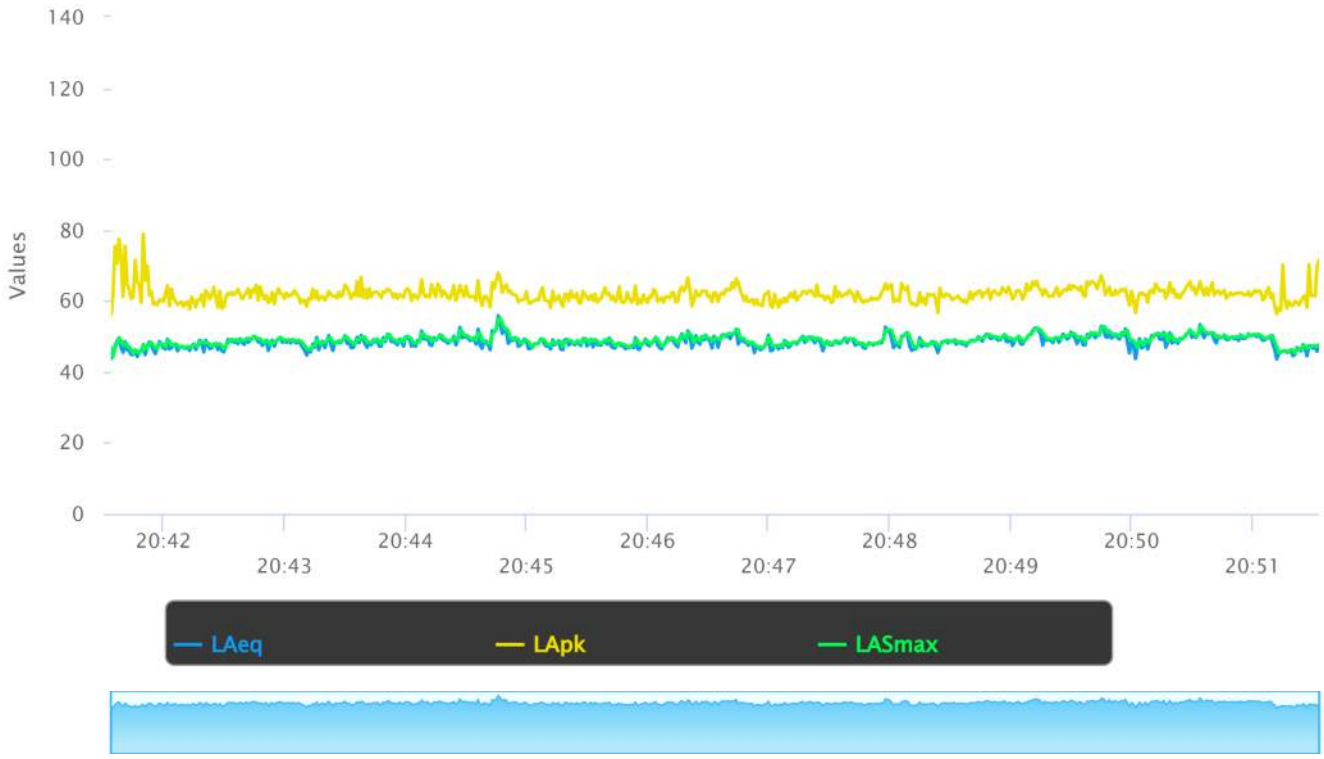
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	50.8 dB
LAS 10.0	50.3 dB
LAS 33.3	49.0 dB
LAS 50.0	48.5 dB
LAS 66.6	47.9 dB
LAS 90.0	46.8 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-4 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	9:00 PM
Location:	End of driveway, north of the pavilion		
Noise Sources:	Ambient from roadway, music, patrons		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
74.6	66.0	80.8	94.6

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	69
Wind (mph):	SSW @ 5 mph
Sky:	Clear
Bar. Pressure:	29.79
Humidity:	63%

Photo:

Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.060.s	Computer's File Name	LxTse_ST-4.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:59:46	Duration	0:10:00.0		
End Time	2024-06-15 21:09:46	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	74.6 dB		
LAE	102.4 dB	SEA	--- dB
EA	1.9 mPa²h		
LA_{peak}	94.6 dB	2024-06-15 21:03:07	
LAS_{max}	80.8 dB	2024-06-15 21:03:10	
LAS_{min}	66.0 dB	2024-06-15 21:05:16	
LA_{eq}	74.6 dB		
LC_{eq}	83.8 dB	LC_{eq} - LA_{eq}	9.2 dB
LAI_{eq}	77.4 dB	LAI_{eq} - LA_{eq}	2.8 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
74.6 dB	74.6 dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	74.6 dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	74.6 dB		83.8 dB		--- dB	
$LS_{(max)}$	80.8 dB	2024-06-15 21:03:10	--- dB	None	--- dB	None
$LS_{(min)}$	66.0 dB	2024-06-15 21:05:16	--- dB	None	--- dB	None
$L_{Peak(max)}$	94.6 dB	2024-06-15 21:03:07	--- dB	None	--- dB	None

Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	77.9 dB
LAS 10.0	77.2 dB
LAS 33.3	74.9 dB
LAS 50.0	74.0 dB
LAS 66.6	73.1 dB
LAS 90.0	71.1 dB

Time History





SoundPLAN Receiver Locations

Legend

- Receiver

Date 7/10/2024

Length Scale 1:4654

0 25 50 100 150 200 m

Kimley»Horn

Redhawk Golf Course Events

SoundPLAN Receiver Table

No.	Floor	Name	Usage	Direction	Limit Lr,lim [dB(A)]	Single Points Leq,d [dB(A)]
1	G	1	GR		65	62.8
2	G	2	GR		65	61.9
3	G	3	GR		65	61.7
4	G	4	GR		65	59.2
5	G	5	GR		65	56.6
6	G	6	GR		65	59.9
7	G	7	GR		65	62.2
8	G	8	GR		65	61.5
9	G	9	GR		65	64.7
10	G	10	GR		65	61.7
11	G	11	GR		65	61.4
12	G	12	GR		65	56.4
13	G	13	GR		65	49.3
14	G	14	GR		65	50.1
15	G	15	GR		65	50.9
16	G	16	GR		65	53.0
17	G	17	GR		65	49.7
18	G	18	GR		65	51.0
19	G	19	GR		65	43.6
20	G	20	GR		65	45.4
21	G	21	GR		65	45.0
22	G	22	GR		65	44.4
23	G	23	GR		65	31.5
24	G	24	GR		65	38.5
25	G	25	GR		65	38.8
26	G	26	GR		65	39.7
27	G	27	GR		65	51.6
28	G	28	GR		65	54.1
29	G	29	GR		65	52.0
30	G	30	GR		65	49.3
31	G	31	GR		65	48.6
32	G	32	GR		65	49.8
33	G	33	GR		65	50.8
34	G	34	GR		65	53.4
35	G	35	GR		65	53.6

Appendix B

Traffic Memorandum

July 3, 2024

Eric Jones
City of Temecula
Planning Department
41000 Main Street
Temecula, CA 92590

Subject: ***Traffic Memorandum for the Proposed Redhawk Specific Plan Amendment Project in the City of Temecula***

Dear Mr. Jones:

Kimley-Horn and Associates, Inc. has prepared a traffic memorandum to evaluate trip generating characteristics and a qualitative Vehicle Miles Traveled (VMT) assessment of the proposed Redhawk Specific Plan Amendment Project (the "Project").

PROJECT DESCRIPTION

The Project site is located in the southern portion of the City of Temecula (City). The Project proponent is seeking a conditional use permit (CUP) to allow for additional event types to be hosted within the existing Redhawk Golf Course Pavilion. Currently, the Redhawk Golf Course Pavilion is used to host golf-related events. The previous minor modification allowed the existing Pavilion to host up to 144 guests, according to Statement of Operations from the previous minor modification. The golf course is adequately parked with 204 parking stalls total, inclusive of 5 accessible parking stalls. Generally, according to historical operational information provided by the Project Applicant, during events the majority of guests will arrive with multiple people in one vehicle or utilize rideshare services, reducing the demand on parking spaces at the golf course.

The CUP would allow other events similar to the current golf-related events, such as weddings, banquets, birthdays, community outreach events, or any other private events. No new structures are proposed or would be developed as part of the Project. The CUP does not propose changes to the existing hours of operations, lighting, or parking for the Pavilion. Private events would be allowed 7 days per week. Events would continue to be allowed from 3:00 pm to 10:00 pm with all amplified noise ending at 9:45 pm, and subject to the City's noise ordinance.

TRIPS AND TRAFFIC

A summary of the existing golf course operations trip generation is provided in **Table 1, Summary of Existing Project Trip Generation**. Trip generation rates were determined based on data provided by the Project Applicant and the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use designations are limited and may not

encompass the utility of certain land uses, as not enough real-world data have been collected to provide a representative trip rate. The ITE Land Use for golf courses (ITE Code 430) is used. The ITE Trip Generation Manual does not contain trip generation rates for special events. To provide accurate trip generation estimates, the Project Applicant, Redhawk Golf Course, provided information related to the maximum number of attendees allowed during any specific event.

Under the previous minor modification to construct the Pavilion, up to 144 guests were allowed per special event. The previously defined assumption that guests would arrive one to a vehicle would represent 144 one-way trips per event. However, based on information obtained from the project Applicant, most guests arrive via carpool or ride share services and therefore would result in fewer trips per event. To maintain a conservative analysis, a carpool rate of 40 percent is assumed, resulting in 86 trips in and 86 trips out of each event (172 event trips total), with the incoming trips occurring during the evening peak hour. As events are planned to end at 10:00 pm, the outbound trips would not occur during the evening peak hour.

Table 1, Summary of Existing Project Trip Generation

Land Use	ITE Code	Unit	Trip Generation Rates[1]						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Golf Course	430	Holes	30.38	1.39	0.37	1.76	1.54	1.37	2.91
Special Events	N/A	N/A	-	-	-	-	-	-	-

Land Use	ITE Code	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Golf Course		Holes	547	25	7	32	28	25	53
Special Events		N/A	172	0	0	0	86	0	86
Total Project Trips			719	25	7	32	114	25	139

[1] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition.

Project-related traffic would be identical to the existing condition at the Redhawk Golf Course and existing Pavilion. As such, the Project would not increase traffic or trips at the Pavilion for special events; rather, the proposed Project would allow these special events (and associated trips) to be non-golf related events. Further, the Project does not propose an expansion of uses, facilities, or other factors of the existing site that could possibly result in increased intensity of uses and associated trips. Therefore, for the purposes of environmental analysis under the California Environmental Quality Act (CEQA), the Project would not result in an "increase" in daily traffic at the Redhawk Golf Course or its Pavilion during Project operations. Further, special event guests would likely use carpooling or ride sharing services at a greater percentage than that which has been assumed in this Memorandum.

VEHICLE MILES TRAVELED

SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "Level of Service" (LOS) for evaluating transportation projects. OPR has updated guidelines for CEQA and written a technical advisory for evaluating transportation impacts in CEQA and set a deadline of July 2020. OPR has recommended that Vehicle Miles Traveled (VMT) replace also as the primary measure of transportation impacts. OPR Technical Advisory suggests that the City may screen out VMT impact using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Temecula has published the Traffic Impact Analysis Guidelines (May 2020) as recommended guidelines for analyzing transportation impacts of proposed projects. The City provides screening criteria for CEQA VMT analyses for land use projects which consist of seven total criteria. These criteria are:

1) **Small residential and employment projects**
    a. Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips after any alternative modes/location-based adjustments are applied) may be presumed to have a less than significant impact absent substantial evidence to the contrary.
2) **Projects located near a major transit stop/high quality transit corridor**
    a. Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor2 may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may not be appropriate if the project:
        i. Has a Floor Area Ratio of less than 0.75.
        ii. Includes more parking for use by residents, customers, or employees of the project than required by the City.
        iii. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.
3) **Projects located in a VMT efficient area**
    a. A VMT efficient area is any area with an average VMT per service population 15% below the baseline average for the WRCOG region. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per service population that is similar to the existing land uses in the VMT efficient area. Projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary.
4) **Locally serving retail projects**
    a. Local serving retail projects less than 50,000 square feet may be presumed to

have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

5) **Locally serving public utilities**
    a. Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary.
6) **Redevelopment projects with greater VMT efficiency**
    a. A redevelopment project may be presumed to have a less than significant impact if the proposed project's total project VMT is less than the existing land use's total VMT.
7) **Affordable housing**
    a. An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Based on the VMT screening criteria and the assumed trips generated as a result of hosting additional events at the pavilion, the Project would meet criterion one as a small residential and employment project as it would not generate or add new trips in excess of 110 daily trips. Refer to **Table 1**. As previously discussed, the Project is consistent with the existing operations of the golf course special events and Project related traffic would be identical to the existing conditions. Therefore, the Project would not result in an increase in daily traffic or VMT at the Redhawk Golf Course. Further, it is likely that special event guests would carpool or use ride share services at a greater rate than what has been assumed for this Memorandum which would have a further VMT reducing effect. Therefore, the Project would not cause a significant impact with respect to VMT.

Conclusion

Per the City of Temecula's published Traffic Impact Analysis Guidelines, projects that generate or add fewer than 110 daily vehicle trips do not require a VMT analysis and the VMT impact is considered less than significant. The Project would operate consistently with the existing operations and would not add new trips at the Redhawk Golf Course. As such, the Project impacts related to transportation would be less than significant.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Miles Eaton, P.E.

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 February 4, 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. 2026-07 ,2026-08, and 2026-09 recommending that the City Council approve PA23-0251, PA23-0327 and the Final MND and Mitigation Monitoring and Reporting Program.

G. On May 26, 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- "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO 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 AT 45100 TEMECULA PARKWAY (APN: 962-040-012)".

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 26th day of May, 2026.

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 26th day of May, 2026, 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:	May 26, 2026
Expiration Date:	May 26, 2028

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 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. 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 event 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

	MALE		FEMALE	
Patrons	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

	MALE		FEMALE	
Patrons	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 that 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 that 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.

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 AT 45100 TEMECULA PARKWAY (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 February 4, 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. 2026-07, 2026-08, and 2026-09 recommending that the City Council approve PA23-0251, PA25-0327, and the Final MND and Mitigation Monitoring and Reporting Program

F. On May 26, 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 TO 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 AT 45100 TEMECULA PARKWAY (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 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 26th day of May, 2026, 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

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

- 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. 2026-07

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. 2026-07 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:	3	PLANNING COMMISSIONERS:	Hagel, Solis, Turley-Trejo
NOES:	0	PLANNING COMMISSIONERS	None
ABSTAIN:	0	PLANNING COMMISSIONERS	None
ABSENT:	2	PLANNING COMMISSIONERS	Matics, Watson

Matt Peters
Secretary

PC RESOLUTION NO. 2026-08

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. 2026-08 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:	3	PLANNING COMMISSIONERS:	Hagel, Solis, Turley-Trejo
NOES:	0	PLANNING COMMISSIONERS:	None
ABSTAIN:	0	PLANNING COMMISSIONERS:	None
ABSENT:	2	PLANNING COMMISSIONERS:	Matics, Watson

Matt Peters
Secretary

PC RESOLUTION NO. 2026-09

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. 2026-09 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:	3	PLANNING COMMISSIONERS:	Hagel, Solis, Turley-Trejo
NOES:	0	PLANNING COMMISSIONERS	None
ABSTAIN:	0	PLANNING COMMISSIONERS	None
ABSENT:	2	PLANNING COMMISSIONERS	Matics, Watson

Matt Peters
Secretary

STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION

TO:	Planning Commission Chairperson and members of the Planning Commission
FROM:	Matt Peters, Director of Community Development
DATE OF MEETING:	February 4, 2026
PREPARED BY:	Eric Jones, Case Planner
PROJECT SUMMARY:	(Continued from the Planning Commission meeting of October 15, 2025, November 19, 2025, and January 7, 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:	James Wood 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

	Existing/Proposed	**Min/Max Allowable or Required**
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 December 21, 2020, the City of Temecula approved Planning Application No. PA20-1265, a Minor Modification to allow for an outdoor pavilion to be constructed at the Redhawk Golf Course. The pavilion totals 3,200 square feet and is located near the existing golf course pro-shop, administration building, and restaurant. The pavilion is currently used to host golf-related events such as tournaments, awards presentations, etc.

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.

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

ANALYSIS

Site Plan

The project location is on the west side of the approximately 100-acre Redhawk Golf Course. This area currently contains a clubhouse, pro shop, restaurant, administrative building, driving range, and the recently approved pavilion. The project proposes no new construction or physical modifications of any kind. Rather, the project will consist of revisions to the uses and related standards allowed by the Redhawk Specific Plan. Vehicular access to the site will still be from Redhawk Parkway and all pedestrian access will remain unaltered.

Specific Plan Amendment

The Redhawk Specific Plan was first approved in 1988 and currently allows golf courses with clubhouses, restaurants, and related retail shops in Planning Area 36. However, there are no provisions for allowing non-golf-related events. In addition, Planning Area 36, and its current requirements, were added to the Specific Plan as part of a previous amendment. The current amendment to the Specific Plan will allow greater clarity for Planning Area 36 and permit events such as weddings, anniversary and retirement parties to take place. The below language illustrates the text changes to the Specific Plan.

II. Specific Plan

B. Development Plans and Standards

1. Community Level Development Standards

c. Open Space and Recreation Standards

- Standards

*Golf Course (Planning Area 36) shall be developed on approximately 100.9 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 Director of Community Development 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.

Conditional Use Permit

The wedding facility will require the approval of a Conditional Use Permit (CUP). In addition, the wedding facility will be able to host a variety of other event types including, but not limited to, corporate and community events. Events shall be allowed no more than three times per week from 12:00 PM through 9:00 PM. These timing allowances were created after the applicant met with residents of the Redhawk community as described in the Public Engagement section below. All events regardless of type will be required to comply with the City of Temecula Noise Ordinance.

Maximum occupancy of the pavilion will be reduced as a component of the project. Currently, the pavilion is permitted to have 144 occupants at any one time. This number will be reduced to a maximum of 130 occupants.

Alcohol will be served at some of the events held within the pavilion. The golf course already has an active ABC Type-47 license and approval of the CUP will allow alcohol service in the pavilion with that existing license. In addition, alcohol may also be served at events by an appropriate licensed caterer hired for an event.

Public Engagement

The project site is surrounded by existing single-family residential units. The applicant engaged residents within the Redhawk Specific Plan via two publicly noticed outreach meetings. Staff was in attendance for both of these. The first meeting was held on October 23, 2024. The second meeting was held on February 12, 2025. Both meetings were well attended by Redhawk residents. The discussions held between the applicant and residents during these meetings were productive. The applicant made several changes to their proposal based on the meetings. This included further limiting the hours events can take place as well as their frequency per week.

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.

ENVIRONMENTAL DETERMINATION

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and based on an initial study, it has been determined the project will not have a significant impact on the environment; therefore, a Mitigated Negative Declaration has been prepared for the project.

A Mitigated Negative Declaration (MND) was prepared under staff's direction by Kimley-Horn and was distributed to responsible agencies, interested groups, and organizations. The Draft MND was made available for public review and comment for a period of 30 days. The public review and comment period for the Draft MND commenced on June 30, 2025, and concluded on July 30, 2025. Notices were mailed to surrounding property owners, a sign was placed on the property, and a notice was placed in the local paper to provide the 30-day noticing period for the public. The City of Temecula received two written comments and responded to each comment in the Final MND, which includes all timely received written comments and responses thereto. Comments were provided by Southern California Gas Company, Eastern Municipal Water District, and Riverside Transit Agency.

The environmental analysis identified 19 areas where impacts were found to be less than significant or had no impact at all. These areas are: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Service, Recreation, Transportation, Tribal Cultural Resources Utilities and Service Systems, and Wildfire. The MND recommends a feasible mitigation measures for those environmental impacts that can be mitigated to a less than significant impact. This mitigation is located in the following area: Noise.

FINDINGS

Specific Plan Amendment

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.

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.

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.

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.

<u>Conditional Use Permit</u>

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.

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.

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.

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.

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.

ATTACHMENTS:

1. Vicinity Map
2. Plan Reductions
3. Statement of Operations
4. PC Resolution Approving the MND and Mitigation Monitoring and Reporting Program
   Exhibit A -City Council Resolution
   Mitigation Monitoring and Reporting Program
5. PC Resolution – Specific Plan Amendment
   Exhibit A – City Council Ordinance
6. PC Resolution – Conditional Use Permit
   Exhibit A – City Council Resolution
   Exhibit B – Draft Conditions of Approval

7. Draft Mitigated Negative Declaration with Appendices which can be downloaded at www.TemeculaCA.gov/CEQA
8. Final MND which can be downloaded at www.TemeculaCA.gov/CEQA
9. Mitigation Monitoring and Reporting Program Public
10. Correspondence
11. Notice of Public Hearing
12. Draft Notice of Determination for County Clerk

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

	Existing/Proposed	Min/Max Allowable or Required
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.

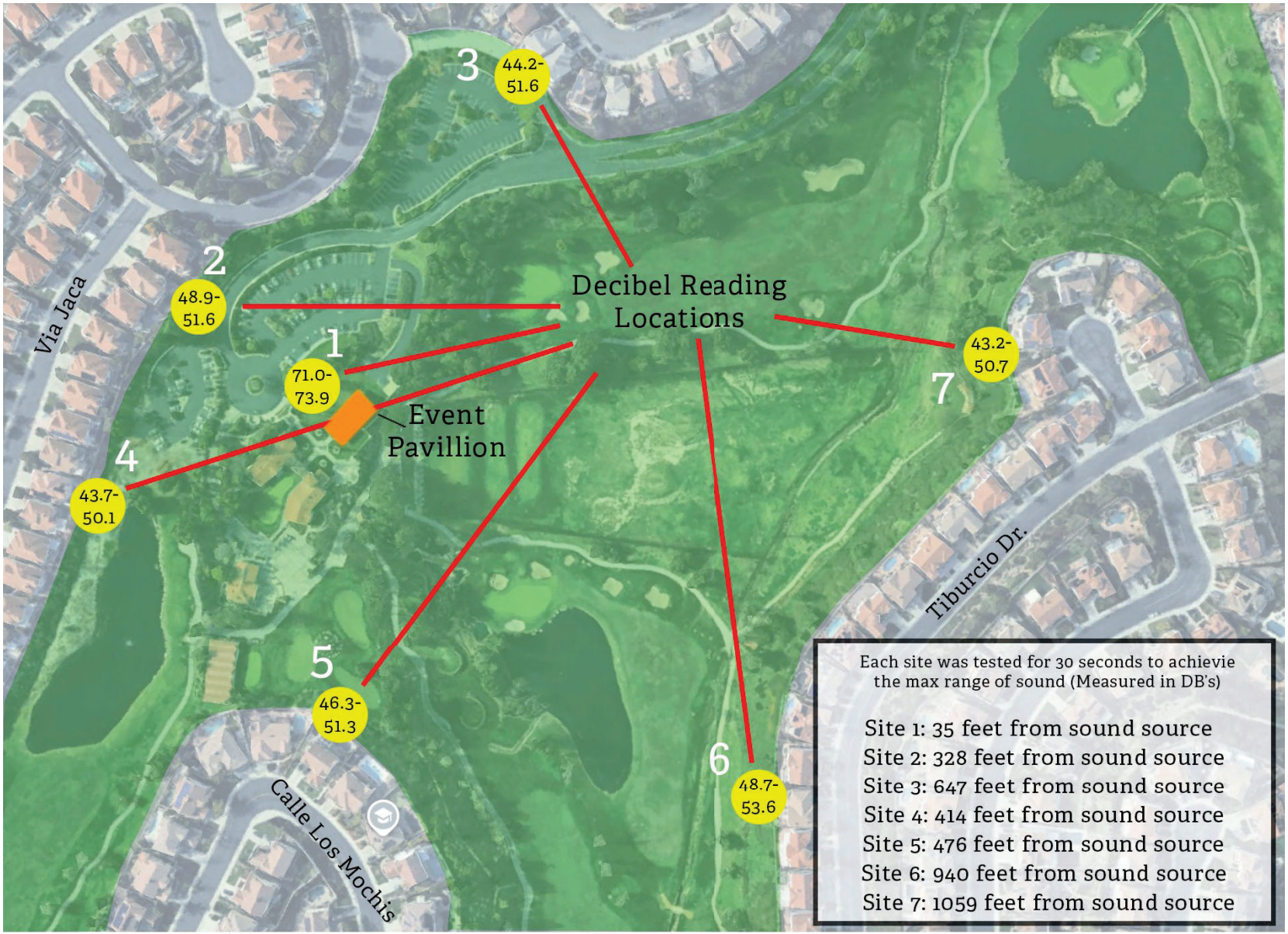
LEGAL NOTICING REQUIREMENTS

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




REDHAWK SOUND STUDY
03/21/26
8:20 P.M.- 8:36 P.M.
1
71.0 - 73.9
PAVILLION
2
48.9 - 51.6
3
44.2 - 51.6
4
43.7 - 50.1
5
46.3 - 51.3
6
48.7 - 53.6
7
43.2 - 50.7

Decible Reader



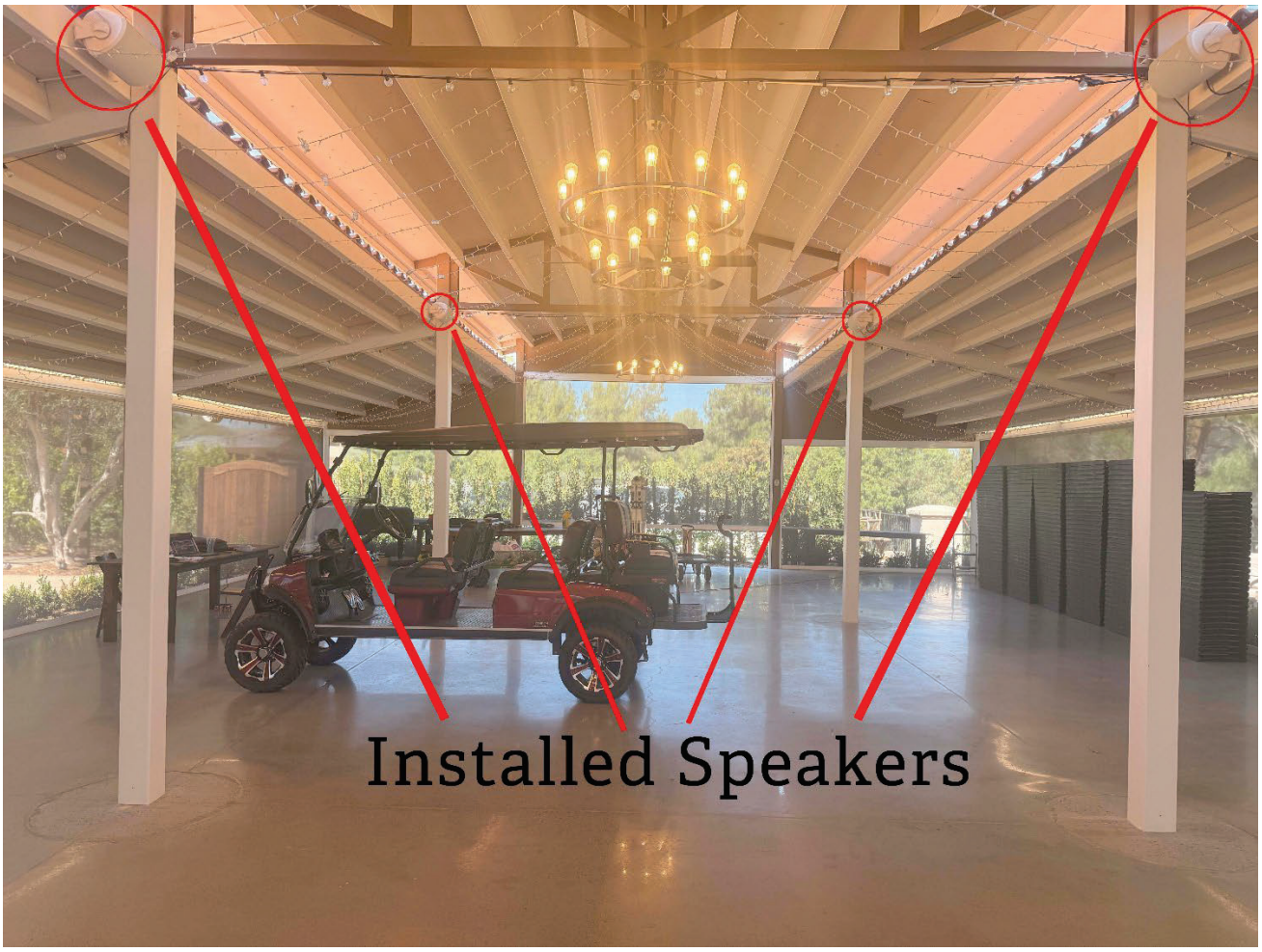
Hawk’s Point Restaurant



Screens



Speaker Locations



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 prevent, 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 bedropped 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
NOISE MEASURES			
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.	Project Applicant (designated golf course representative/event coordinator) City of Temecula Code Enforcement	Prior to each Pavilion Event (event setup)	

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

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

- 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

	MALE		FEMALE	
Patrons	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

	MALE		FEMALE	
Patrons	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.

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

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.

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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.

Draft Initial Study / Mitigated Negative Declaration

Redhawk Golf Course

Specific Plan Amendment

Prepared For

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590
(951) 694-6400

Prepared By

Kimley-Horn and Associates, Inc.
3801 University Avenue, Suite 300
Riverside, CA 92501
(951) 543-9868

June 2025

OVERVIEW

This Draft Initial Study/Mitigated Negative Declaration has been prepared for the Redhawk Golf Course Specific Plan Amendment (SPA) and Conditional Use Permit (CUP). An Initial Study Checklist and environmental analysis has been prepared to determine the appropriate type of California Environmental Quality Act (CEQA) document.

As documented in the attached Initial Study checklist, the proposed project would result in potentially significant impacts but mitigation measures can mitigate all impacts to less than significant levels. As such, a Mitigated Negative Declaration is the appropriate California Environmental Quality Act (CEQA) document for the proposed project.

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Appendix A – Noise Analysis

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City of Temecula

INITIAL STUDY / ENVIRONMENTAL CHECKLIST

Project Title	Redhawk Golf Course Specific Plan Amendment Project
Lead Agency Name and Address	City of Temecula 41000 Main Street Temecula, CA 92590
Contact Person and Phone Number	Eric Jones, Associate Planner, 951-506-5115
Project Location	APN 962-040-012
Project Sponsor's Name and Address	James R. Wood, Redhawk Golf Course, 45100 Redhawk Parkway, Temecula, CA 92592
General Plan Designation	Open Space
Zoning	Specific Plan (SP-9)
Description of Project	The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan and a Conditional Use Permit to expand the range of uses allowed within the existing outdoor Pavilion at the Redhawk Golf Course and modify related standards. The existing Pavilion is located between the main parking lot and driving range and is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The proposed Project would allow for additional types of events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. It is assumed that these special events may include amplified music/sound systems within the covered pavilion. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week.
Surrounding Land Uses and Setting	Open Space, Medium Residential, Low Medium Residential
Other Public Agencies Whose Approval is Required	None

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?	Consulting tribes were contacted by the City of Temecula in compliance with AB 52 and SB 18. All tribes that responded had no comments or further questions as the Project does not propose any grading or other ground disturbing activities.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Agricultural and Forestry Resources
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology/Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☐ Tribal Cultural Resources
- ☐ Utilities/Service Systems
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation (check one):

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CERTIFICATION:

Signature _____ Date _____

1.0 DESCRIPTION OF PROPOSED PROJECT

1.1 Project Location

The Redhawk Specific Plan Amendment Project (Project) is located in the southern portion of the City of Temecula (City). The Redhawk Specific Plan ("Specific Plan" or "SP") area is generally located south of the intersection of Redhawk Parkway and Vail Ranch Parkway, and generally east of Interstate 15 (I-15) and south of California State Road 79 (SR-79). Refer to **Figure 1: Regional Location Map**. The Specific Plan is bounded by the Vail Ranch Specific Plan to the north, the Morgan Hill Planning Area to the east, the Wolf Creek Specific Plan to the west, and the Pechanga Reservation to the south. The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan to add a new use and related standards for the new use. Proposed new use is a private event center to hold weddings, private parties, etc., within an existing pavilion. A Conditional Use Permit is also proposed to allow for a private event center to operate within an existing golf course, located at 45100 Redhawk Parkway, Temecula, CA 92592. Refer to **Figure 2: Local Vicinity Map**.

1.2 Project Setting and Land Uses

Redhawk Specific Plan

The Specific Plan area is an approximately 1,275-acre area comprising 21 planning areas. Existing general plan land uses within the Project site consist of low medium residential (LM), medium residential (M), public institutional facilities (PI), and open space (OS). The Specific Plan allows for residential, commercial, open space and recreation, golf course, circulation, and public facilities uses. Much of the Project site is developed with residential land uses, open space in the form of a golf course, and schools, along with accessory and ancillary uses. The Redhawk Golf Course is generally located in the center of the Specific Plan area.

The Redhawk Specific Plan was approved in 1988 and subsequently amended in 2000. Amendment No. 1 to the Redhawk Specific Plan amended the development standards of Planning Areas (PA) 12, 13, 15, 16, 20, and 21 to allow 5,000 square foot minimum lot size single family detached subdivisions of patio homes, zero lot line and z-lot configurations, and/or residential planned developments and multiple family residential developments. Additionally, Amendment No. 1 to the Redhawk Specific Plan did the following:

1. Enlarged PA 20 from 41.5 acres to 53.3 acres by changing the land use designation for the 5.2-acre Commercial Site "C" (PA 27) and 6.6 acres of the School Site "B" (PA 23 consisting of 9.6 acres) to Medium High Density Residential (MH, 8-14 DU/ac) and incorporating these planning areas into a reconfigured and expanded PA 20.

2. Enlarged PA 33 (Park Site "E") from 12.0 acres to 15.0 acres by changing the land use designation for 3.0 acres of School Site "B" (PA 23) to Park Site "E" and adding these 3.0 acres into a reconfigured and expanded PA 33.

3. Changed the land use designation of School Site "C" (PA 24) to Medium Low Density (2-5 DU/ac) Residential and changed the location of 11.0-acre School Site "C" (PA 24) from the south side of Camino San Dimas to a new PA 24 location consisting of 9.5 acres on the north side of Camino San Dimas in PA 2 which resulted in a reconfigured PA 2 that expanded from 129.1 acres to 131.5 acres.

Refer to **Table 1: Redhawk Specific Plan Land Use Summary** for more information specific to the existing allowable uses within the Redhawk Specific Plan.

Table 1: Redhawk Specific Plan Land Use Summary

Land Designation	Planning Areas	Gross Acres	Maximum No. of DUs
Residential			
Medium Low Residential	1, 2, 3, 4, 5, 7, 8, 10, 14, 17, 18, 19	*535.4*	*2,222*
Medium Residential	6, 9	*120.1*	*667*
Medium High Residential	11, 12, 13, 15, 16, 20, 21	*132.8*	*1,299*
	Residential Total	**788.3**	**4,188**
Golf Course	36	182.7	-
School Sites	22, 24	20.2	-
Commercial	25, 26	22.8	-
Open Space	28	149.3	-
Parks	29, 30, 31, 32, 33, 34, 35	48.9	-
Streets and Roadways	-	63.4	-
	Specific Plan Total	**1,275.6**	**4,188**

Source:
City of Temecula. 2010. *SP-9 Redhawk Land Use Map and Planning Area Map*. Available at http://laserfiche.cityoftemecula.org/WebLink/DocView.aspx?id=232320&dbid=2&repo=Temecula&cr=1 (accessed July 2024).

Redhawk Golf Course

The Redhawk Golf Course is an approximately 182.7-acre area of the Redhawk Specific Plan area (PA 36). It is a prominent feature of the Specific Plan area and is located throughout the entirety of the Specific Plan area, generally centralized to all uses within the Specific Plan area. Redhawk Golf Course includes an 18-hole course, a driving range, putting greens, a pro shop, executive offices, a restaurant, a cart barn, and course maintenance facilities. The course is open seven days a week, and the hours of operation are 6:00 am to 9:00 pm with seasonal variations dependent on daylight hours. There are typically 20 employees on site. The Project would allow for additional uses at the Redhawk Golf Course Country Club and Outdoor Pavilion, herein referred to as the Pavilion, located at 45100 Redhawk Parkway. The Pavilion is located on a 100.9-acre parcel with Assessor's Parcel Number (APN) 962-040-012.

Pavilion

The Project focuses on an existing Pavilion at the Redhawk Golf Course, located adjacent to the pro shop. The Pavilion is an existing covered structure totaling 3,200 square feet (SF) and has open walls. The Pavilion is bounded by the Redhawk Golf Course on the east and south and by residential developments

in all directions. The Pavilion is designated as Open Space in the City's General Plan. Residential uses to the north are designated as Medium Residential while uses to the east, south, and west are designated Low Medium Residential. Refer to **Table 2: Existing Land Uses and Zoning Designations** below. Refer to **Figure 3: Existing General Plan Land Use** and **Figure 4: Existing Zoning.**

Table 2: Existing Land Uses and Zoning Designations

Location	Existing Zoning[1]	Existing General Plan Land Use[2]
Pavilion Site	Specific Plan (SP-9)	Open Space
North	Specific Plan (SP-9)	Medium Residential Open Space
South	Specific Plan (SP-9)	Low Medium Residential Open Space
West	Specific Plan (SP-9)	Low Medium Residential
East	Specific Plan (SP-9)	Low Medium Residential Open Space

Source:
(1) City of Temecula. (2016). *Zoning Map, City of Temecula.* Available at: https://temeculaca.gov/DocumentCenter/View/1642/Zoning-Map-?bidId= (accessed July 2024).
(2) City of Temecula. (2005). Temecula General Plan; Figure LU-3 Land Use Policy Map. Available at: http://laserfiche.cityoftemecula.org/weblink/2/doc/275675/Electronic.aspx (accessed July 2024).

Environmental Setting

Topography

The Pavilion is generally flat with minor sloping at 1 percent to allow for site grading. The approximate surface elevation is 1,156 feet above mean sea level (amsl). The Pavilion and Redhawk Golf Course clubhouse were constructed on a slope, as such, there are retaining walls to the east of the Pavilion and steeper slopes to the west. Site drainage generally flows from south to north.

Biology

The Project site is entirely developed with landscaping and concrete. All existing vegetation at the Redhawk Golf Course and Pavilion are ornamental and subject to removal and replanting. General wildlife species would be consistent with animal species present in urban areas, such as reptiles, birds, small mammals, and other vertebrates.

Hydrology

The Project site is located within the Lower Temecula Creek Watershed (Hydrologic Unit Code [HUC10]: 1807030203). The Temecula Creek is located approximately 0.72 miles north of the Project site and would receive storm flows from the Project site.

Seismic Conditions

The Project site is in an area that is subject to ground motions due to earthquakes as is all of southern California; however, the Project is not located within a known fault zone. The nearest fault is the Wildomar Fault, a part of the Elsinore Fault Zone, and is located approximately 0.54 miles southwest of the Project

site. The Project site is outside of an Alquist-Priolo fault zone. Additionally, the Project site is not located within a California Geologic Survey (CGS) liquefaction zone.[1]

Flood Zone Information

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C3305G (effective date August 28, 2008), the Project site is located in Flood Zone X. Flood Zone X indicates areas that are outside the 0.2 percent annual chance floodplain (the 500-year flood).[2]

Infrastructure and Utilities

The Redhawk Golf Course is bounded on all sides by roadways and residential uses, however only Redhawk Parkway provides access to the Golf Course and Pavilion. There are existing internal access roads on the Project site. Further, the Project site is adequately served by all utilities.

Transit

The Riverside Transit Authority (RTA) provides bus services within the City of Temecula. RTA Route 24 operates in proximity to the Project site. The nearest stop for this route is located at the intersection of Redhawk Parkway and Vail Ranch Parkway, at the driveway entrance to the Project site and approximately 0.32 miles from the Pavilion. The nearest transfer point to the Project site is at the Temecula Valley Hospital located approximately 1.12 miles to the northwest of the Project site. RTA Route 24 has a stop at this location. Additionally, this route has a transfer point at the Pechanga Resort, located approximately 1.17 miles to the southwest of the Project site.

1.3 Project Purpose and Proposed Project Characteristics

The Project proponent is seeking a Specific Plan Amendment (SPA) to the Redhawk Specific Plan and a Conditional Use Permit (CUP) to expand the types of events allowed within the existing outdoor Pavilion at the Redhawk Golf Course, located at 45100 Redhawk Parkway, refer to **Figure 1: Regional Location Map** and **Figure 2: Local Vicinity Map**. The existing Pavilion is located between the main parking lot and driving range and is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The proposed Project would allow for additional events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. It is assumed that these special events may include amplified music/sound systems within the covered Pavilion. The Pavilion was approved for construction in December 2020 as part of a minor modification. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week.

[1] California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).
[2] Federal Emergency Management Agency. 2008. *Flood Insurance Rate Map No. 06065C3305G*.

Specific Plan Amendment

The Redhawk Specific Plan will be amended in one location, specifically Section II.B.1.c Open Space and Recreation Standards. The text below shows the proposed amended text with additions shown with double underline and deletions shown in ~~strikethrough~~:

*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, 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 part of Phase II.

c. ~~See Ordinance 348.2928 for permitted uses and development standards.~~ Refer to Exhibit II-3, Planning Area 36 – Golf Course.

d. Refer to Section II. B. 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.

Conditional Use Permit

A Conditional Use Permit (CUP) is being sought by the Project proponent to allow for additional types of private events, other than golf specific events, which could occur at the existing Pavilion. Under the existing Specific Plan, private events are allowed to occur at the existing Pavilion, provided they are golf related. The CUP would allow other events, such as weddings, banquets, birthdays, community outreach events, or any other private events. No new structures are proposed or would be developed as part of the Project. The CUP does not propose changes to the existing hours of operations, lighting, or parking of the Pavilion. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week. Events would be allowed from 12:00 pm to 9:00 pm with all amplified noise ending at 9:00 pm. Amplified noise would be located on the southeastern

corner of the Pavilion. The CUP would allow an approximate maximum of 130 guests, the existing facility is currently permitted up to approximately 144 guests per event. Refer to **Figure 5: Conditional Use Permit Site Plan** for information related to the Pavilion and proposed tenant improvements.

The Project does not propose any construction nor physical alterations to the existing Redhawk Golf Course.

1.4 Discretionary Actions and Approvals

The City is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the IS/MND for the Project. It is expected that the City, at a minimum, would consider the data and analyses contained in this IS/MND when making its permit determinations. Prior to implementation of the Project, discretionary permits and approvals must be obtained from local, state, and federal agencies, as listed below:

City of Temecula:

- Specific Plan Amendment to the Redhawk Specific Plan
- Conditional Use Permit

Other permits may be required for the Project but would not be discretionary. These permits, if required, would be ministerial and approved at a staff level.

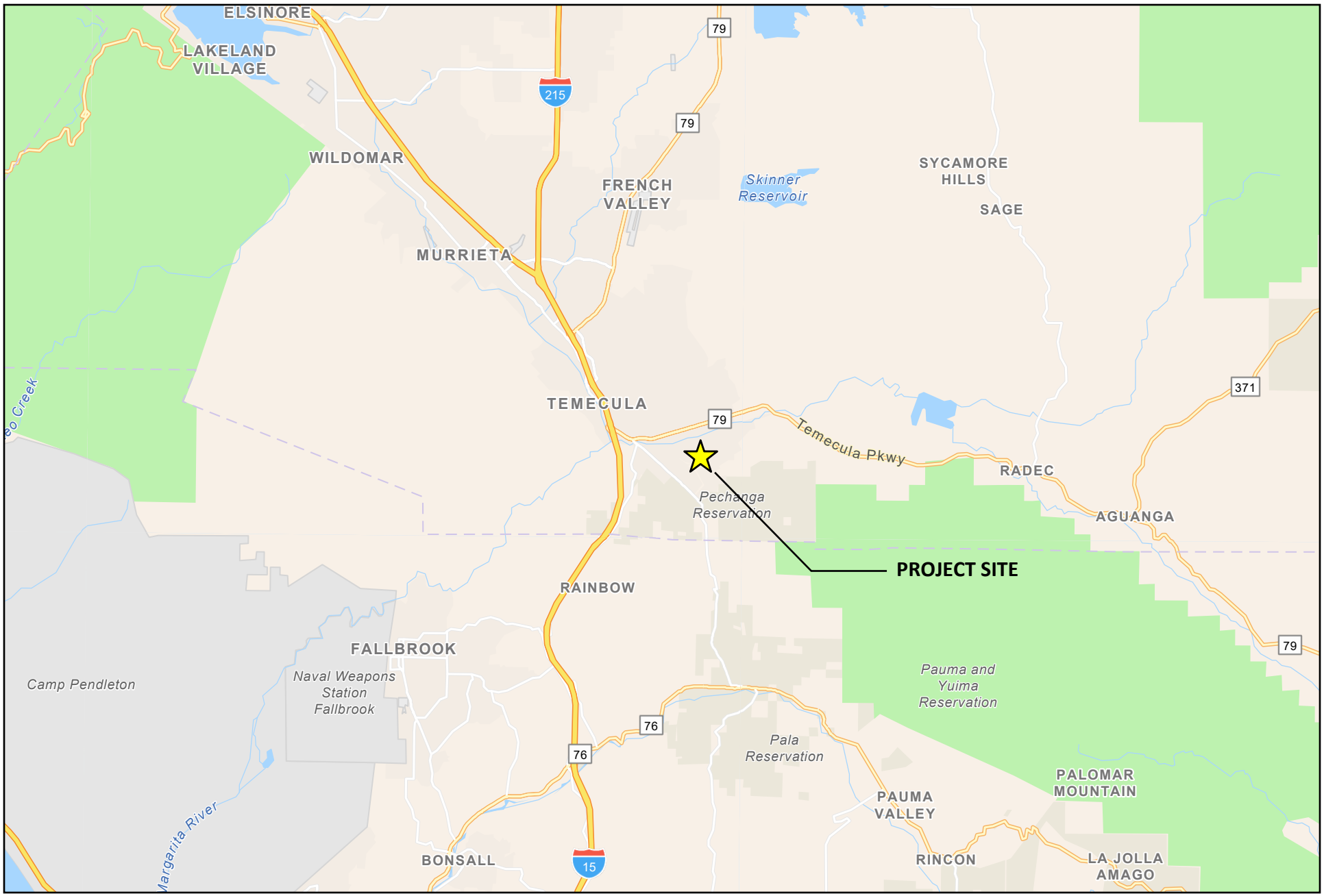


Figure 1: Regional Location Map
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale

Kimley»Horn

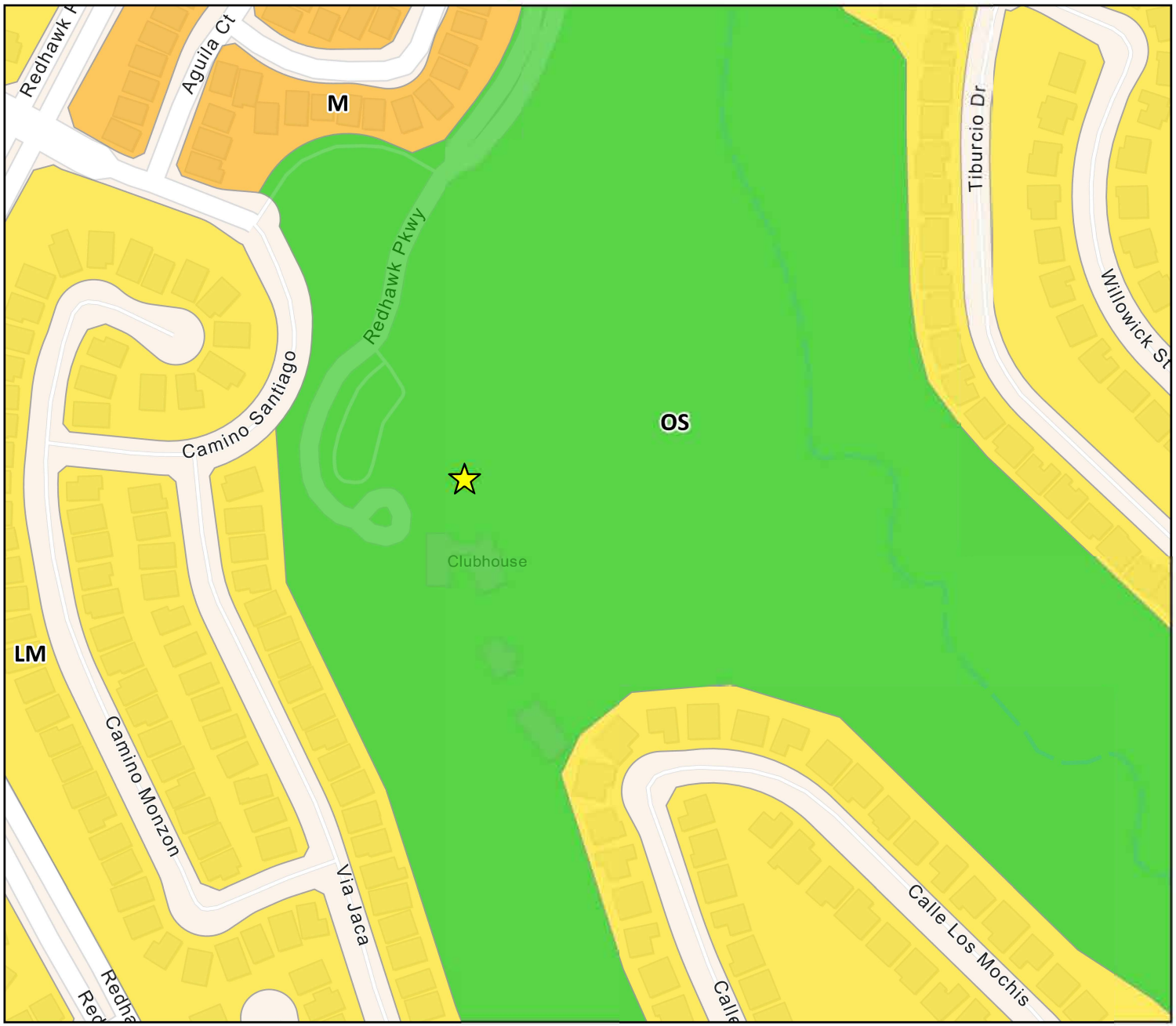


Source: Nearmap, March 2024.

Figure 2: Local Vicinity Map
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale

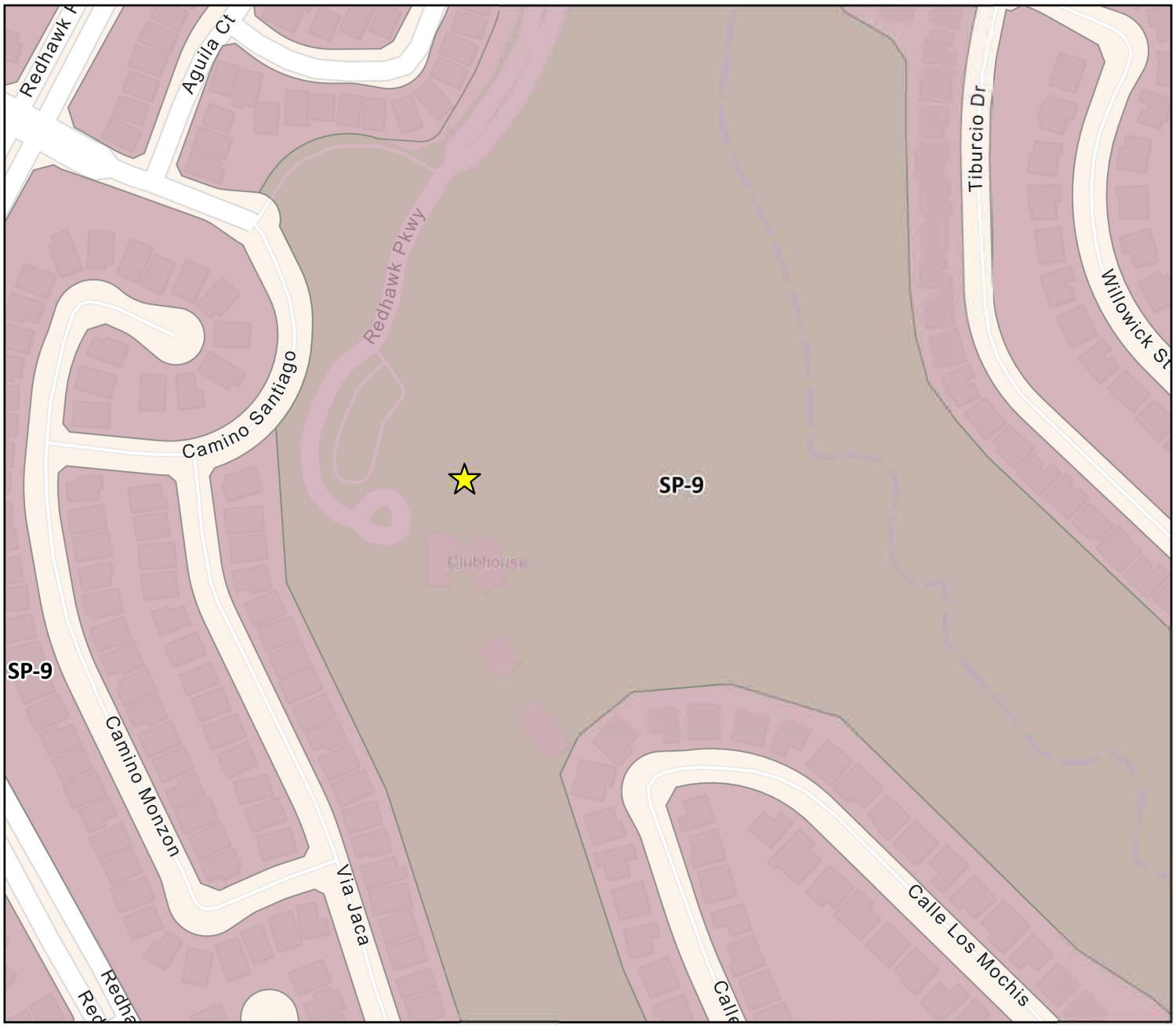
Kimley»Horn



Source: City of Temecula, 2024.

Figure 3: Existing General Plan Land Use
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

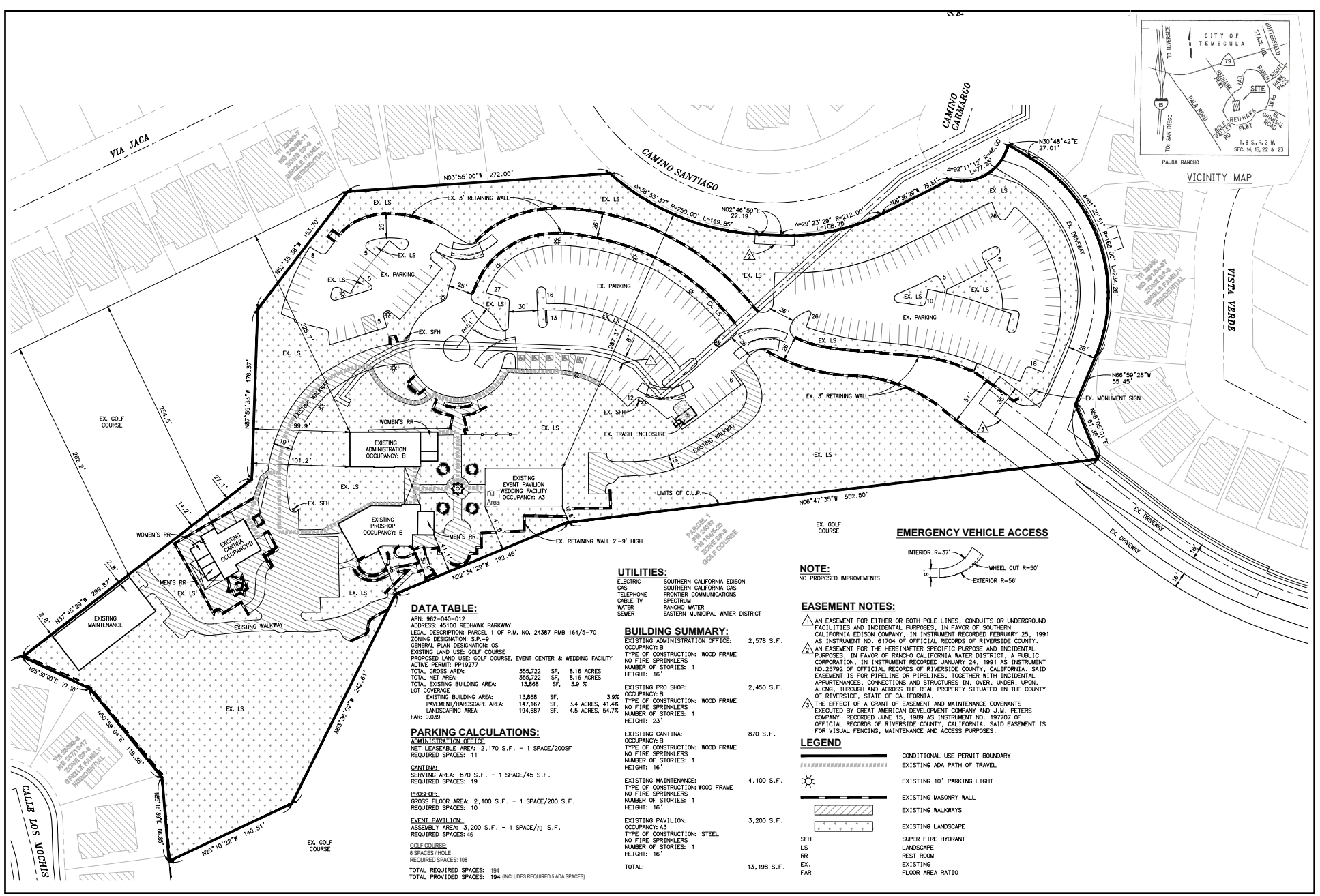
Not to scale



Source: City of Temecula, 2024.

Figure 4: Existing Zoning
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale



DATA TABLE:

APN: 962-040-012
ADDRESS: 45100 REDHAWK PARKWAY
LEGAL DESCRIPTION: PARCEL 1 OF P.M. NO. 24387 PMB 164/5-70
ZONING DESIGNATION: SP.-9
GENERAL PLAN DESIGNATION: OS
EXISTING LAND USE: GOLF COURSE
PROPOSED LAND USE: GOLF COURSE, EVENT CENTER & WEDDING FACILITY
ACTIVE PERMIT: PP19277

TOTAL GROSS AREA:	355,722	SF.	8.16 ACRES
TOTAL NET AREA:	355,722	SF.	8.16 ACRES
TOTAL EXISTING BUILDING AREA:	13,868	SF.	3.9 %
LOT COVERAGE			
EXISTING BUILDING AREA:	13,868	SF.	3.9%
PAVEMENT/HARDSCAPE AREA:	147,167	SF.	3.4 ACRES, 41.4%
LANDSCAPING AREA:	194,687	SF.	4.5 ACRES, 54.7%

FAR: 0.039

PARKING CALCULATIONS:

ADMINISTRATION OFFICE
NET LEASEABLE AREA: 2,170 S.F. - 1 SPACE/200SF
REQUIRED SPACES: 11

CANTINA:
SERVING AREA: 870 S.F. - 1 SPACE/45 S.F.
REQUIRED SPACES: 19

PROSHOP:
GROSS FLOOR AREA: 2,100 S.F. - 1 SPACE/200 S.F.
REQUIRED SPACES: 10

EVENT PAVILION:
ASSEMBLY AREA: 3,200 S.F. - 1 SPACE/70 S.F.
REQUIRED SPACES: 46

GOLF COURSE:
6 SPACES / HOLE
REQUIRED SPACES: 108

TOTAL REQUIRED SPACES: 194
TOTAL PROVIDED SPACES: 194 (INCLUDES REQUIRED 5 ADA SPACES)

UTILITIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS
TELEPHONE	FRONTIER COMMUNICATIONS
CABLE TV	SPECTRUM
WATER	RANCHO WATER
SEWER	EASTERN MUNICIPAL WATER DISTRICT

BUILDING SUMMARY:

EXISTING ADMINISTRATION OFFICE:	2,578 S.F.
OCCUPANCY: B TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
EXISTING PRO SHOP:	2,450 S.F.
OCCUPANCY: B TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 23'	
EXISTING CANTINA:	870 S.F.
OCCUPANCY: B TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
EXISTING MAINTENANCE:	4,100 S.F.
TYPE OF CONSTRUCTION: WOOD FRAME NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
EXISTING PAVILION:	3,200 S.F.
OCCUPANCY: A3 TYPE OF CONSTRUCTION: STEEL NO FIRE SPRINKLERS NUMBER OF STORIES: 1 HEIGHT: 16'	
TOTAL:	13,198 S.F.

NOTE:

NO PROPOSED IMPROVEMENTS

EMERGENCY VEHICLE ACCESS

INTERIOR R=37'
WHEEL CUT R=50'
EXTERIOR R=56'

EASEMENT NOTES:

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED FEBRUARY 25, 1991 AS INSTRUMENT NO. 61704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, IN INSTRUMENT RECORDED JANUARY 24, 1991 AS INSTRUMENT NO.25792 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINE OR PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, CONNECTIONS AND STRUCTURES IN, OVER, UNDER, UPON, ALONG, THROUGH AND ACROSS THE REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
3. THE EFFECT OF A GRANT OF EASEMENT AND MAINTENANCE COVENANTS EXECUTED BY GREAT AMERICAN DEVELOPMENT COMPANY AND J.M. PETERS COMPANY RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 197707 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR VISUAL FENCING, MAINTENANCE AND ACCESS PURPOSES.

LEGEND

	CONDITIONAL USE PERMIT BOUNDARY
	EXISTING ADA PATH OF TRAVEL
☼	EXISTING 10' PARKING LIGHT
	EXISTING MASONRY WALL
	EXISTING WALKWAYS
	EXISTING LANDSCAPE
SFH	SUPER FIRE HYDRANT
LS	LANDSCAPE
RR	REST ROOM
EX.	EXISTING
FAR	FLOOR AREA RATIO

Source: Temecula Engineering Consultants, Inc., 2025.

Figure 5: Conditional Use Permit Site Plan
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale

AESTHETICS

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

1a) Have a substantial adverse effect on a scenic vista?

1b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

1c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

1d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course while reducing the maximum number of events per week and number of guests allowed. As there would be no new structures, construction, or alterations, the Project would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources, or create new sources of light or glare. Refer to **Figure 6: Site Photos**. No impact would occur.

According to CEQA Guidelines PRC Section 21071, an urbanized area is an incorporated city that has a population of at least 100,000 persons or an incorporated city that has a population of less than 100,000 persons and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

The Project site is within the City of Temecula, which is an incorporated city, with a population of approximately 110,682.[3] As such, the Project is located in an urbanized area and the following discussion analyzes whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

The proposed specific plan amendment and conditional use permit as part of the Project would expand the types of events that would be hosted at the existing Pavilion. Currently, events are permitted to occur at the Pavilion provided they are golf related. There would be no amendments to the development standards or design guidelines of the Redhawk Specific Plan which govern scenic quality, as such, no impact would occur.

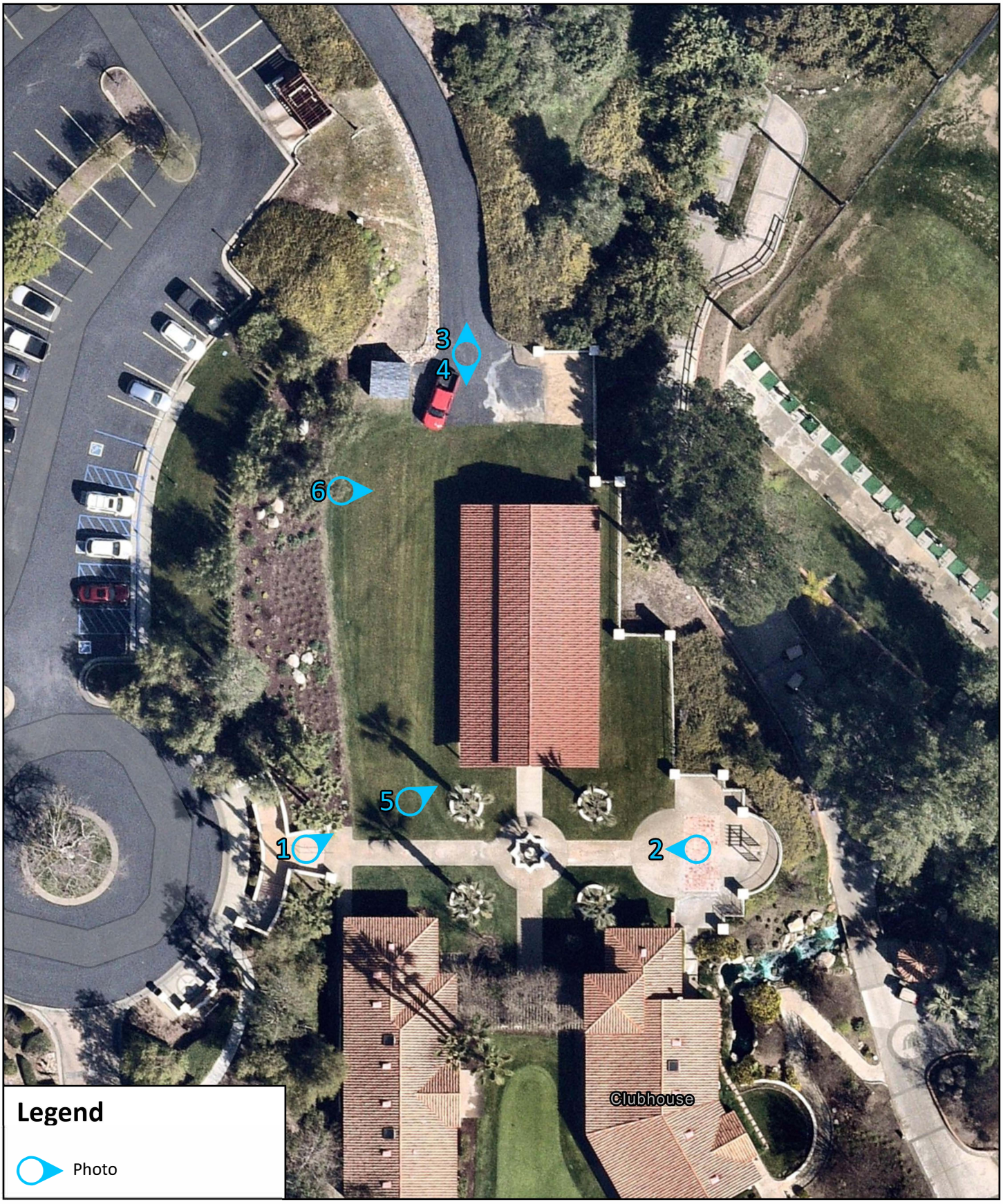
Mitigation Measures

No mitigation is required.

References:

US Census Bureau. 2023. *QuickFacts: Temecula City, California.* Available at: https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222 (accessed July 2024).

[3] US Census Bureau. 2023. *QuickFacts: Temecula City, California.* Available at: https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222 (accessed July 2024).



Source: Nearmap, 2024.

Figure 6a: Site Photos
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

Not to scale



Photo #1: Photo Location 1, looking northeast towards the interior of the Project site.



Photo #2: Photo Location 2, looking west along the southern boundary of the Project site, towards existing pedestrian amenities and structures.



Photo #3: Photo Location 3, looking north from the Project site, towards existing driveway.

Note: Photos taken June 15, 2024

Figure 6b: Site Photos
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula



Photo #4: Photo Location 4, looking south towards the interior of the Project site.



Photo #5: Photo Location 5, looking northeast towards the interior of the Project site.



Photo #6: Photo Location 6, looking east towards the interior of the Project site.

Note: Photos taken June 15, 2024

Figure 6c: Site Photos
Redhawk Golf Course Specific Plan Amendment Project
City of Temecula

AGRICULTURE AND FORESTRY RESOURCES

2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

2a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

2b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

2c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code

section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

2d) Result in the loss of forest land or conversion of forest land to non-forest use?

2e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. According to the Temecula GP Open Space/Conservation Element, the Project site does not contain prime farmland, unique farmland, or farmland of statewide importance.[4] The Project site is a part of the Redhawk Specific Plan and has a land use designation of Open Space with a primary focus on the Redhawk Golf Course. The Redhawk Specific Plan does not allow agricultural uses. Further, the Project site is not under a Williamson Act Contract.[5] There are no existing forest lands or timberlands on site and the Project would not convert or cause the loss of existing forest lands. As such, no impact would occur.

Mitigation Measures

No mitigation is required.

References:

California Department of Conservation. 2024. *California Williamson Act Enrollment Finder*. Available at https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed July 2024).

City of Temecula. 2002. *Exhibit OSC-5: Agricultural Resources.* Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[4] California Department of Conservation. 2022. *California Important Farmland Finder*. Available at https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed July 2024).

[5] California Department of Conservation. 2024. *California Williamson Act Enrollment Finder*. Available at https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed July 2024).

AIR QUALITY

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X

3a) Conflict with or obstruct implementation of the applicable air quality plan?

3b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

3c) Expose sensitive receptors to substantial pollutant concentrations?

3d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. Although the Project could increase the frequency and total number of events over the course of a year, due to the events not being restricted to golf-related events, the Project would not increase the daily Pavilion venue capacity or increase operational characteristics. In fact, the Project proposes a reduction in the individual event intensity with a smaller maximum permitted number of guests. The Project would not create any new sources of emissions and as such, no impact would occur.

BIOLOGICAL RESOURCES

4. BIOLOGICAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

4a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

4b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

4c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological?

4d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

4e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

4f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project does not propose new development, exists wholly within a previously disturbed and developed area, and would not implement new operations which would impact biological resources, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

CULTURAL RESOURCES

5. CULTURAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

5a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?

5b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

5c) Disturb any human remains, including those interred outside of dedicated cemeteries?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not physically disturb any land which may contain historical or archaeological resources, the Project would not cause a substantial adverse change in the significance of a historical or archaeological resource. Further, the Project site is a previously developed area, and humans remains could not be inadvertently discovered as no new development is proposed. No impact would occur.

Mitigation Measures

No mitigation measures are necessary.

ENERGY

6. ENERGY. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

6a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests.

Energy consumption by the Project would be a result of transportation energy required for patrons to arrive to and depart from the Pavilion. Additionally, there would be direct energy consumption resultant of the lighting, heating, or other amenities offered during events at the Pavilion. However, the Pavilion is an existing structure and events are already permitted, provided they are golf related. The Project would allow other types of events; however, operationally, there would be no changes to how events are hosted and operated on a daily basis. As such, there would be no increase in the energy consumption on a daily basis, either transportation or direct energy, at the Pavilion and Redhawk Golf Course during events after Project implementation. In fact, there may be a nominal decrease in the total amount of energy resources utilized due to the reduction in maximum number of guests allowed and total number of events per week. However, this reduction is likely not discernible when compared to what is currently permitted. Although the Project could allow for additional events over the course of a year, these events are generally anticipated to be from local patrons that would be hosting these events with or without the availability of the Redhawk Golf Course Pavilion. The Project would provide an additional venue option for special events, which in some cases would likely be closer to the event guests. As such, no impact would occur.

6b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. Title 24 of the CCR contains energy efficiency standards for residential and non-residential buildings based on a state mandate to reduce California's energy demand. Specifically, Title 24 addresses a number of energy efficiency measures that impact energy used for lighting, water heating, heating, and air conditioning, including the energy impact of the building envelope such as windows, doors, skylights,

wall/floor/ceiling assemblies, attics, and roofs. The Redhawk Golf Course would have already demonstrated compliance with these measures during its design, implementation, and construction and would therefore not apply to the Project.

Part 6 of Title 24 specifically establishes energy efficiency standards for residential and nonresidential buildings constructed in the State of California in order to reduce energy demand and consumption. This would not apply to the Project as the Project proposes no new construction or development.

The Riverside County Climate Action Plan Update establishes a series of energy related goals intended to reduce greenhouse gas emissions based on Assembly Bill (AB) 32 Scoping Plan.[6] Those applicable to the Project are Renewables Portfolio Standard for Building Energy Use, AB 1109 Energy Efficiency Standards for Lighting, Electricity Energy Efficiency, and Commercial Energy Efficiency Requirements.

The Project would not conflict with any of the federal, state, or local plans for renewable energy and energy efficiency. Because the Project would comply with the Riverside County Climate Action Plan Update measures, no conflict with existing energy standards and regulations would occur. Therefore, no impact associated with renewable energy or energy efficiency plans would occur.

Mitigation Measures:

No mitigation measures are necessary.

References:

Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf (accessed July 2024).

[6] Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf (accessed July 2024).

GEOLOGY AND SOILS

7. GEOLOGY AND SOILS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

7a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on

other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault to the Pavilion is the Wildomar Fault, located approximately 0.52 miles to the southwest of the Pavilion, and is a part in the Elsinore Fault Zone.[7] Due to the Project's location, all existing structures would have been subject to all applicable regulations in the CBC that was approved at the time of development. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As no new structures or development would occur, and the Project would not increase the number of people permitted to be on-site during an event, the Project would not directly or indirectly cause potential substantial adverse effects involving the rupture of a known earthquake fault. A less than significant impact would occur, and no mitigation is necessary.

ii) Strong seismic ground shaking?

Less than Significant Impact. The Project site is located in southern California, which is a region prone to strong seismic ground shaking. The seismic hazard most likely to impact the Project site is ground-shaking due to a large earthquake on one of the major active regional faults. As previously mentioned, the Project site is not located on a major fault, however, strong shaking could still impact the Project site should an earthquake occur at the faults nearest the Project site. The existing structures at the Project site, including the Pavilion, would have been designed and constructed in conformance with the then current CBC, City regulations, and other applicable standards. The CBC design standards correspond to the level of seismic risk in each location and are intended primarily to protect public safety and secondly to minimize property damage. Conformance with standard engineering practices and design criteria established in the then-current CBC would have reduced the effects of seismic ground shaking on the Pavilion and existing structures. The CBC is updated every three years, last updated in 2022 and went into effect January 1, 2023; however, existing structures need not be retrofit to comply with updated CBC standards unless they meet specific requirements, such as being related to emergency services or are critical community infrastructure (hospitals with surgery centers, emergency vehicle garages, emergency operations centers, fire departments, etc.). Generally, the types of updates which occur during the normal 3-year update cycle are minimal and would not result in significant changes to the code, as such, the existing structures, including the Pavilion, would likely still be compliant with the now current (2022 CBC) standards.

As no new structures, grading or development would occur, the existing facilities would have been designed and constructed in compliance with the then current CBC with the intent to resist ground shaking and other seismic forces, and the Project would not increase the number of people permitted to be on-

[7] California Geologic Survey. 2024. Earthquake Zones of Required Investigation. Available at https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).

site during an event, the Project would not directly or indirectly cause potential substantial adverse effects involving strong ground shaking. A less than significant impact would occur, and no mitigation is necessary.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater).

A portion of the Redhawk Golf Course lies within a liquefaction zone as identified by the California Geologic Survey.[8] However, the Pavilion, which is the subject of the Project, is not located within a liquefaction zone. Additionally, according to the NRCS Web Soil Survey, the Pavilion is underlain with "Rough broken land" which is classified as a bedrock material.[9] Bedrock is not susceptible to liquefaction. Furthermore, the Project is located at an existing facility and would not directly or indirectly cause a potential substantial adverse effect involving liquefaction. No impact would occur.

iv) Landslides?

No Impact. The Project site is relatively flat and there are no steep slopes present. The Temecula GP Public Safety Element does not identify the Project site as an area with potential landslide risks.[10] As such, no impact would occur.

7b) Result in substantial soil erosion or the loss of topsoil?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As no new structures or development would occur, the Project would not result in substantial soil erosion or the loss of topsoil. No impact would occur.

7c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. As previously discussed, the Project site is not in an area prone to liquefaction or landslide. Lateral spreading is a phenomenon in which soils move laterally during seismic

[8] Ibid.
[9] United States Department of Agriculture Natural Resources Conservation Service. ND. *Web Soil Survey*. Available at https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (accessed July 2024).
[10] City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId= (accessed July 2024).

shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Subsidence is a general term for downward vertical movement of the Earth's surface, which can be caused by both natural processes and human activities. Subsidence involves little or no horizontal movement. It is often caused by the removal of ground water, oil, natural gas, or mineral resources out of the ground by pumping, fracking, or mining activities. The Project does not propose the extraction of any of these resources nor are any of the uses located in the immediate vicinity of the Project. Further, the Temecula GP Public Safety Element does not indicate that the Project site is located within an area that is known to be at risk of lateral spreading or subsidence. As such, impacts would be less than significant.

7d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. When certain soil types are exposed to water, mainly those with moderate to high clay content, they can deform and either shrink or swell, depending on their particular physical characteristics. Such soils can expose overlying buildings to differential settlement and other structural damage. Soils that typically exhibit these behaviors are clayey soils.

As previously discussed, the soils at the Pavilion site consist of bedrock materials. As the Pavilion site does not contain a majority or a significant amount of clayey soils, it is therefore not located on expansive soils. Impacts would be less than significant.

7e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project does not propose the installation and operation of septic tanks. The Project is an existing facility and is already connected to a municipal sewer system. No impact would occur.

7f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not physically disturb any land which may contain historical or archaeological resources, the Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur.

Mitigation Measures:

No mitigation measures are necessary.

References:

California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. Available at https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).

City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId= (accessed July 2024).

United States Department of Agriculture Natural Resources Conservation Service. ND. *Web Soil Survey*. Available at https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (accessed July 2024).

GREENHOUSE GAS EMISSIONS

8. GREENHOUSE GAS EMISSIONS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

8a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit, which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. The Project is an existing facility and would not construct new facilities or improvements which would produce short-term emission nor would it cause operational changes which would increase long-term emissions from the existing facility. In fact, the Project proposes reducing the total number of events permitted each week and reducing the number of guests from 144 per event to 130 per event. This would generate a net benefit when compared to the existing uses permitted. The Project would reduce the daily Pavilion venue capacity and/or operational characteristics. As such, there would be no impact.

8b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact.

GHG Plan Consistency

CARB 2022 Scoping Plan

CARB's 2022 *Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), adopted December 15, 2022, sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with Assembly Bill (AB) 1279. The Project would benefit from the State targets set forth within the 2022 Scoping Plan. As the Project would not increase operational impacts, and in fact would reduce the operational impact of the existing use, it could not cause GHG emissions to be increased above the SCAQMD 3,000 $MTCO_2e$/year threshold, the Project would not interfere with the State's goals for reducing GHG emissions.

It is assumed that a majority of the existing facility's emissions are from energy and mobile sources which would be further reduced by implementation of current State programs. It should be noted that the Project and the City have no control over vehicle emissions. However, these emissions would decline in the future due to statewide measures, including the reduction in the carbon content of fuels, CARB's advanced clean car program, CARB's mobile source strategy, fuel efficiency standards, cleaner technology, and fleet turnover. Additionally, the Southern California Association of Government's (SCAG's) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035. Accordingly, the Project does not interfere with the State's efforts to reduce GHG emissions in 2030. Furthermore, the Project would not increase the existing facility's emissions.

Project operations would benefit from the implementation of current and potential future energy regulations including the SB 100 renewable electricity portfolio target of 60 percent renewable energy by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

City of Temecula Sustainability Plan

The *City of Temecula Sustainability Plan* (Sustainability Plan), adopted June 22, 2010, identifies current and future climate change goals. The Sustainability Plan includes several goals for reducing GHG emissions through energy and water efficiency, waste reduction, and embracing cleaner technology. The Project would be consistent with the applicable sustainability goals outlined in the Sustainability Plan.

The Project would not create any new structures, nor would it change the basic function of the existing Pavilion. Rather, it would expand the range of events allowed at the Pavilion, although these are anticipated to be similar in nature as existing golf-related events. Any future event at the Pavilion would be subject to the Specific Plan Amendment, CUP, and existing City, regional, and State GHG requirements. Further, the nearest public transit stops, specifically for buses, are located at the end of the driveway for the Redhawk Golf Course. As such, the Project would not conflict with any applicable plan or policy in the Sustainability Plan and impacts would be less than significant.

As discussed above, the Project would comply with the applicable State, Regional, and local goals and policies with regard to reducing GHG emissions. Therefore, the Project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions, and a less than significant impact would occur. Further, Project implementation would not result in any construction-related impacts, nor would the Project affect operational air quality and GHG impacts on a daily basis. No mitigation measures would be required.

Mitigation Measures:

No mitigation measures are necessary.

HAZARDS AND HAZARDOUS MATERIALS

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

9a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for operations or produce hazardous wastes as by-products of production applications. Both the U.S. EPA and the U.S. Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The U.S. EPA administers permitting, tracking, reporting, and operations requirements established by the

Resource Conservation and Recovery Act. The DOT regulates the transportation of hazardous materials through enforcement of the Hazardous Materials Transportation Act. This act includes requirements for container design and labeling, as well as for driver training. The established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Additionally, State and local agencies enforce the application of these acts and coordinate safety and mitigation responses in the case that accidents involving hazardous materials occur.

The Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances. No construction would occur and therefore no use, transport, or disposal of hazardous substances typically associated with construction activity would occur.

During Project operations, widely used hazardous materials commonly at golf course uses including cleaners, pesticides, and potentially food waste would be present. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. However, these would be existing at the Project site and the Project itself would not increase the use of these materials. Further, pesticides or fertilizers which may be used to maintain the golf course would not be used at the Pavilion, which is a structure. Regular operation and maintenance of the Project structures would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common hazardous materials and their disposal does not present a substantial health risk to the community. Additionally, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities, as none would occur.[11] Project impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant.

9b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. The Project site is not identified as a hazardous waste site with either an active or past occurrence.[12, 13] Only one site listed on EnviroStor is within 1 mile of the Pavilion and is classified as having no action required. This site is the Redhawk High School No. 3 and Middle School No. 5 (located at Pala Road and Pachanga Road).

Although typical hazardous materials associated with open space uses, these hazardous materials would not be used in large amounts such that they would create a significant hazard involving the release of these materials. Because the Project does not propose alterations to existing facilities, there would be no impacts related to structures with asbestos-containing materials or lead-based paint.

[11] Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List.* Available at https://www.envirostor.dtsc.ca.gov/public/map/?myaddress= (accessed July 2024).
[12] DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at https://dtsc.ca.gov/dtscs-cortese-list/ (accessed July 2024).
[13] State Water Resources Control Board. 2024. *GeoTracker*. Available at https://geotracker.waterboards.ca.gov/map/ (accessed July 2024).

Potential hazards to the public or the environment could be introduced through the accidental upset or release of hazardous materials caused by accidental spillage of hazardous materials used during construction phases, or as a result of the exposure of contaminated soil during grading activities. However, the Project does not propose any construction and therefore no impact would occur.

9c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The closest schools to the Project site are Pauba Valley Elementary School (33125 Regina Drive, Temecula) and Great Oak High School (32400 Camino San Dimas, Temecula), each located immediately adjacent to the Redhawk Golf Course on the northeast and southern boundary of the Redhawk Golf Course, respectively. Additionally, Helen Hunt Jackson Elementary School (32400 Camino San Dimas, Temecula), and Redhawk Elementary School (32045 Cam San Jose, Temecula), are located within 0.25 miles of the boundary of the Redhawk Golf Course. The closest school to the Pavilion, which the Project is focused on, is Redhawk Elementary School which is located approximately 0.32 miles west of the center of the Pavilion. Additionally, according to the Temecula GP Growth Management/ Public Facilities Element, no schools are proposed within the immediate vicinity of the Project site. The Project does not propose the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. Therefore, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.

9d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. As previously discussed in Impact 9a, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities. No impact would occur.

9e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The nearest airport to the Project site is the French Valley Airport (37600 Sky Canyon Drive, Murrieta), and is located approximately 6.7 miles northwest of the Project site. The Project site is not located within the Airport Land Use Compatibility Plan for the French Valley Airport and would therefore

not result in a safety hazard or excessive noise for people residing or working in the Project area.[14] Therefore, no impact would occur.

9f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Refer to **Section 20, Wildfire**. Additionally, the Project does not propose alterations to the City's existing circulation network nor propose the implementation of incompatible land uses which could possibly interfere with an adopted emergency response plan or emergency evacuation plan. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As such, no impact would occur, and no mitigation is necessary.

9g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. Refer to **Section 20, Wildfire**. The Project site is not located within a very high fire hazard severity zone and is located within a developed and urban portion of the City. As such, the Project would not expose people or structures to a risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas. No impact would occur, and no mitigation is necessary.

Mitigation Measures:

No mitigation measures are necessary.

References:

Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List.* Available at https://www.envirostor.dtsc.ca.gov/public/map/?myaddress= (accessed July 2024).

DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at https://dtsc.ca.gov/dtscs-cortese-list/ (accessed July 2024).

Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010)*. Available at https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf (accessed July 2024).

State Water Resources Control Board. 2024. *GeoTracker*. Available at https://geotracker.waterboards.ca.gov/map/ (accessed July 2024).

[14] Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010); Map FV-3*. Available at https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf (accessed July 2024).

HYDROLOGY AND WATER QUALITY

10. HYDROLOGY AND WATER QUALITY. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?				X
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?				X
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

10a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact. The Project site is located within the jurisdiction of the San Diego RWQCB. In California, the Porter-Cologne Water Quality Control Act (Section 13000 of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 or the Clean Water Act requires comprehensive water quality control plans be developed for all waters within the State of California.

The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not require any construction which could generate polluted water runoff, nor would it alter the operations of the Redhawk Golf Course which could generate polluted water runoff, no impact would occur.

10b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. As previously discussed, the Project would not cause operational changes which would alter the manner at which the special events are operated. As such, there would be no increases in the amount of water which would be utilized by special events after Project implementation. As the Redhawk Golf Course is currently adequately served by the Rancho California Water District (RCWD), who receives water from the Temecula Valley Groundwater Basin and the State Water Project (SWP), the Project would be adequately served after Project implementation. Additionally, the proposed uses are consistent with the existing use which was evaluated in the RCWD's 2020 Urban Water Management Plan (UWMP). As such, the Project would not substantially decrease groundwater supplies. Further, the Project would not interfere substantially with groundwater recharge by increasing the amount of impervious surface area at the Project site. No impact would occur.

10c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv) Impede or redirect flood flows?

No Impact. The Project does not propose any physical alterations to the Redhawk Golf Course or the Pavilion where special events would be hosted. The Project would expand the types of special events which could be hosted at the Pavilion; however, these events would be hosted consistently with the existing special events which do not cause temporary drainage pattern alterations while occurring. As no new structures, or other types of physical alterations would occur as a result of Project implementation, no impact would occur.

10d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Project site is located approximately 24 miles inland from the Pacific Ocean and the Santa Ana Mountain range lies between the Project site and the Pacific Ocean. Given the distance from the coast and the presence of the Santa Ana Mountains, the potential for the Project site to be inundated by tsunami is extremely low. The nearest lake or other large water body is Vail Lake, approximately 5.77 miles east-northeast of the Redhawk Golf Course. Given the distance from this reservoir, there is no potential for seiche to impact the Project site. As previously noted, the Project site is FEMA Flood Zone X, which indicates areas that are outside the 0.2 percent annual chance floodplain. Additionally, the Project site is not located within the Vail Lake Dam inundation area, and therefore is not at risk of inundation as a result of dam breach.[15] The Project site is not at risk of inundation as a result of tsunami, seiche, or dam breach, nor is it located within a flood hazard area. No impact would occur.

10e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As previously discussed, in Impact 10b, the Project site would not increase the water demand at the Redhawk Golf Course and would be operated consistently with the existing uses, which were evaluated in the RCWD 2020 UWMP. As a result, the Project would not substantially decrease groundwater supplies nor interfere with groundwater recharge.

The objective of the Sustainable Groundwater Management Act (SGMA) is sustainable groundwater management in a manner that prevents significant and unreasonable impacts to groundwater basins in California. Under SGMA, each high and medium-priority basin, as identified by the California Department of Water Resources (DWR), is required to have a Groundwater Sustainability Agency (GSA) that will be responsible for groundwater management and development of a Groundwater Sustainability Plan (GSP). The Temecula Valley Groundwater Basin is not listed as a high priority basin and therefore does not have a GSP developed nor implemented. The Project would not increase the amount of impervious surface area at the Project site, which limits the ability for water to infiltrate and potentially recharge groundwater sources. As such, no impact would occur.

Mitigation Measures:

No mitigation measures are necessary.

References:

California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

[15] California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

LAND USE AND PLANNING

11. LAND USE AND PLANNING. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

11a) Physically divide an established community?

No Impact. The Project does not propose any physical alterations to the Redhawk Golf Course or the Pavilion where special events would be hosted. The Project would expand the types of special events which could be hosted at the Pavilion. No new structures would be constructed, and no new developments would occur, as such, the Project would not physically divide an established community. No impact would occur.

11b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Project proposes an amendment to the Redhawk Specific Plan to allow for different types of special events to be hosted at the Redhawk Golf Course. This amendment to the Redhawk Specific Plan would not alter the land uses allowed at any location within the Redhawk Specific Plan, nor would it require a general plan amendment to alter the general plan land use designations for parcels within the Specific Plan area or City.

SCAG 2024-2050 RTP/SCS

On September 30, 2008, SB 375 was passed to help achieve AB 32 goals related to the reduction of greenhouse gases (GHGs) through regulation of cars and light trucks.[16] SB 375 aligns three policy areas of importance to local government: (1) regional long-range transportation plans and investments, (2) regional allocation of the obligation for cities and counties to zone for housing, and (3) a process to achieve GHG emissions reductions targets for the transportation sector. It establishes a process for CARB to develop GHG emissions reductions targets for each region (as opposed to individual local governments or households). SB 375 also requires MPOs to prepare an SCS within the RTP that guides growth while taking into account the transportation, housing, environmental, and economic needs of the region.

Every four years, the Southern California Association of Governments (SCAG) updates Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The most recent RTP/SCS

[16] California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

named the Connect SoCal 2024, outlines a vision for a more resilient and equitable future and contains investment, policies and strategies for achieving the region's shared goals through 2050. Connect SoCal 2024 includes elements that are organized within the pillars of Mobility, Communities, Environment and Economy. These goals are not mutually exclusive, they are mutually reinforcing. For example, the decisions and actions taken to achieve mobility goals can also help to achieve and support environmental goals. Connect SoCal 2024 was approved by SCAG's Regional Council in April 2024.[17]

The goals of the 2024-2050 RTP/SCS were reviewed, and none were determined to be relevant or applicable to the Project. Therefore, the Project would not conflict with the RTP/SCS.

City of Temecula General Plan

Land Use Element

The Land Use Plan for Temecula addresses the manner in which the City will grow over the next 20 years. Land uses are classified and mapped, showing where the City anticipates residential, commercial and industrial development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces. The Plan also includes provisions allowing high-quality, well-designed mixed-use projects adjacent to the I-15 Corridor and provides standards for the preservation of several rural areas unique to Temecula that help to define the City's character. At the same time, the Plan outlines measures the City can take to preserve single-family neighborhoods, conserve natural and aesthetic resources, establish a long-term role for Old Town within the fabric of the community, and ensure that regional land use and transportation planning decisions have positive benefits for the City.

The Project meets the applicable land use goals because the Project proposes land uses consistent with the zoning and Temecula GP Land Use Element designations of open space, refer to **Table 3: General Plan Land Use Goal and Policy Consistency Analysis**.

Table 3: General Plan Land Use Goal and Policy Consistency Analysis

Applicable General Plan Goal and Policy	Project Consistency
Land Use Element	
Land Use Goal 1 – A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses.	**Consistent**: The Project is located at an existing golf course (open space/recreational) which is located immediately adjacent to residential uses and within close proximity to commercial/retail uses. As such, there would be a diverse and integrated mix of land uses within close proximity to each other.
Land Use Policy 1.6 – Encourage flexible zoning techniques in appropriate locations to encourage mixed use development, preserve natural features, achieve innovative site design, achieve a range of transition of densities, provide open space and recreation facilities, and/or provide necessary amenities and facilities.	**Consistent**: The Project is located at an existing golf course which provides recreational and open space uses for adjacent uses. The Project would allow for additional types of special events to be hosted at the Redhawk Golf Course which would increase the use of the Golf Course beyond golf-related events and would therefore expand recreational/open space opportunities in the City.

[17] Southern California Association of Governments. 2024. *Connect SoCal*. Available at https://scag.ca.gov/connect-socal (accessed July 2024).

Applicable General Plan Goal and Policy	Project Consistency
Land Use Goal 5 – A land use pattern that protects and enhances residential neighborhoods.	**Consistent**: The Project is located within the Redhawk Specific Plan which provided a significant number of residential uses when it was originally implemented. As part of this Specific Plan, a golf course was designed to be a central feature within the residential communities and neighborhoods. The Project would not alter the golf course nor its intended function as a centerpiece for the surrounding residential neighborhoods.
Land Use Policy 5.1 – Consider the compatibility of proposed projects on surrounding uses in terms of the size and configuration of buildings, use of materials and landscaping, preservation of existing vegetation and landform, the location of access routes, noise impacts, traffic impacts, and other environmental conditions	**Consistent**: The Project would allow for additional types of special events which could be hosted at the Redhawk Golf Course. Special events are already hosted at the golf course, provided they are golf related. While amplified voice and music are already allowed, and would continue to be allowed, a noise study was prepared, refer to **Appendix A**.
Noise Element	
Noise Goal 2 – Minimize transfer of noise impacts between adjacent land uses.	**Consistent:** The Project analyzed noise impacts resultant of special events hosted at the golf course and modeled noise levels at adjacent land uses. As a result, the Project would implement **MM NOI-1** which would limit the transfer of noise from the Project site to adjacent land uses. This would further ensure that operations at the Project site are continued to be conducted in compliance with the City noise ordinances and standards.
Noise Policy 2.1 – Limit the maximum permitted noise levels crossing property lines and impacting adjacent land uses.	
Noise Goal 3 – Minimize the impact of noise levels throughout the community through land use planning.	
Noise Policy 3.1 – Enforce and maintain acceptable noise limit standards.	
Noise Policy 3.4 – Evaluate potential noise conflicts for individual sites and projects, and require mitigation of all significant noise impacts as a condition of project approval.	

Mitigation Measures

No mitigation measures are necessary.

References:

California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

MINERAL RESOURCES

12. MINERAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

12a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

12b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. According to the Surface Mining and Reclamation Act (SMARA) of 1975, Mineral Resource Zones (MRZs) were designated based on regional or statewide importance. As such, existing land uses are not considered in classifying MRZs, so a MRZ may be classified despite already being developed for other uses even though this renders them unsuitable for mining. The State Mining and Geology Board (SMGB) establishes a priority list by the following classification criteria:

- **MRZ-1:** Areas where adequate geologic information indicates that no significant mineral deposits are present, or that there is a small likelihood of the presence of mineral deposits.
- **MRZ-2a:** Areas where the available geologic data shows that there are significant measured or indicated deposits present, which means this land is of prime importance in mining, or
- **MRZ-2b:** that there is an inferred likelihood of significant mineral deposits as indicated by limited sampling.
- **MRZ-3a:** Areas containing known mineral deposits that have moderate potential for mineral deposits and may be reclassified as MRZ-2.
- **MRZ-3b:** Areas containing inferred mineral deposits based on plausible evidence of the geologic settings.
- **MRZ-4:** Areas where there is not enough geologic information available to determine the presence or absence of mineral resources. This indicated limited knowledge and it does not imply that there is a small likelihood of mineral deposits.

According to the Temecula GP Open Space/Conservation Element, the City is classified as MRZ-3a. MRZ-3 areas contain sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate. However, these areas are not considered to contain deposits of significant

economic value.[18] Additionally, the Project site is not located on land that is designated for or would allow mineral extraction uses, refer to Table 17.08.030 in Temecula MC Section 17.08.030, mineral extraction or mining uses are not permitted nor are conditionally permitted. Further, the Project site is not located on the California Geological Survey's Mineral Lands Classification map.[19] Further, the Project does not propose new developments and would exist wholly within previously developed existing facilities. As such, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

References:

California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed July 2024).

City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[18] City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[19] California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed July 2024).

NOISE

13. NOISE. Would the project result in:					
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

A Noise Analysis was completed by Kimley-Horn and Associates, Inc. on July 29, 2024, for the Project and is available as **Appendix A** to this Draft IS/MND. To determine ambient noise levels in the Project area, three 10-minute noise measurements were taken using a Larson Davis SoundExpert® LxT Sound Level Meter between 2:10 p.m. and 3:17 p.m. on June 15, 2024. Additionally, four 10-minute measurements were taken at an event at the Redhawk Golf Course which had amplified music. These measurements were taken with the same sound meter between 8:05 p.m. and 8:59 p.m. on June 15, 2024. Noise measurements Short Term-1 (ST-1), ST-2, and ST-3 were used to establish ambient noise levels. Measurements were then taken again at these three locations and a fourth location, ST-4, closer to the amplified music. **Table 4: Noise Measurements** provides the noise levels measured at these locations.

Table 4: Noise Measurements

Site	Location	Measurement Period	Duration	L_{eq} (dBA)[1]	L_{min} (dBA)	L_{max} (dBA)
Ambient Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	2:10 p.m., Saturday, June 15, 2024	10 min	48.0	39.4	57.8
ST-2	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion.	2:41 p.m., Saturday, June 15, 2024	10 min	48.1	37.5	60.7
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	3:17 p.m. Saturday, June 15, 2024	10 min	46.5	41.3	65.7
Event Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	8:05 p.m., Saturday, June 15, 2024	10 min	50.0	43.5	58.0
ST-2	In Redhawk Golf Course parking lot area, approximately 200 feet west of the Pavilion.	8:23 p.m., Saturday, June 15, 2024	10 min	50.1	45.9	56.5

Site	Location	Measurement Period	Duration	L_{eq} (dBA)[1]	L_{min} (dBA)	L_{max} (dBA)
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	8:41 p.m., Saturday, June 15, 2024	10 min	48.7	43.0	55.1
ST-4	End of drive aisle in the northern portion of Pavilion area, approximately 140 feet from the DJ speakers/area.	8:59 p.m., Saturday, June 15, 2024	10 min	74.6	66.0	80.8
Source: Noise measurements taken by Kimley-Horn and Associates, June 15, 2024. See Appendix A for noise measurement results.						

13a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact with Mitigation Incorporated. The project would allow for weddings, banquets, meetings, corporate events, and other private events at the Pavilion that would produce noise from amplified music and crowd noise. Private events would be allowed any day of the week, but not more than three times per week, with all amplified music ending at 9:00 p.m. This is a reduction when compared to the currently permitted use. The DJ and speaker system are assumed to be setup in the southeastern corner of the Pavilion, based on Applicant communication. Mobile musicians (e.g., guitarist, violinist, etc.) may also perform at private events along the grass area immediately east of the Pavilion with a speaker setup in the southernmost portion of the Pavilion area. However, the mobile musicians and the DJ would perform exclusively (not concurrently), and the DJ music/speaker noise is usually the loudest. Thus, DJ music/speaker noise was conservatively modeled and analyzed in the noise analysis as a worst-case condition (**Appendix A**).

The primary noise sources from private events at the Pavilion are amplified music and crowd noise. Pavilion event noise was modeled with the SoundPLAN software. SoundPLAN allows computer simulations of noise situations, and creates noise contour maps using reference noise levels, topography, point and area noise sources, mobile noise sources, and intervening structures.

As shown in **Table 4** above, the measured noise level from the amplified music/speaker system at the Pavilion is 74.6 dBA at 140 feet (ST-4). One point source representing the DJ speaker system was modeled in SoundPLAN in the southeastern corner of the Pavilion. The point source was oriented in a northwest direction consistent with the observed condition by Kimley-Horn on June 15, 2024. One area source representing crowd noise covering the entire Pavilion area was modeled using a reference noise level of 89 dBA at 3 feet. Refer to **Appendix A** for methodologies.

Event noise levels at the Pavilion would range from approximately 31.5 dBA to 64.7 dBA at the surrounding residences and would not exceed the City's 65 dBA noise standard. In addition, interior noise levels would reach a maximum of 38.7 dBA at the surrounding residential uses and would not exceed the City's 45 dBA interior noise standard, refer to **Table 5: Pavilion Event Noise Levels**. However, due to the variability of speaker noise levels (i.e., DJ's can set or increase speaker noise to their desired level) and the general difficulty in managing or controlling crowd noise, it is recommended the maximum noise level from amplified speakers at the Pavilion be limited to 84 dBA at a distance of 50 feet; see **Mitigation Measure (MM) NOI-1**. This maximum speaker noise level would ensure the surrounding residences are not exposed to noise levels above the City's noise standards.

Table 5: Pavilion Event Noise Levels

Receptor No.[1, 2]	Land Use	Modeled Exterior Noise Level (dBA)	Interior Noise Level (dBA)[1]
1	Single-Family Residential	62.8	36.8
2	Single-Family Residential	61.9	35.9
3	Single-Family Residential	61.7	35.7
4	Single-Family Residential	59.2	33.2
5	Single-Family Residential	56.6	30.6
6	Single-Family Residential	59.9	33.9
7	Single-Family Residential	62.2	36.2
8	Single-Family Residential	61.5	35.5
9	Single-Family Residential	64.7	38.7
10	Single-Family Residential	61.7	35.7
11	Single-Family Residential	61.4	35.4
12	Single-Family Residential	56.4	30.4
13	Single-Family Residential	49.3	23.3
14	Single-Family Residential	50.1	24.1
15	Single-Family Residential	50.9	24.9
16	Single-Family Residential	53.0	27.0
17	Single-Family Residential	49.7	23.7
18	Single-Family Residential	51.0	25.0
19	Single-Family Residential	43.6	17.6
20	Single-Family Residential	45.4	19.4
21	Single-Family Residential	45.0	19.0
22	Single-Family Residential	44.4	18.4
23	Single-Family Residential	31.5	5.5
24	Single-Family Residential	38.5	12.5
25	Single-Family Residential	38.8	12.8
26	Single-Family Residential	39.7	13.7
27	Single-Family Residential	51.6	25.6
28	Single-Family Residential	54.1	28.1
29	Single-Family Residential	52.0	26.0
30	Single-Family Residential	49.3	23.3
31	Single-Family Residential	48.6	22.6
32	Single-Family Residential	49.8	23.8
33	Single-Family Residential	50.8	24.8
34	Single-Family Residential	53.4	27.4
35	Single-Family Residential	53.6	27.6

Notes:
1. Interior noise levels were calculated assuming an exterior-interior sound reduction of 26 dBA from standard construction practices, per Barbara Locher, et al., *Differences between Outdoor and Indoor Sound Levels for Open, Tilted, and Closed Windows*, International Journal of Environmental Research and Public Health, January 2018.
2. Refer to Figure 3 of **Appendix A** for a map showing the locations of each receptor.

Source: SoundPLAN version 9.0. See **Appendix A** for noise modeling data and results.

While modeled data and measured noise levels indicate that the Project would not exceed City thresholds for noise impacts, due to the variability of amplified music, there is a possibility for noise levels to exceed these thresholds. As a result, MM NOI-1 would be implemented, and impacts would be less than significant.

Mitigation Measures

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 L_{eq} 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 L_{eq}. 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 L_{eq} 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.

13b) Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The Project does not propose construction activities or alterations to existing operations which would generate groundborne vibration or noise. Noise generated as a result of the Project would propagate through the air from amplified speakers. As the Project would not generate groundborne vibrations, no impact would occur.

13c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. As previously mentioned in Impact 9e, the nearest airport to the Project site is the French Valley Airport, located approximately 6.7 miles northwest. Additionally, the Project site is not located within the French Valley Airport Land Use Plan. As such, no impact would occur.

References:

Kimley-Horn and Associates, Inc. 2024. *Redhawk Golf Course Private Event Center – Temecula, CA – Noise Analysis.*

POPULATION AND HOUSING

14. POPULATION AND HOUSING. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

14a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

14b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As special events are currently hosted at the Redhawk Golf Course, additional employees would not be required, and the Project would not otherwise encourage population growth within the City. The Project would not displace a substantial number of existing people or housing, as the Project would not construct new facilities nor alter operational characteristics such that existing housing would be demolished or relocated. As such, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

PUBLIC SERVICES

15. PUBLIC SERVICES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

15a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?

No Impact. The Temecula Fire Department is comprised of 1 Division Chief, 2 Battalion Chiefs and 60 firefighting personnel that serve from 5 fire stations located within the City limits. Plan review and inspection services for development and construction throughout the City is provided by 6 Fire Prevention staff members located at City Hall. There are 3 Administrative staff members that provide support for the implementation and management of the Temecula Fire Department. The Temecula Division encompasses 3 Riverside County Fire Department stations for a total of 8 stations within the Temecula Division. The Temecula Fire Department fire engines are all 4-person staffed paramedic assessment engines which ensures a minimum of 1 Paramedic and 3 EMT level personnel at the scene of all emergencies.[20]

There are four fire stations within 2.5 miles of the Project site. Riverside County Fire Department (RCFD) Station 92, RCFD Station 84, Pechanga Fire Station 2, and Pechanga Fire Station 1. While the Pechanga fire stations are located outside the City of Temecula, the Pechanga Fire Department (PFD) utilizes RCFD

[20] City of Temecula. 2024. *Temecula Fire Department*. Available at https://temeculaca.gov/230/Fire (accessed July 2024).

dispatch and communication services and would respond to fire incidents and other emergencies at the Project site under the Fire Service and Rescue Emergency Mutual Aid Program. RCFD Station 92 is the closest to the Project site and would likely be the first station dispatched to service calls generated at the Project site.

The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. This would not cause changes to the frequency of events, total number of events (on a daily basis), or cause an increase in the number of people which could attend an event (on a daily basis). As the Project site is currently adequately served by fire protection services, and the Project would not make substantive changes to the Redhawk Golf Course or its operations, the site would continue to be adequately served by fire protection services and no impact would occur.

ii) Police protection?

No Impact. The City of Temecula contracts with the Riverside County Sheriff's Department (RCSD) for police services and staffs the Temecula Police Department (TPD). RCSD handles all criminal matters in unincorporated areas and provides incarceration facilities for all offenders. The RCSD employs officers at the rate of about 1 Officer per 1,063 residents (approximately 110 officers). In addition to the main station, there are two substations available to the public for police services at the Promenade Mall Substation, and a second location in Old Town. The RCSD has a Promenade Mall Team, Traffic Team, Investigation Bureau, SET/Gang team, Community Outreach Resource Engagement (CORE) team, and a Metro Team.[21]

There are three stations utilized by the RCSD/TPD, the Southwest Station (30755-A Auld Road, Murrieta), the Old Town Station (28690 Mercedes Street, Suite 102, Temecula), and the Promenade Station at the Promenade Mall (40820 Winchester Road, Suite 2020, Temecula). The nearest station is the Old Town Station, located approximately 3.56 miles northwest of the Project site. However, officers responding to incidents requiring police services are often dispatched from patrols and are not always located at the stations on standby. As previously discussed, the Project would not add to the City's population and would not require the City to hire additional officers to maintain their current ratio of officers to residents. Further, the Project site is currently adequately served by police services and would continue to be adequately served by police services after implementation. As such, no impact would occur.

iii) Schools?

No Impact. The Project does not propose the development of residential land uses, nor would it substantially increase the population of the City. As such, there would not be any increased demands on schools within the City. No impact would occur.

[21] City of Temecula. 2024. *Temecula Police Department*. Available at https://temeculaca.gov/196/Police (accessed July 2024).

iv) Parks?

No Impact. Refer to **Section 16: Recreation** below.

15b) Other public facilities?

No Impact. The Project would not result in or induce significant population growth because the Project does not propose substantial unplanned growth of population within the City or any specific development; therefore, the Project would have no impact to other public facilities.

Mitigation Measures

No mitigation measures are necessary.

References:

City of Temecula. 2024. *Temecula Fire Department*. Available at https://temeculaca.gov/230/Fire (accessed July 2024).

City of Temecula. 2024. *Temecula Police Department*. Available at https://temeculaca.gov/196/Police (accessed July 2024).

RECREATION

16. RECREATION. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

16a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

16b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. This would not cause changes to the frequency of events or total number of events (on a daily basis). The Redhawk Golf Course itself provides recreational areas and activities for the City and region. As the Project would not increase population of the City there would not be an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of said facilities would occur or be accelerated through the increased use of those facilities. Further, no new construction or development would occur as a result of the Project and would therefore not cause an adverse physical effect on the environment through the construction or expansion of recreational facilities. No impact would occur.

Mitigation Measures

No mitigation measures are necessary.

TRANSPORTATION

17. TRANSPORTATION. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

A Traffic Memorandum was prepared for the Project by Kimley-Horn and Associates, Inc. on July 3, 2024, and is available as **Appendix B** to this Draft IS/MND.

17a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact. The City of Temecula Traffic Impact Analysis Guidelines provide a standard format and methodology for assessing potential effects on traffic and circulation from proposed developments, specifically regarding their consistency with the Temecula GP. There are several exemptions for Projects requiring the preparation of a GP Consistency Traffic Impact Analysis (TIA) under the assumption that the Project would be consistent with the Temecula GP or for other reasons. Development projects that are exempt from the preparation of a GP Consistency TIA are:

- Residential Parcel Maps.
- Multi-Family Residential Projects with less than fifty (50) units.
- Development Projects of One (1) Acre or less.
- Preschools, Elementary Schools, Middle Schools, and High Schools.
- Community Centers, Community Parks, Lodges, Neighborhood Parks, and Religious Facilities.
- Congregate Care Facilities that contain significant special services, such as medical facilities, dining facilities, recreation facilities and support retail facilities.
- Any use which can demonstrate, based on the most recent edition of Trip Generation, published by the Institute of Transportation Engineers (ITE), a trip generation of less than 100 vehicle trips during each peak hour.

According to the Project's Traffic Memorandum, the Project would not generate new trips as the Project uses would be similar to those that currently exist on the Project site. According to Table 1 of **Appendix B**, the special events at the Redhawk Golf Course could generate 86 trips in the evening peak hour. As the Project would generate fewer than 100 peak hour trips, the Project is exempt from the preparation of a GP Consistency TIA and is assumed to be consistent with the Temecula GP. Again, it should be noted that the Project would not add 86 new trips to the evening peak hour; rather, these trips already could occur as a result of the special events that are currently permitted at the Redhawk Golf Course.

The Riverside Transit Authority (RTA) provide bus services within the City of Temecula. The nearest stop for this route is located at the intersection of Redhawk Parkway and Vail Ranch Parkway, at the driveway entrance to the Project site and approximately 0.32 miles from the Pavilion. RTA Route 24 has a stop at this location. The Project would not include construction or other development which could disrupt transit service at this location. As such, the Project would not conflict with a policy plan regarding transit, nor would it impact existing transit in the City.

The Temecula GP Circulation Element identifies several Class 2 Bicycle routes and multi-use trails in the vicinity of the Project, however only the Class 2 Bicycle route along Vail Ranch Parkway and Redhawk Parkway, surrounding the Project site, have been implemented since the preparation of the Temecula GP. The Project would not impact the implementation of the Temecula GP Circulation Plan as no development or construction would occur which would alter any existing bicycle or pedestrian access nor prevent future implementation of bicycle or pedestrian facilities.

As the Project would not conflict with a plan, policy, or ordinance addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, impacts would be less than significant, and no mitigation is necessary.

17b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular level of service (LOS) for evaluating transportation projects. The CEQA Guidelines were updated such that Vehicle Miles Traveled (VMT) replaced LOS as the primary measure of transportation impacts. OPR's Technical Advisory suggests that the City may screen out VMT impact using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Temecula has published the Traffic Impact Analysis Guidelines (May 2020) as recommended guidelines for analyzing transportation impacts of proposed projects. The City provides screening criteria for CEQA VMT analyses for land use projects which consist of seven total criteria. These criteria are:

1. **Small residential and employment projects**
    - Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips after any alternative modes/location-based adjustments are applied)

may be presumed to have a less than significant impact absent substantial evidence to the contrary.

2. **Projects located near a major transit stop/high quality transit corridor**
    - Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor may be presumed to have a less than significant impact absent substantial evidence to the contrary.[22] This presumption may not be appropriate if the project:
        - Has a Floor Area Ratio of less than 0.75.
        - Includes more parking for use by residents, customers, or employees of the project than required by the City.
        - Replaces affordable residential units with a smaller number of moderate- or high-income residential units.
3. **Projects located in a VMT efficient area**
    - A VMT efficient area is any area with an average VMT per service population 15% below the baseline average for the WRCOG region. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per service population that is similar to the existing land uses in the VMT efficient area. Projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary.
4. **Locally serving retail projects**
    - Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.
5. **Locally serving public utilities**
    - Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary.
6. **Redevelopment projects with greater VMT efficiency**
    - A redevelopment project may be presumed to have a less than significant impact if the proposed project's total project VMT is less than the existing land use's total VMT.

[22] Major transit stops: a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. High quality transit corridor: a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute periods.

7. Affordable housing

- An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Based on the VMT screening criteria and the assumed trips generated as a result of hosting additional types of events at the Pavilion, the Project would meet criterion one as a small residential and employment project as it would not generate or add new trips in excess of 110 daily trips. Refer to Table 1 of **Appendix B**. As previously discussed, the Project is consistent with the existing operations of the golf course special events and Project related traffic would be similar to the existing conditions. Therefore, the Project would not result in an increase in daily traffic or VMT at the Redhawk Golf Course. Further, some portion of special event guests may carpool or use ride share services at a greater rate than what has been assumed for the Traffic Memorandum, which would have a further VMT reducing effect. Therefore, the Project would not cause a significant impact with respect to VMT. A less than significant impact would occur.

17c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project does not propose any grading or new development or construction; rather, the Project proposes to allow additional types of special events than what are currently allowed. These new events would be operated similarly to those that are currently hosted at the Redhawk Golf Course. Therefore, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses.

17d) Result in inadequate emergency access?

No Impact. The Project would not alter the existing driveways which currently provide emergency access to the Project site. There would not be other alterations to the Project site or Redhawk Golf Course as a result of the Project. Therefore, the Project would not result in inadequate emergency access and no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

References:

Kimley-Horn and Associates, Inc. 2024. *Traffic Memorandum for the Proposed Redhawk Specific Plan Amendment Project in the City of Temecula.*

TRIBAL CULTURAL RESOURCES

18. TRIBAL CULTURAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?			X	

Assembly Bill 52

On August 28, 2023, the City initiated tribal consultation with interested California Native American tribes consistent with AB 52. The City requested consultation from the following tribes which have previously requested consultation: Agua Caliente Band of Cahuilla Indians (Agua Caliente), Pechanga Band of Indians (Pechanga), Rincon Band of Luiseño Indians (Rincon), Soboba Band of Luiseño Indians (Soboba), and the Torres Martinez Desert Cahuilla Indians (Torres). The City received responses from Agua Caliente, Rincon, and Pechanga. Neither Soboba nor Torres responded to the City's request for consultation.

Agua Caliente concluded consultation with the City on November 15, 2023, stating that the Project is not located within the Tribe's Traditional Use Area (TUA) and therefore deferred to other tribes in the area. Rincon concluded consultation with the City on July 30, 2024, stating that the Project is within the TUA of the Luiseño people and within Rincon's specific area of Historic interest. However, Rincon had no further comments or concerns regarding the Project. Pechanga initially responded to requests for consultation on September 29, 2023, stating that the Project is located within Luiseño territory. Pechanga concluded consultation with the City on July 30, 2024, stating that as the Project had no ground disturbing activities, they had no further comments.

Senate Bill 18

On November 3, 2023, the City initiated tribal consultation with interested California Native American tribes consistent with SB 18. The City requested consultation from the following tribes: Soboba, Santa Rosa Band of Cahuilla Indians (Santa Rosa), San Luis Rey Band of Mission Indians (San Luis Rey), Rincon, Quechan Tribe of the Fort Yuma Reservation (Quechan), Pauma Band of Luiseño Indians (Pauma), Pala Band of Mission Indians (Pala), La Jolla Band of Luiseño Indians (La Jolla), Juaneno Band of Mission Indians, Agua Caliente, and Pechanga. Only Pechanga responded.

Pechenga concluded consultation with the City on July 30, 2024, stating that since the Project proposed no ground disturbing activities, they had no comments or questions.

18a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact. Pursuant to CGC Section 21080.3.2(b) and Section 21074(a)(1)(A)-(B) (AB 52) the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have critical knowledge of local cultural resources in the regional vicinity and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074.

As noted above, the City commenced tribal notification in accordance with AB 52 on August 28, 2023. Tribal consultation was concluded on July 30, 2024. All tribes noted that they had no further comments or questions and did not request the implementation of mitigation measures. As such, impacts would be less than significant, and no mitigation measures are required. Further, as noted above, the City commenced tribal consultation pursuant to SB 18 on November 3, 2023. SB 18 consultation was concluded on July 30, 2024, as the consulting tribes that responded did not have comments or questions on the Project. The Project would not grade or otherwise disturb the earth, and therefore impacts to tribal cultural resources would not occur. Impacts would be less than significant.

Mitigation Measures

No mitigation is necessary.

UTILITIES AND SERVICE SYSTEMS

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
ENVIRONMENTAL IMPACTS **Issues**	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

19a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

19b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

19c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

19d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

19e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. As previously mentioned, the Project site is currently developed with the Redhawk Golf Course and is adequately served by all utilities. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As such, there would be no operational changes which would require the upsizing or improvement of existing utilities. There would be no significant environmental effects related to relocation or construction of new utilities.

Further, the Project would not increase the frequency at which events could occur at the Project site (on a daily basis) and would not increase the demand for water, wastewater services, increase the rate at which solid waste is generated, nor would change operations at the Project site which would cause the Redhawk Golf Course to fall out of compliance with existing local, state, and federal regulations. As such, no impacts would occur.

Mitigation Measures

No mitigation measures are necessary.

WILDFIRE

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

The Project site is not located within a State Responsibility Area (SRA) nor is it designated as a very high fire hazard severity zone (VHFHSZ) as determined by the California Department of Forestry and Fire Protection (CAL FIRE).[23]

20a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The City of Temecula prepared and adopted an emergency operations plan (EOP) in 2023 to improve the emergency preparedness, response, recovery, and mitigation efforts of the City of Temecula. The EOP identifies components of the City's emergency management organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). The EOP describes the duties of the federal, state, and county entities for protecting life and property and overall well-being, and coordinates response roles which must be defined by these organizations to facilitate the ability to respond to any given incident, therefore, the EOP meets the requirements of NIMS for the purpose of emergency management and the Project would not impair an adopted emergency response plan or emergency evacuation plan. Further, the Project site would be adequately served by fire and police protection services.

[23] California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed July 2024).

The Project would not require any road closures or cause additional impacts to the circulation network than those that would have occurred as a result of the implementation of the Redhawk Specific Plan and Golf Course. Further, the Project proposes expanding the types of special events which could be hosted at the Redhawk Golf Course but would make no other operational modifications to the Golf Course. The Project would continue to operate in a manner that is consistent with the existing uses at the Project site. As such, a less than significant impact would occur and no mitigation is required.

20b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

20c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

20d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing operations of the Redhawk Golf Course beyond allowing for additional types of events. The Project site is not located in an area of the City which has significant slopes, nor is the Project located in an area that is mapped in a wind hazard area according to the Temecula GP Public Safety Element. Further, as previously discussed, the Project site is not located in an SRA nor is located within a VHFHSZ. Overall, the risk of wildfire is low at the Project site and Project implementation would not increase the risk of wildfire. As the Project would not increase the risk of wildfire at the Redhawk Golf Course, no impact would occur.

Mitigation Measures

No mitigation measures are necessary.

References:

California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed July 2024).

MANDATORY FINDINGS OF SIGNIFICANCE

21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
ENVIRONMENTAL IMPACTS Issues	**Potentially Significant Issues**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

21a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. All impacts to the environment, including impacts to fish and wildlife habitats, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Draft IS/MND. The Project site is surrounded by existing development and is currently developed. The Project site contains ornamental landscaping which is maintained on a regular basis. Further, the Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. Operational changes consist of expanding the types of special events which could be hosted at the Redhawk Golf Course and do not represent changes which would affect the quality of the environment. As such, the Project would not substantially degrade the quality of the environment and no impact would occur.

21b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact. As discussed throughout this Draft IS/MND, implementation of the Project has the potential to result in effects to the environment that are individually limited and may be cumulatively considerable in specific areas. In the only instance where the Project has the potential to contribute to a cumulatively considerable impact to the environment, a mitigation measures has been imposed to reduce potential effects to less than significant levels. The Project is not considered growth-inducing, as defined by State CEQA Guidelines. The potential cumulative environmental effects of implementing the Project would be less than considerable and therefore, a less than significant impact would occur in this regard.

21c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact with Mitigation Incorporated. The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Draft IS/MND. There would be no construction as a result of the Project. Operation of the Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. However, related to noise impacts, in order to ensure less than significant impacts would occur, MM NOI-1 is required to ensure compliance with the City noise ordinance. Therefore, a less than significant impact would occur in this regard.

Significant Impacts

No significant impacts have been identified that could not be reduced to less than significant levels with the incorporation of mitigation measures.

Appendix A

Noise Analysis

Kimley»Horn

MEMORANDUM

To: Eric Jones, Associate Planner II, City of Temecula

From: Ryan Chiene, Kimley-Horn and Associates, Inc.

Date: July 18, 2024

Subject: Redhawk Golf Course Private Event Center – Temecula, CA – Noise Analysis

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Purpose

The purpose of this memorandum is to identify the noise impacts associated with operation of the proposed Redhawk Golf Course Private Event Center Project (project), located in the City of Temecula, California.

Project Location

The project site is located at Redhawk Golf Course in the southern portion of the City of Temecula (City). The Redhawk Golf Course is generally situated east of Interstate 15 (I-15), south of California State Road 79 (SR-79), and south of the intersection of Redhawk Parkway and Vail Ranch Parkway. The site is specifically located at the Outdoor Pavilion area north of the clubhouse, east of the surface parking lot, and west of the driving range. Single-family residential uses surround the project site at various distances in all directions. The nearest residences are located approximately 300 feet to the west along Via Jaca. See Exhibit 1: Local Vicinity Map for the more details.

Project Description

The existing Pavilion is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The project applicant is seeking the approval of a Conditional Use Permit (CUP) that would allow for additional events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. No new structures are proposed or would be developed as part of the Project.

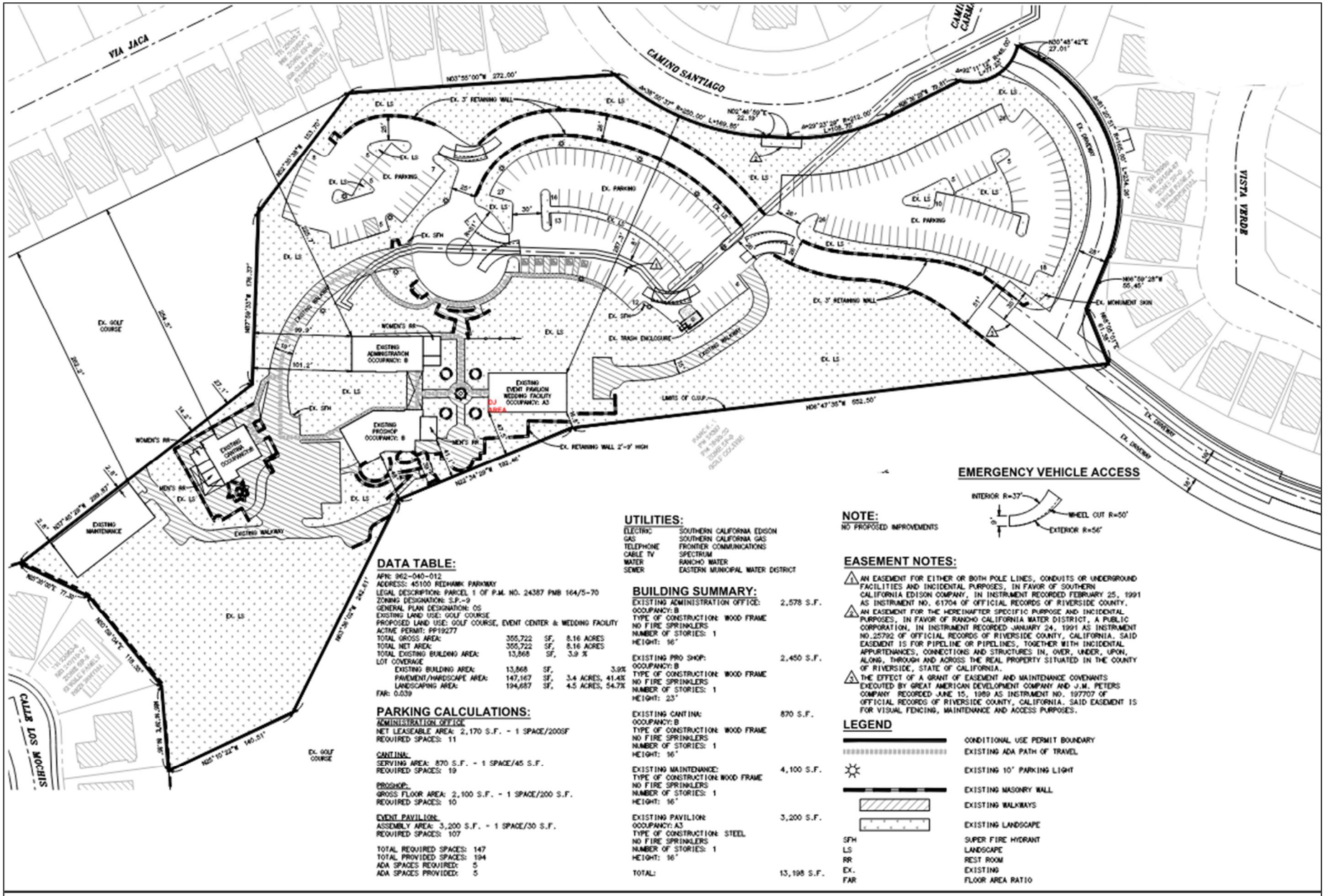
The CUP does not propose changes to the existing hours of operations, lighting, or parking of the Pavilion. Private events would be allowed seven days per week, no more than four times per week. Events would be allowed from 3:00 p.m. to 10:00 p.m. with all amplified noise ending at 9:45 p.m. Amplified noise would be located on the southeastern corner of the Pavilion. The CUP would allow an approximate maximum of 130 guests. Refer to Exhibit 2: Conditional Use Permit Site Plan for information related to the Pavilion and proposed tenant improvements.

Exhibit 1: Local Vicinity Map



Source: Nearmap, March 2024.

Exhibit 2: Conditional Permit Use Site Plan



Source: Temecula Engineering Consultants, Inc., 10/17/2023.

Noise Background

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of various distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise as well as the time of day when the noise occurs. For example, the equivalent continuous sound level (L_{eq}) is the average acoustic energy for a stated period of time; thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. The Day-Night Sound level (L_{dn}) is a 24-hour average L_{eq} with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The Community Noise Equivalent Level (CNEL) is a 24-hour average L_{eq} with a 10-dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. and an additional 5 dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. to account for noise sensitivity in the evening and nighttime.

Regulatory Setting

State

California Government Code

California Government Code Section 65302(f) mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of "normally acceptable", "conditionally acceptable", "normally unacceptable", and "clearly unacceptable" noise levels for various land use types. Single-family homes are "normally acceptable" in exterior noise environments up to 60 CNEL and "conditionally acceptable" up to 70 CNEL. Multiple-family residential uses are "normally acceptable" up to 65 CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries, and churches are "normally acceptable" up to 70 CNEL, as are office buildings and business, commercial, and professional uses.

Title 24 – Building Code

The State's noise insulation standards are codified in the California Code of Regulations, Title 24: Part 1, Building Standards Administrative Code, and Part 2, California Building Code. These noise standards are applied to new construction in California for interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new multi-family residential buildings, the acceptable interior noise limit for new construction is 45 dBA CNEL.

Local

City of Temecula General Plan

The *City of Temecula General Plan* Noise Element (Noise Element) identifies noise-sensitive land uses and noise sources, defines areas of noise impact, and contains policies and programs to achieve and maintain noise levels compatible with various types of land uses. The element addresses noise which affects the community at large, rather than noise associated with site-specific conditions.

The Noise Element identifies land use guidelines to protect residential neighborhoods and noise-sensitive receptors such as schools and hospitals from potentially harmful noise sources. The noise standards for various land uses in the City are shown in Table 1: Temecula Land Use Noise Standards.

Table 1: Temecula Land Use Noise Standards			
Property Receiving Noise		**Maximum Noise Level (L_{dn} or CNEL, dBA)**	
Type and Use	**Land Use Designation**	**Interior**	**Exterior[3]**
Residential	Hillside Rural Very Low Low Low Medium	45	65
	Medium	45	65/70[1]
	High	45	70[1]
Commercial and Office	Neighborhood Community Highway Tourist Service	-	70
	Professional Office	50	70
Light Industrial	Industrial Park	55	75
Public/Institutional	Schools	50	65
	All others	50	70
Open Space	Vineyards/Agriculture	-	70
	Open Space	-	70/65[2]
1. Maximum exterior noise levels up to 70 dB CNEL are allowed for Multiple-Family Housing. 2. Where quiet is a basis required for the land use. 3. Regarding aircraft-related noise, the maximum acceptable exposure for new residential development is 60 dB CNEL.			
Source: City of Temecula, *Noise Element*, 2005.			

City of Temecula Municipal Code

The following sections of the Temecula Municipal Code (TMC) are applicable to the proposed project.

Section 9.20.040 General Sound Level Standards

No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Tables N-1 (see Table 1 above) and N-2.

Section 9.20.060(C) Special Sound Sources Standards

The general sound level standards set forth in Section 9.20.040 of this chapter apply to sound emanating from all sources, including the following special sound sources, and the person creating or allowing the creation of the sound is subject to the requirements of that section. The following special sound sources are also subject to the following additional standards. Failure to comply will constitute separate violations of this ordinance.

C. Sound Amplifying Equipment or Live Music

1. It is unlawful for any person to cause, allow or permit the emission or transmission of any loud and raucous noise from any sound-making, sound-amplifying device or live music under his control or in his possession:

   a. Upon any private property;
   b. Upon any public street, alley, sidewalk or thoroughfare;
   c. In or upon any public park or other public place or property.

2. The words "loud and raucous noise," as used in this section, shall mean any sound having such intensity or carrying power as to unreasonably interfere with the peace and quiet of other persons, or as to unreasonably annoy, disturb, impair or endanger the comfort, repose, health or safety of other persons.

3. The determination of whether a sound is "unreasonable," as used in subsection (C)(2) of this section, shall involve the consideration of the level of noise, duration of noise, constancy or intermittency of noise, time of day or night, place, proximity to sensitive receptors, nature and circumstances of the emission or transmission of any such loud and raucous noise.

Existing Setting

Existing noise levels at the project site and the nearest residential uses are primarily impacted by roadway traffic, parking lot activity, and stationary (e.g., mechanical equipment) noise sources. Redhawk Parkway is located approximately 900 feet west of the project site is the primary source of traffic noise in the project vicinity. Parking lot activity immediately to the west and mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC] equipment) at the clubhouse and other Redhawk Golf Course buildings to the east are also noise sources that affect the existing noise environment. Other ancillary noise sources in the project vicinity include golf course patrons talking, the use of car radios, and golf cart movements/activity. The noise associated with these sources may represent a single-event noise occurrence or short-term noise.

It is also noted that golf-related events currently occur at the Pavilion and are the primary noise source during their operation. Such events typically include amplified music, speeches, and gathering of large crowds that generate noise.

Noise Measurements

To quantify existing ambient noise levels in the project area and obtain reference noise levels for event speaker noise at the Pavilion, Kimley-Horn conducted seven short-term (10-minute) measurements on June 15, 2024; see Appendix A: Noise Data. Three noise measurements were taken to obtain existing ambient noise levels without Pavilion events, and four noise measurements were taken during a private event to obtain reference levels for speaker noise and see the effect of Pavilion events at the nearest residential uses. The 10-minute measurements were taken between 2:10 p.m. and 9:10 p.m. The DJ was positioned in the southeastern corner of the Pavilion with two speakers approximately six feet aboveground and oriented to the northwest. The noise level data for each noise measurement is listed in Table 2: Existing Noise Measurements and the noise measurement locations are shown on Exhibit 3: Noise Measurement Locations.

Table 2: Existing Noise Measurements

Site	Location	Measurement Period	Duration	L_{eq} (dBA)[1]	L_{min} (dBA)	L_{max} (dBA)
Ambient Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	2:10 p.m., Saturday, June 15, 2024	10 min	48.0	39.4	57.8
ST-2	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion.	2:41 p.m., Saturday, June 15, 2024	10 min	48.1	37.5	60.7
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	3:17 p.m. Saturday, June 15, 2024	10 min	46.5	41.3	65.7
Event Noise Measurements						
ST-1	End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion.	8:05 p.m., Saturday, June 15, 2024	10 min	50.0	43.5	58.0
ST-2	In Redhawk Golf Course parking lot area, approximately 200 feet west of the Pavilion.	8:23 p.m., Saturday, June 15, 2024	10 min	50.1	45.9	56.5
ST-3	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive.	8:41 p.m., Saturday, June 15, 2024	10 min	48.7	43.0	55.1
ST-4	End of drive aisle in the northern portion of Pavilion area, approximately 140 feet from the DJ speakers/area.	8:59 p.m., Saturday, June 15, 2024	10 min	74.6	66.0	80.8

Source: Noise measurements taken by Kimley-Horn and Associates, June 15, 2024. See Appendix A for noise measurement results.

Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Sensitive receptors near the project site are shown in Table 3: Sensitive Receptors.

Table 3: Sensitive Receptors	
Receptor Description	**Distance and Direction from the Project**
Single-Family Residences	300 feet to the west
Single-Family Residences	350 feet to the southwest
Single-Family Residences	450 feet to the southeast
Single-Family Residences	835 feet to the east
Source: Google Earth, 2024.	

Noise Impact Analysis

The project would allow for weddings, banquets, meetings, corporate events, and other private events at the Pavilion that would produce noise from amplified music and crowd noise. Private events would be allowed seven days per week (no more than four times per week) with all amplified music ending at 9:45 p.m. The DJ and speaker system would be setup in the southeastern corner of the Pavilion as indicated in Exhibit 2. Mobile musicians (e.g., guitarist, violinist, etc.) may also perform at private events along the grass area immediately east of the Pavilion with a speaker setup in the southernmost portion of the Pavilion area. However, the mobile musicians and the DJ would perform exclusively and the DJ music/speaker noise is usually the loudest.[1] Thus, DJ music/speaker noise was conservatively modeled and analyzed in this analysis as a worse-case condition.

The primary noise sources from private events at the Pavilion are amplified music and crowd noise. Pavilion event noise was modeled with the SoundPLAN software. SoundPLAN allows computer simulations of noise situations, and creates noise contour maps using reference noise levels, topography, point and area noise sources, mobile noise sources, and intervening structures.

As shown in Table 2, the measured noise level from the amplified music/speaker system at the Pavilion is 74.6 dBA at 140 feet. One point source representing the DJ speaker system was modeled in SoundPLAN in the southeastern corner of the Pavilion. The point source was oriented in a northwest direction consistent with the observed condition by Kimley-Horn on June 15, 2025. One area source representing crowd noise covering the entire Pavilion area was modeled using a reference noise level of 89 dBA at 3 feet.[2, 3]

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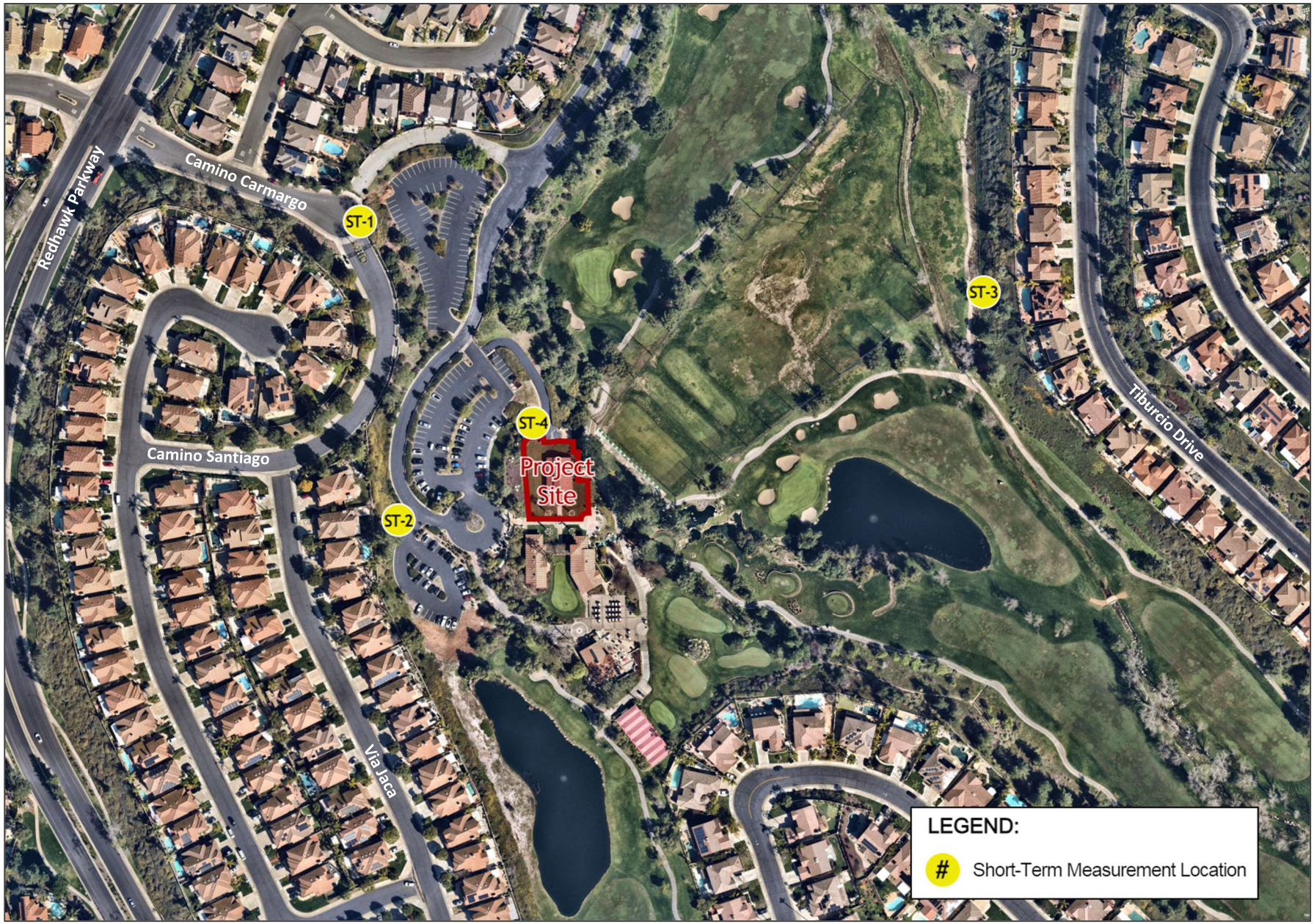
1 Per e-mail coordination with the project applicant on May 15, 2024.

2 Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, 2015.

3 It is noted the crowd noise level modeled in SoundPLAN (89 dBA at 3 feet) is most representative for weddings and other large gatherings/events that would be allowed as part of the CUP. The measured event noise levels obtained by Kimley-Horn on June 15, 2024, did not include a large or "loud" crowd and was not identified as a primary noise source.

Exhibit 3: Noise Measurement Locations



Inputs to the SoundPLAN model also included existing elevations and topography, ground surfaces, walls, and the surrounding residences and Redhawk Golf Course buildings/structures to best represent acoustic conditions at the project site and surrounding area. A total of 35 receivers were modeled to analyze single-point noise levels at the surrounding residences. The modeled noise levels for the project are provided in Table 4: Private Event Noise Contours and Exhibit 4: Operational Noise Contours.

As shown in Table 4, Pavilion event noise levels at the would range from approximately 31.6 dBA to 64.7 dBA at the surrounding residences and would not exceed the City's 65 dBA noise standard. In addition, interior noise levels would reach a maximum of 38.7 dBA at the surrounding residential uses and would not exceed the City's 45 dBA interior noise standard. However, due to the variability of speaker noise levels (i.e., DJ's can set or increase speaker noise to their desired level) and the general difficulty in managing or controlling crowd noise, it is recommended the maximum noise level from amplified speakers at the Pavilion be limited to 84 dBA at a distance of 50 feet; see Mitigation Measure NOI-1. This maximum speaker noise level would ensure the surrounding residences are not be exposed to noise levels above the City's noise standards.

Table 4: Pavilion Event Noise Levels

Receptor No.[1]	Land Use	Modeled Exterior Noise Level (dBA)	Interior Noise Level (dBA)[1]
1	Single-Family Residential	62.8	36.8
2	Single-Family Residential	61.9	35.9
3	Single-Family Residential	61.7	35.7
4	Single-Family Residential	59.2	33.2
5	Single-Family Residential	56.6	30.6
6	Single-Family Residential	59.9	33.9
7	Single-Family Residential	62.2	36.2
8	Single-Family Residential	61.5	35.5
9	Single-Family Residential	64.7	38.7
10	Single-Family Residential	61.7	35.7
11	Single-Family Residential	61.4	35.4
12	Single-Family Residential	56.4	30.4
13	Single-Family Residential	49.3	23.3
14	Single-Family Residential	50.1	24.1
15	Single-Family Residential	50.9	24.9
16	Single-Family Residential	53.0	27.0
17	Single-Family Residential	49.7	23.7
18	Single-Family Residential	51.0	25.0
19	Single-Family Residential	43.6	17.6
20	Single-Family Residential	45.4	19.4
21	Single-Family Residential	45.0	19.0
22	Single-Family Residential	44.4	18.4
23	Single-Family Residential	31.5	5.5
24	Single-Family Residential	38.5	12.5
25	Single-Family Residential	38.8	12.8

Table 4: Pavilion Event Noise Levels			
Receptor No.[1]	**Land Use**	**Modeled Exterior Noise Level (dBA)**	**Interior Noise Level (dBA)[1]**
26	Single-Family Residential	39.7	13.7
27	Single-Family Residential	51.6	25.6
28	Single-Family Residential	54.1	28.1
29	Single-Family Residential	52.0	26.0
30	Single-Family Residential	49.3	23.3
31	Single-Family Residential	48.6	22.6
32	Single-Family Residential	49.8	23.8
33	Single-Family Residential	50.8	24.8
34	Single-Family Residential	53.4	27.4
35	Single-Family Residential	53.6	27.6
Notes: 1. Interior noise levels were calculated assuming an exterior-interior sound reduction of 26 dBA from standard construction practices, per Barbara Locher, et al., *Differences between Outdoor and Indoor Sound Levels for Open, Tilted, and Closed Windows*, International Journal of Environmental Research and Public Health, January 2018.			
Source: SoundPLAN version 9.0. See Appendix A for noise modeling data and results.			

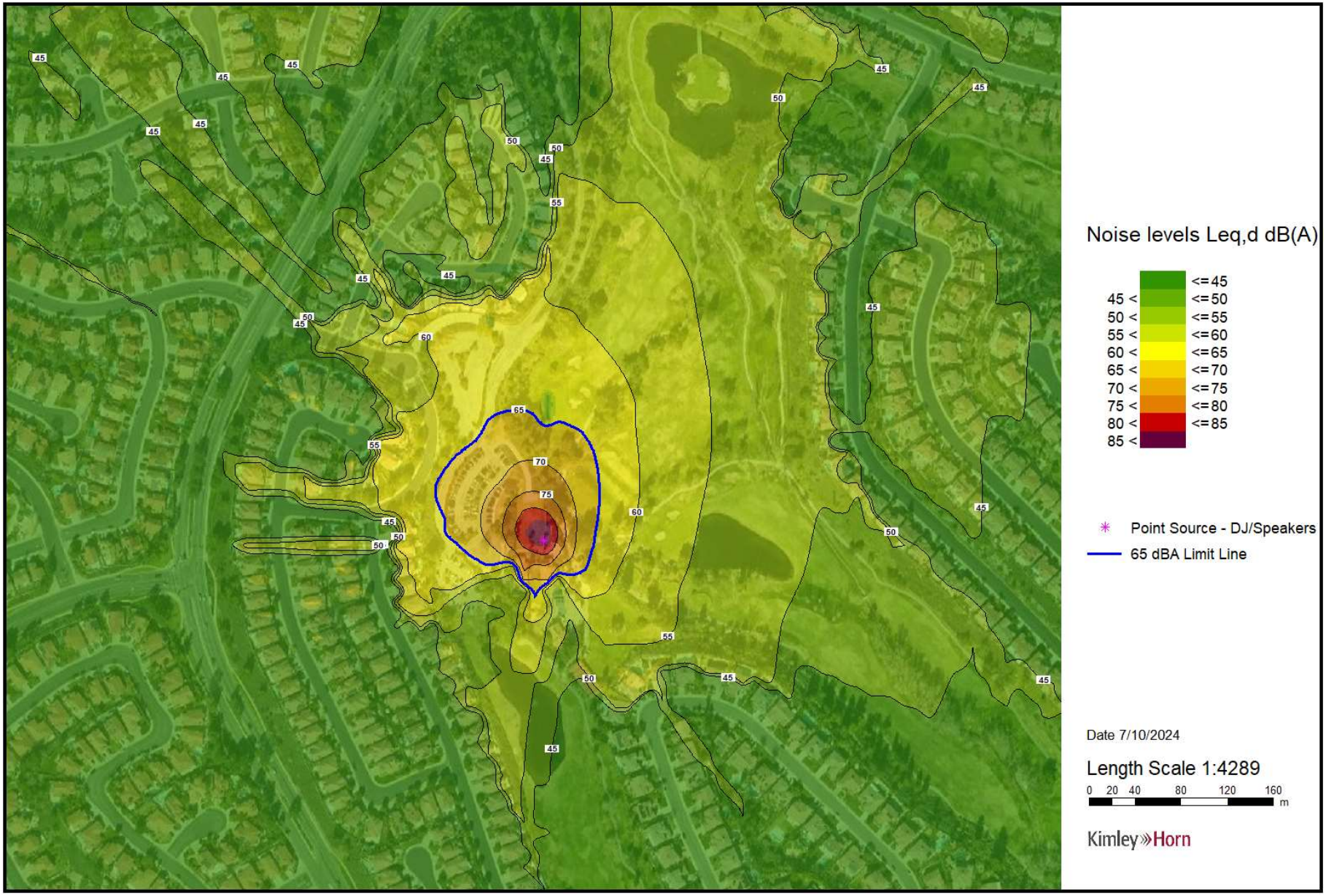
Mitigation Measure NOI-1

Noise levels from amplified speakers shall be limited to a maximum of 84 dBA L_{eq} at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion as shown in Exhibit 2. The DJ, event coordinator, or designated appointee shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers prior to event commencement and ensure the noise level does not exceed 84 dBA L_{eq}. The speaker volume shall be iteratively adjusted until a maximum noise level of 84 dBA L_{eq} is achieved.

Conclusion

As discussed above, the project's operational noise levels would comply with TMC noise standards based on measured noise levels for existing events at the Pavilion. However, Mitigation Measure NOI-1 is recommended to ensure noise levels from new private events, such as weddings and banquets, do not exceed the City's noise standards at the surrounding residences. With implementation of Mitigation Measure NOI-1, a less than significant noise impact would occur.

Figure 3: Private Event Noise Contours



Appendix A

NOISE DATA

Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-1 - Ambient	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	2:10 PM
Location:	End of cul de sac of Camino Carmago,approximately 450 feet northwest of Pavilion		
Noise Sources:	Ambient roadway noises		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
48.0	39.4	57.8	87.0

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	90
Wind (mph):	SSW @ 10 mph
Sky:	Clear
Bar. Pressure:	29.83
Humidity:	36%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-_.141.s	Computer's File Name	LxTse_ST-1.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 14:10:49	Duration	0:10:00.0		
End Time	2024-06-15 14:20:49	Run Time	0:08:25.4	Pause Time	0:01:34.6
Pre-Calibration	2024-06-15 14:05:04	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	48.0 dB		
LAE	75.0 dB	SEA	--- dB
EA	3.5 µPa²h		
LA_{peak}	87.0 dB	2024-06-15 14:15:39	
LAS_{max}	57.8 dB	2024-06-15 14:18:13	
LAS_{min}	39.4 dB	2024-06-15 14:15:10	
LA_{eq}	48.0 dB		
LC_{eq}	59.1 dB	LC_{eq} - LA_{eq}	11.1 dB
LAI_{eq}	51.5 dB	LAI_{eq} - LA_{eq}	3.5 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
48.0 dB	48.0 dB	0.0 dB

LDEN	LDay	LEve	LNight
48.0 dB	48.0 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	48.0 dB		59.1 dB		--- dB	
$LS_{(max)}$	57.8 dB	2024-06-15 14:18:13	--- dB	None	--- dB	None
$LS_{(min)}$	39.4 dB	2024-06-15 14:15:10	--- dB	None	--- dB	None
$L_{Peak(max)}$	87.0 dB	2024-06-15 14:15:39	--- dB	None	--- dB	None

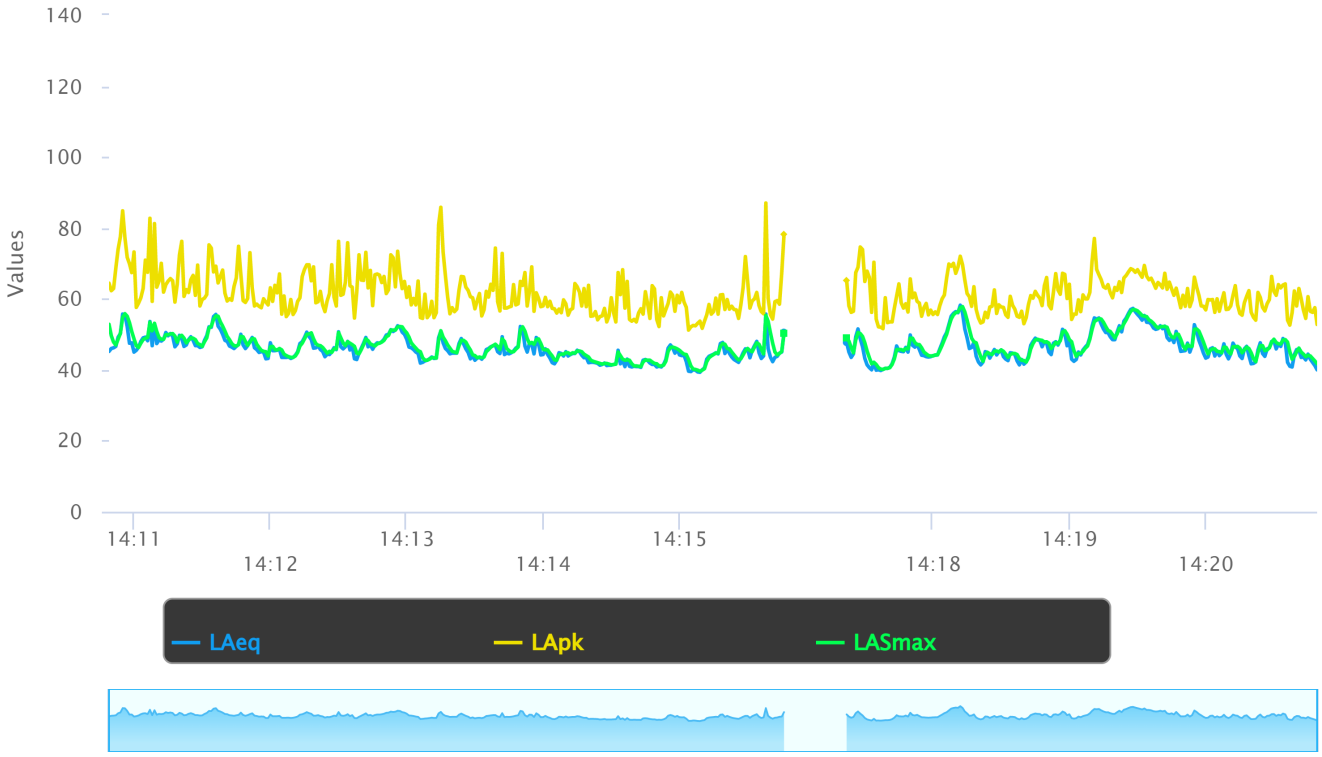
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	53.6 dB
LAS 10.0	51.3 dB
LAS 33.3	47.3 dB
LAS 50.0	45.9 dB
LAS 66.6	44.6 dB
LAS 90.0	42.2 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-2 - Ambient	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	2:41 PM
Location:	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion		
Noise Sources:	Ambient from roadway		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
48.1	37.5	60.7	85.8

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	90
Wind (mph):	SSW @ 14 MPH
Sky:	Clear
Bar. Pressure:	29.79
Humidity:	36%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.055.s	Computer's File Name	LxTse_ST-2.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 14:41:25	Duration	0:10:00.0		
End Time	2024-06-15 14:51:25	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	48.1 dB		
LAE	75.9 dB	SEA	--- dB
EA	4.3 µPa²h		
LA_{peak}	85.8 dB	2024-06-15 14:43:19	
LAS_{max}	60.7 dB	2024-06-15 14:47:30	
LAS_{min}	37.5 dB	2024-06-15 14:46:41	
LA_{eq}	48.1 dB		
LC_{eq}	61.7 dB	LC_{eq} - LA_{eq}	13.6 dB
LAI_{eq}	52.0 dB	LAI_{eq} - LA_{eq}	3.9 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
48.1 dB	48.1 dB	0.0 dB

LDEN	LDay	LEve	LNight
48.1 dB	48.1 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	48.1 dB		61.7 dB		--- dB	
$LS_{(max)}$	60.7 dB	2024-06-15 14:47:30	--- dB	None	--- dB	None
$LS_{(min)}$	37.5 dB	2024-06-15 14:46:41	--- dB	None	--- dB	None
$L_{Peak(max)}$	85.8 dB	2024-06-15 14:43:19	--- dB	None	--- dB	None

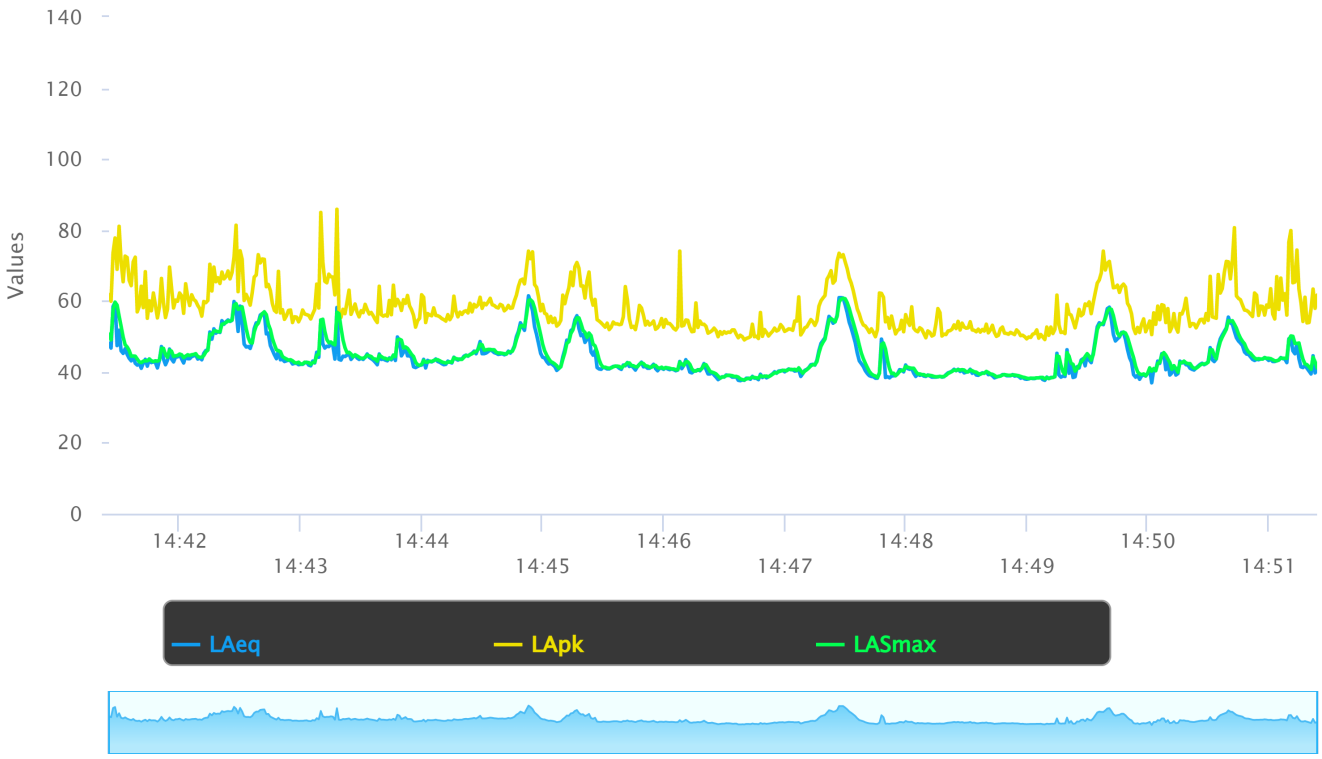
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	54.4 dB
LAS 10.0	52.3 dB
LAS 33.3	44.5 dB
LAS 50.0	42.9 dB
LAS 66.6	41.2 dB
LAS 90.0	38.8 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-3 - Ambient	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	3:17 PM
Location:	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive		
Noise Sources:	Ambient		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
46.5	41.3	65.7	83.3

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	90
Wind (mph):	SSW @ 11 mph
Sky:	Clear
Bar. Pressure:	29.76
Humidity:	36%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.056.s	Computer's File Name	LxTse_ST-3.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 15:17:04	Duration	0:10:00.0		
End Time	2024-06-15 15:27:04	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	46.5 dB		
LAE	74.3 dB	SEA	--- dB
EA	3.0 µPa²h		
LA_{peak}	83.3 dB	2024-06-15 15:17:08	
LAS_{max}	65.7 dB	2024-06-15 15:17:04	
LAS_{min}	41.3 dB	2024-06-15 15:23:53	
LA_{eq}	46.5 dB		
LC_{eq}	58.7 dB	LC_{eq} - LA_{eq}	12.2 dB
LAI_{eq}	51.1 dB	LAI_{eq} - LA_{eq}	4.6 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
46.5 dB	46.5 dB	0.0 dB

LDEN	LDay	LEve	LNight
46.5 dB	46.5 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	46.5 dB		58.7 dB		--- dB	
$LS_{(max)}$	65.7 dB	2024-06-15 15:17:04	--- dB	None	--- dB	None
$LS_{(min)}$	41.3 dB	2024-06-15 15:23:53	--- dB	None	--- dB	None
$L_{Peak(max)}$	83.3 dB	2024-06-15 15:17:08	--- dB	None	--- dB	None

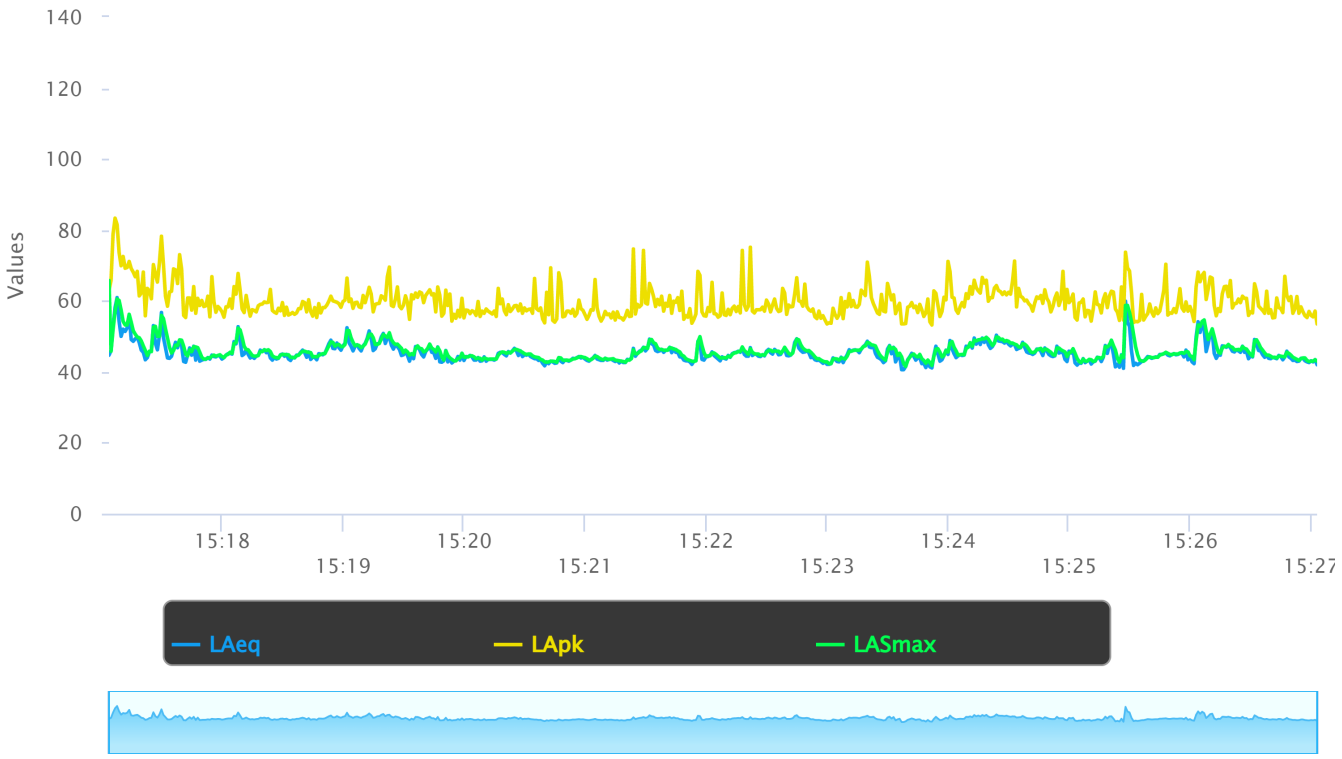
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	49.9 dB
LAS 10.0	48.4 dB
LAS 33.3	45.9 dB
LAS 50.0	45.0 dB
LAS 66.6	44.2 dB
LAS 90.0	43.1 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-1 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	8:05 PM
Location:	End of cul de sac of Camino Carmago,approximately 450 feet northwest of Pavilion		
Noise Sources:	Ambient roadway noises. Event music.		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
50.0	43.5	58.0	80.8

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	72
Wind (mph):	SSW @ 6 mph
Sky:	Clear
Bar. Pressure:	29.82
Humidity:	58%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.057.s	Computer's File Name	LxTse_ST-1.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:05:42	Duration	0:10:00.0		
End Time	2024-06-15 20:15:42	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	50.0 dB		
LAE	77.8 dB	SEA	--- dB
EA	6.7 µPa²h		
LA_{peak}	80.8 dB	2024-06-15 20:11:51	
LAS_{max}	58.0 dB	2024-06-15 20:06:37	
LAS_{min}	43.5 dB	2024-06-15 20:11:07	
LA_{eq}	50.0 dB		
LC_{eq}	62.2 dB	LC_{eq} - LA_{eq}	12.2 dB
LAI_{eq}	52.6 dB	LAI_{eq} - LA_{eq}	2.6 dB

Exceedances	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight
	50.0 dB	50.0 dB	0.0 dB

	LDEN	LDay	LEve	LNight
	--- dB	--- dB	50.0 dB	--- dB

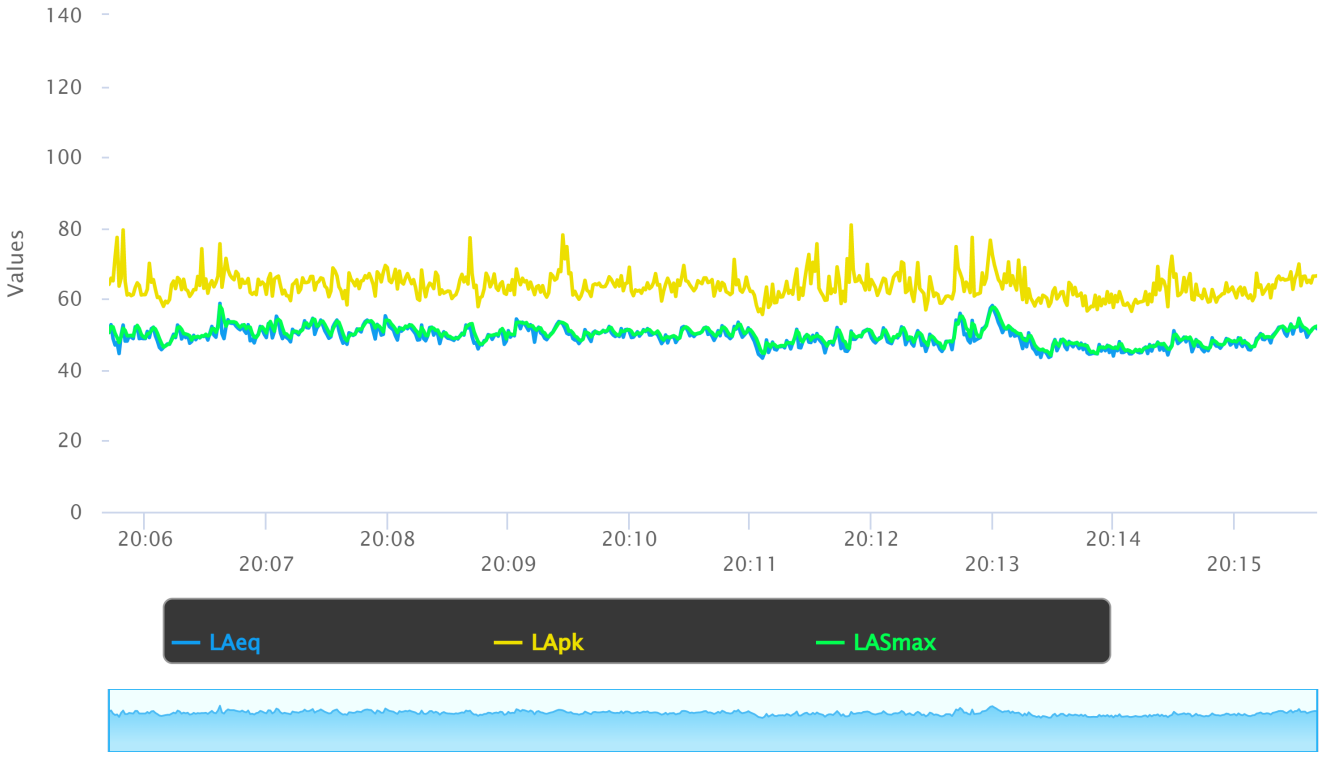
Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	50.0 dB		62.2 dB		--- dB	
$LS_{(max)}$	58.0 dB	2024-06-15 20:06:37	--- dB	None	--- dB	None
$LS_{(min)}$	43.5 dB	2024-06-15 20:11:07	--- dB	None	--- dB	None
$L_{Peak(max)}$	80.8 dB	2024-06-15 20:11:51	--- dB	None	--- dB	None

Overloads	Count	Duration	OBA Count	OBA Duration
	0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	53.1 dB
LAS 10.0	52.2 dB
LAS 33.3	50.4 dB
LAS 50.0	49.5 dB
LAS 66.6	48.5 dB
LAS 90.0	46.2 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-2 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	8:23 PM
Location:	Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion		
Noise Sources:	Ambient from roadway, music, patrons		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
50.1	45.9	56.5	83.0

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	75
Wind (mph):	SSW @ 6 MPH
Sky:	Clear
Bar. Pressure:	29.75
Humidity:	51%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.058.s	Computer's File Name	LxTse_ST-2.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:23:06	Duration	0:10:00.0		
End Time	2024-06-15 20:33:06	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	50.1 dB		
LAE	77.9 dB	SEA	--- dB
EA	6.8 µPa²h		
LA_{peak}	83.0 dB	2024-06-15 20:32:50	
LAS_{max}	56.5 dB	2024-06-15 20:32:59	
LAS_{min}	45.9 dB	2024-06-15 20:29:40	
LA_{eq}	50.1 dB		
LC_{eq}	64.8 dB	LC_{eq} - LA_{eq}	14.7 dB
LAI_{eq}	52.2 dB	LAI_{eq} - LA_{eq}	2.1 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
50.1 dB	50.1 dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	50.1 dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	50.1 dB		64.8 dB		--- dB	
$LS_{(max)}$	56.5 dB	2024-06-15 20:32:59	--- dB	None	--- dB	None
$LS_{(min)}$	45.9 dB	2024-06-15 20:29:40	--- dB	None	--- dB	None
$L_{Peak(max)}$	83.0 dB	2024-06-15 20:32:50	--- dB	None	--- dB	None

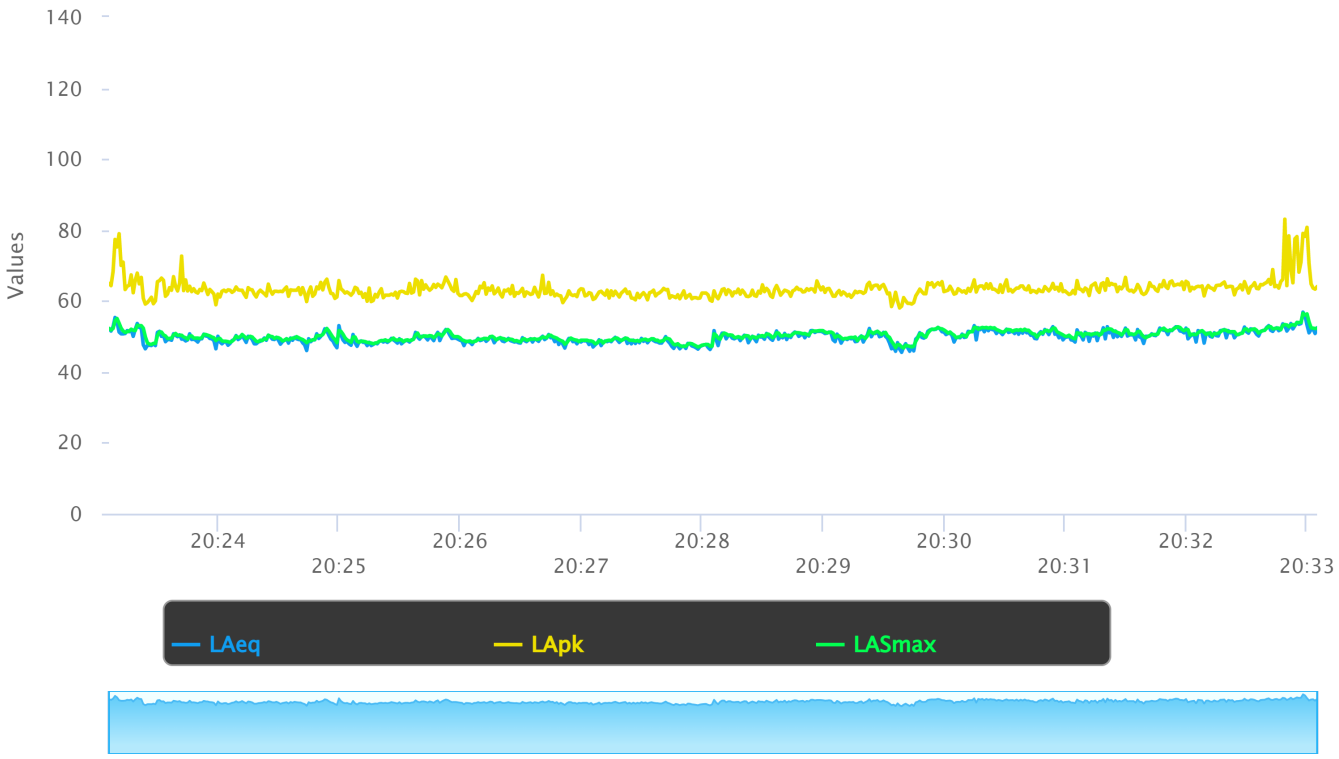
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	52.2 dB
LAS 10.0	51.7 dB
LAS 33.3	50.4 dB
LAS 50.0	49.7 dB
LAS 66.6	49.1 dB
LAS 90.0	48.1 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-3 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	8:41 PM
Location:	East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive		
Noise Sources:	Ambient, event		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
48.7	43.0	55.1	78.8

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	75
Wind (mph):	SSW @ 6 mph
Sky:	Clear
Bar. Pressure:	29.75
Humidity:	51%

Photo:



Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.059.s	Computer's File Name	LxTse_ST-3.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:41:34	Duration	0:10:00.0		
End Time	2024-06-15 20:51:34	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	48.7 dB		
LAE	76.5 dB	SEA	--- dB
EA	4.9 µPa²h		
LA_{peak}	78.8 dB	2024-06-15 20:41:51	
LAS_{max}	55.1 dB	2024-06-15 20:44:48	
LAS_{min}	43.0 dB	2024-06-15 20:41:35	
LA_{eq}	48.7 dB		
LC_{eq}	61.5 dB	LC_{eq} - LA_{eq}	12.8 dB
LA_{Leq}	50.7 dB	LA_{Leq} - LA_{eq}	2.0 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
48.7 dB	48.7 dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	48.7 dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	48.7 dB		61.5 dB		--- dB	
$LS_{(max)}$	55.1 dB	2024-06-15 20:44:48	--- dB	None	--- dB	None
$LS_{(min)}$	43.0 dB	2024-06-15 20:41:35	--- dB	None	--- dB	None
$L_{Peak(max)}$	78.8 dB	2024-06-15 20:41:51	--- dB	None	--- dB	None

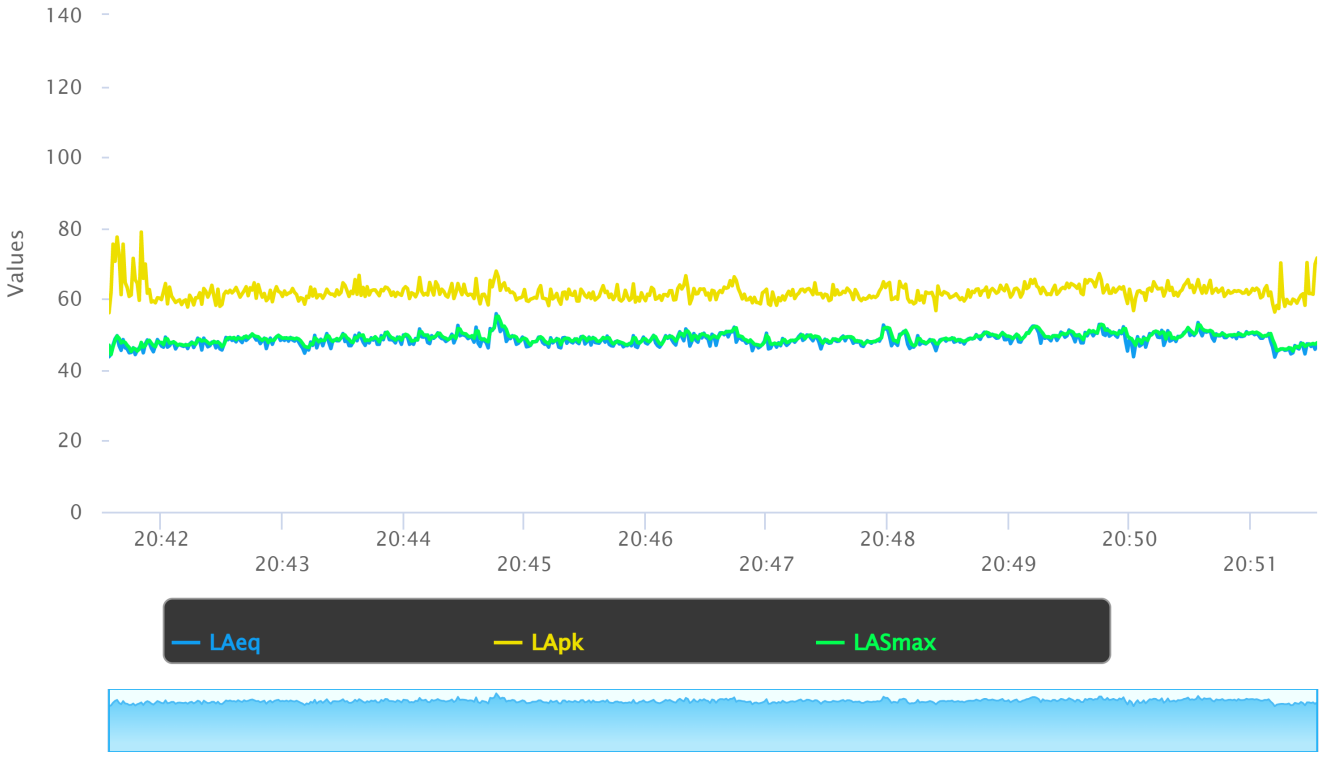
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	50.8 dB
LAS 10.0	50.3 dB
LAS 33.3	49.0 dB
LAS 50.0	48.5 dB
LAS 66.6	47.9 dB
LAS 90.0	46.8 dB

Time History



Noise Measurement Field Data

Project:	Redhawk Golf Course	**Job Number:**	95382005
Site No.:	ST-4 - Event	**Date:**	6/15/2024
Analyst:	Miles Eaton	**Time:**	9:00 PM
Location:	End of driveway, north of the pavilion		
Noise Sources:	Ambient from roadway, music, patrons		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
74.6	66.0	80.8	94.6

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	69
Wind (mph):	SSW @ 5 mph
Sky:	Clear
Bar. Pressure:	29.79
Humidity:	63%

Photo:

Kimley»Horn

Measurement Report

Report Summary

Meter's File Name	ST-1.060.s	Computer's File Name	LxTse_ST-4.ldbin
Meter	LxT SE 0007061	Firmware	2.404
User		Location	
Job Description			
Note			

Start Time	2024-06-15 20:59:46	Duration	0:10:00.0		
End Time	2024-06-15 21:09:46	Run Time	0:10:00.0	Pause Time	0:00:00.0
Pre-Calibration	2024-06-15 14:05:02	Post-Calibration	None	Calibration Deviation	---

Results

Overall Metrics

LA_{eq}	74.6 dB		
LAE	102.4 dB	SEA	--- dB
EA	1.9 mPa²h		
LA_{peak}	94.6 dB	2024-06-15 21:03:07	
LAS_{max}	80.8 dB	2024-06-15 21:03:10	
LAS_{min}	66.0 dB	2024-06-15 21:05:16	
LA_{eq}	74.6 dB		
LC_{eq}	83.8 dB	LC_{eq} - LA_{eq}	9.2 dB
LAI_{eq}	77.4 dB	LAI_{eq} - LA_{eq}	2.8 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LApk > 135.0 dB	0	0:00:00.0
LApk > 137.0 dB	0	0:00:00.0
LApk > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
74.6 dB	74.6 dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	74.6 dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	74.6 dB		83.8 dB		--- dB	
$LS_{(max)}$	80.8 dB	2024-06-15 21:03:10	--- dB	None	--- dB	None
$LS_{(min)}$	66.0 dB	2024-06-15 21:05:16	--- dB	None	--- dB	None
$L_{Peak(max)}$	94.6 dB	2024-06-15 21:03:07	--- dB	None	--- dB	None

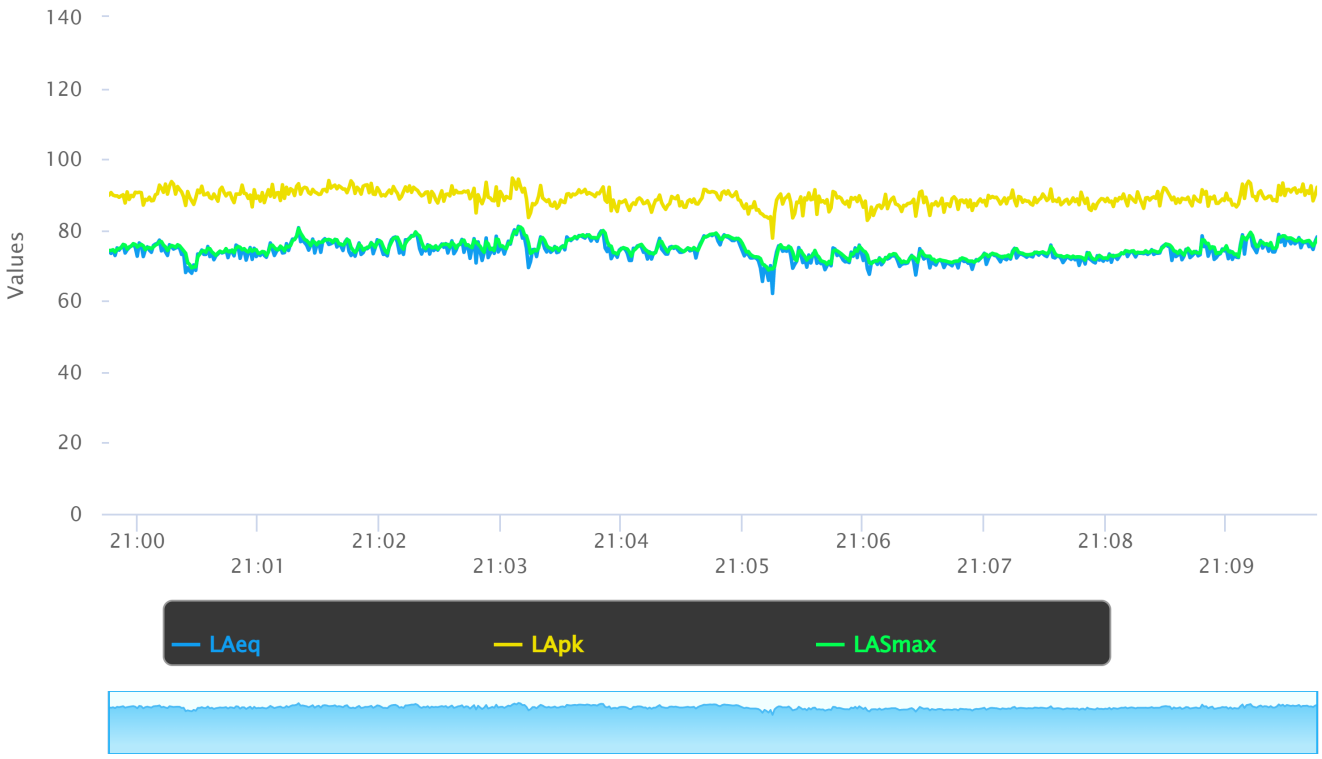
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 5.0	77.9 dB
LAS 10.0	77.2 dB
LAS 33.3	74.9 dB
LAS 50.0	74.0 dB
LAS 66.6	73.1 dB
LAS 90.0	71.1 dB

Time History



SoundPLAN Receiver Locations



Legend

- Receiver

Date 7/10/2024

Length Scale 1:4654

0 25 50 100 150 200 m

Kimley»Horn

Redhawk Golf Course Events

SoundPLAN Receiver Table

No.	Floor	Name	Usage	Direction	Limit Lr,lim [dB(A)]	Single Points Leq,d [dB(A)]
1	G	1	GR		65	62.8
2	G	2	GR		65	61.9
3	G	3	GR		65	61.7
4	G	4	GR		65	59.2
5	G	5	GR		65	56.6
6	G	6	GR		65	59.9
7	G	7	GR		65	62.2
8	G	8	GR		65	61.5
9	G	9	GR		65	64.7
10	G	10	GR		65	61.7
11	G	11	GR		65	61.4
12	G	12	GR		65	56.4
13	G	13	GR		65	49.3
14	G	14	GR		65	50.1
15	G	15	GR		65	50.9
16	G	16	GR		65	53.0
17	G	17	GR		65	49.7
18	G	18	GR		65	51.0
19	G	19	GR		65	43.6
20	G	20	GR		65	45.4
21	G	21	GR		65	45.0
22	G	22	GR		65	44.4
23	G	23	GR		65	31.5
24	G	24	GR		65	38.5
25	G	25	GR		65	38.8
26	G	26	GR		65	39.7
27	G	27	GR		65	51.6
28	G	28	GR		65	54.1
29	G	29	GR		65	52.0
30	G	30	GR		65	49.3
31	G	31	GR		65	48.6
32	G	32	GR		65	49.8
33	G	33	GR		65	50.8
34	G	34	GR		65	53.4
35	G	35	GR		65	53.6

Appendix B

Traffic Memorandum

July 3, 2024

Eric Jones
City of Temecula
Planning Department
41000 Main Street
Temecula, CA 92590

Subject: ***Traffic Memorandum for the Proposed Redhawk Specific Plan Amendment Project in the City of Temecula***

Dear Mr. Jones:

Kimley-Horn and Associates, Inc. has prepared a traffic memorandum to evaluate trip generating characteristics and a qualitative Vehicle Miles Traveled (VMT) assessment of the proposed Redhawk Specific Plan Amendment Project (the "Project").

PROJECT DESCRIPTION

The Project site is located in the southern portion of the City of Temecula (City). The Project proponent is seeking a conditional use permit (CUP) to allow for additional event types to be hosted within the existing Redhawk Golf Course Pavilion. Currently, the Redhawk Golf Course Pavilion is used to host golf-related events. The previous minor modification allowed the existing Pavilion to host up to 144 guests, according to Statement of Operations from the previous minor modification. The golf course is adequately parked with 204 parking stalls total, inclusive of 5 accessible parking stalls. Generally, according to historical operational information provided by the Project Applicant, during events the majority of guests will arrive with multiple people in one vehicle or utilize rideshare services, reducing the demand on parking spaces at the golf course.

The CUP would allow other events similar to the current golf-related events, such as weddings, banquets, birthdays, community outreach events, or any other private events. No new structures are proposed or would be developed as part of the Project. The CUP does not propose changes to the existing hours of operations, lighting, or parking for the Pavilion. Private events would be allowed 7 days per week. Events would continue to be allowed from 3:00 pm to 10:00 pm with all amplified noise ending at 9:45 pm, and subject to the City's noise ordinance.

TRIPS AND TRAFFIC

A summary of the existing golf course operations trip generation is provided in **Table 1, Summary of Existing Project Trip Generation**. Trip generation rates were determined based on data provided by the Project Applicant and the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use designations are limited and may not

encompass the utility of certain land uses, as not enough real-world data have been collected to provide a representative trip rate. The ITE Land Use for golf courses (ITE Code 430) is used. The ITE Trip Generation Manual does not contain trip generation rates for special events. To provide accurate trip generation estimates, the Project Applicant, Redhawk Golf Course, provided information related to the maximum number of attendees allowed during any specific event.

Under the previous minor modification to construct the Pavilion, up to 144 guests were allowed per special event. The previously defined assumption that guests would arrive one to a vehicle would represent 144 one-way trips per event. However, based on information obtained from the project Applicant, most guests arrive via carpool or ride share services and therefore would result in fewer trips per event. To maintain a conservative analysis, a carpool rate of 40 percent is assumed, resulting in 86 trips in and 86 trips out of each event (172 event trips total), with the incoming trips occurring during the evening peak hour. As events are planned to end at 10:00 pm, the outbound trips would not occur during the evening peak hour.

Table 1, Summary of Existing Project Trip Generation

Land Use	ITE Code	Unit	Trip Generation Rates[1]						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Golf Course	430	Holes	30.38	1.39	0.37	1.76	1.54	1.37	2.91
Special Events	N/A	N/A	-	-	-	-	-	-	-

Land Use	ITE Code	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Golf Course		Holes	547	25	7	32	28	25	53
Special Events		N/A	172	0	0	0	86	0	86
Total Project Trips			719	25	7	32	114	25	139

[1] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition.

Project-related traffic would be identical to the existing condition at the Redhawk Golf Course and existing Pavilion. As such, the Project would not increase traffic or trips at the Pavilion for special events; rather, the proposed Project would allow these special events (and associated trips) to be non-golf related events. Further, the Project does not propose an expansion of uses, facilities, or other factors of the existing site that could possibly result in increased intensity of uses and associated trips. Therefore, for the purposes of environmental analysis under the California Environmental Quality Act (CEQA), the Project would not result in an "increase" in daily traffic at the Redhawk Golf Course or its Pavilion during Project operations. Further, special event guests would likely use carpooling or ride sharing services at a greater percentage than that which has been assumed in this Memorandum.

VEHICLE MILES TRAVELED

SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "Level of Service" (LOS) for evaluating transportation projects. OPR has updated guidelines for CEQA and written a technical advisory for evaluating transportation impacts in CEQA and set a deadline of July 2020. OPR has recommended that Vehicle Miles Traveled (VMT) replace also as the primary measure of transportation impacts. OPR Technical Advisory suggests that the City may screen out VMT impact using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Temecula has published the Traffic Impact Analysis Guidelines (May 2020) as recommended guidelines for analyzing transportation impacts of proposed projects. The City provides screening criteria for CEQA VMT analyses for land use projects which consist of seven total criteria. These criteria are:

1) **Small residential and employment projects**
    a. Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips after any alternative modes/location-based adjustments are applied) may be presumed to have a less than significant impact absent substantial evidence to the contrary.
2) **Projects located near a major transit stop/high quality transit corridor**
    a. Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor2 may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may not be appropriate if the project:
        i. Has a Floor Area Ratio of less than 0.75.
        ii. Includes more parking for use by residents, customers, or employees of the project than required by the City.
        iii. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.
3) **Projects located in a VMT efficient area**
    a. A VMT efficient area is any area with an average VMT per service population 15% below the baseline average for the WRCOG region. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per service population that is similar to the existing land uses in the VMT efficient area. Projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary.
4) **Locally serving retail projects**
    a. Local serving retail projects less than 50,000 square feet may be presumed to

have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

5) **Locally serving public utilities**
    a. Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary.
6) **Redevelopment projects with greater VMT efficiency**
    a. A redevelopment project may be presumed to have a less than significant impact if the proposed project's total project VMT is less than the existing land use's total VMT.
7) **Affordable housing**
    a. An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Based on the VMT screening criteria and the assumed trips generated as a result of hosting additional events at the pavilion, the Project would meet criterion one as a small residential and employment project as it would not generate or add new trips in excess of 110 daily trips. Refer to **Table 1**. As previously discussed, the Project is consistent with the existing operations of the golf course special events and Project related traffic would be identical to the existing conditions. Therefore, the Project would not result in an increase in daily traffic or VMT at the Redhawk Golf Course. Further, it is likely that special event guests would carpool or use ride share services at a greater rate than what has been assumed for this Memorandum which would have a further VMT reducing effect. Therefore, the Project would not cause a significant impact with respect to VMT.

Conclusion

Per the City of Temecula's published Traffic Impact Analysis Guidelines, projects that generate or add fewer than 110 daily vehicle trips do not require a VMT analysis and the VMT impact is considered less than significant. The Project would operate consistently with the existing operations and would not add new trips at the Redhawk Golf Course. As such, the Project impacts related to transportation would be less than significant.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Miles Eaton, P.E.

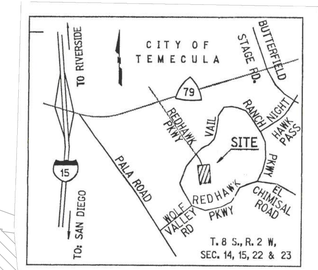
SITE PLAN FOR CONDITIONAL USE PERMIT No. PA23-0251
CITY OF TEMECULA

RAINBOW BRIDGE MANAGEMENT, LLC
PORTION OF PARCEL 1 OF P.M. NO.24387 PMB 164/5-70
IN THE CITY OF TEMECULA CALIFORNIA

OWNER & APPLICANT:
RAINBOW BRIDGE MANAGEMENT, LLC
45100 REDHAWK PARKWAY
TEMECULA, CA, 92592
PHONE: 760-250-1718
ATTENTION: RANDY WOOD
EMAIL: randy@woodmtn.com

CIVIL ENGINEER:
TEMECULA ENGINEERING CONSULTANTS, INC.
29377 RANCHO CALIFORNIA ROAD, STE 202
TEMECULA, CA 92591
TEL: 951-676-1018 FAX: 951-676-2294
CONTACT: MR. STANLEY D. HEATON, PE
EMAIL: stan.heaton@verizon.net

40 20 0 40 80 120
SCALE: 1"=40'



VICINITY MAP

VIA JACA
CAMINO SANTIAGO
CAMINO CARMARGO
VISTA VERDE
CALLE LOS MOCHIS
TR 23063-7 MB 245/63-71 ZONE SP-9 SINGLE FAMILY RESIDENTIAL
TR 23063-5 MB 247/10-17 ZONE SP-9 SINGLE FAMILY RESIDENTIAL
TR 23063 MB 247/54-57 ZONE SP-9 SINGLE FAMILY RESIDENTIAL
PARCEL 1 PM 24387 PM 164/5-20 ZONE SP-9 GOLF COURSE
EX. GOLF COURSE
EX. LS
EX. 3' RETAINING WALL
EX. PARKING
EX. SFH
EX. TRASH ENCLOSURE
EX. MONUMENT SIGN
EX. DRIVEWAY
EXISTING WALKWAY
EXISTING ADMINISTRATION OCCUPANCY: B
EXISTING EVENT PAVILION WEDDING FACILITY OCCUPANCY: A3
EXISTING PROSHOP OCCUPANCY: B
EXISTING CANTINA OCCUPANCY:B
EXISTING MAINTENANCE
WOMEN'S RR
MEN'S RR
LIMITS OF C.U.P.
EX. RETAINING WALL 2'-9' HIGH
N03°55'00"W 272.00'
N52°35'38"W 153.70'
N87°59'33"W 176.37'
N37°45'29"W 299.87'
N25°30'00"E 77.30'
N50°59'04"E 118.35'
N65°16'39"E 86.85'
N25°10'22"W 140.51'
N63°36'02"W 242.61'
N22°34'29"W 192.46'
N06°47'35"W 552.50'
Δ=38°55'37" R=250.00' L=169.85'
N02°46'59"E 22.19'
Δ=29°23'29" R=212.00' L=108.75'
N28°36'29"W 79.81'
Δ=92°11'12" R=48.00' L=77.23'
N30°48'42"E 27.01'
Δ=81°20'51" R=165.00' L=234.26'
N66°59'28"W 55.45'
N68°05'01"E 61.39'
254.5'
262.2'
225.7'
287.3'
R=51'
99.9'
101.2'
27.1'
14.2'
2.8'
41.1'
47.5'
16.8'
15'
51'
35'
18'
28'
26'
25'
30'
8'
6'
12'
EX. DRIVEWAY
EX. DRIVEWAY
18'

DATA TABLE:

APN: 962-040-012
ADDRESS: 45100 REDHAWK PARKWAY
LEGAL DESCRIPTION: PARCEL 1 OF P.M. NO. 24387 PMB 164/5-70
ZONING DESIGNATION: S.P.-9
GENERAL PLAN DESIGNATION: OS
EXISTING LAND USE: GOLF COURSE
PROPOSED LAND USE: GOLF COURSE, EVENT CENTER & WEDDING FACILITY
ACTIVE PERMIT: PP19277

TOTAL GROSS AREA:	355,722	SF,	8.16 ACRES
TOTAL NET AREA:	355,722	SF,	8.16 ACRES
TOTAL EXISTING BUILDING AREA:	13,868	SF,	3.9 %
LOT COVERAGE			
EXISTING BUILDING AREA:	13,868	SF,	3.9%
PAVEMENT/HARDSCAPE AREA:	147,167	SF,	3.4 ACRES, 41.4%
LANDSCAPING AREA:	194,687	SF,	4.5 ACRES, 54.7%

FAR: 0.039

PARKING CALCULATIONS:

ADMINISTRATION OFFICE
NET LEASEABLE AREA: 2,170 S.F. - 1 SPACE/200SF
REQUIRED SPACES: 11

CANTINA:
SERVING AREA: 870 S.F. - 1 SPACE/45 S.F.
REQUIRED SPACES: 19

PROSHOP:
GROSS FLOOR AREA: 2,100 S.F. - 1 SPACE/200 S.F.
REQUIRED SPACES: 10

EVENT PAVILION:
ASSEMBLY AREA: 3,200 S.F. - 1 SPACE/70 S.F.
REQUIRED SPACES: 46

GOLF COURSE:
6 SPACES / HOLE
REQUIRED SPACES: 108

TOTAL REQUIRED SPACES: 194
TOTAL PROVIDED SPACES: 194 (INCLUDES REQUIRED 5 ADA SPACES)

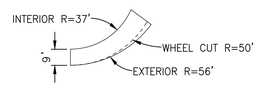
UTILITIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS
TELEPHONE	FRONTIER COMMUNICATIONS
CABLE TV	SPECTRUM
WATER	RANCHO WATER
SEWER	EASTERN MUNICIPAL WATER DISTRICT

BUILDING SUMMARY:

EXISTING ADMINISTRATION OFFICE:	2,578	S.F.
OCCUPANCY: B		
TYPE OF CONSTRUCTION: WOOD FRAME		
NO FIRE SPRINKLERS		
NUMBER OF STORIES: 1		
HEIGHT: 16'		
EXISTING PRO SHOP:	2,450	S.F.
OCCUPANCY: B		
TYPE OF CONSTRUCTION: WOOD FRAME		
NO FIRE SPRINKLERS		
NUMBER OF STORIES: 1		
HEIGHT: 23'		
EXISTING CANTINA:	870	S.F.
OCCUPANCY: B		
TYPE OF CONSTRUCTION: WOOD FRAME		
NO FIRE SPRINKLERS		
NUMBER OF STORIES: 1		
HEIGHT: 16'		
EXISTING MAINTENANCE:	4,100	S.F.
TYPE OF CONSTRUCTION: WOOD FRAME		
NO FIRE SPRINKLERS		
NUMBER OF STORIES: 1		
HEIGHT: 16'		
EXISTING PAVILION:	3,200	S.F.
OCCUPANCY: A3		
TYPE OF CONSTRUCTION: STEEL		
NO FIRE SPRINKLERS		
NUMBER OF STORIES: 1		
HEIGHT: 16'		
TOTAL:	13,198	S.F.

EMERGENCY VEHICLE ACCESS



NOTE:

NO PROPOSED IMPROVEMENTS

EASEMENT NOTES:

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED FEBRUARY 25, 1991 AS INSTRUMENT NO. 61704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, IN INSTRUMENT RECORDED JANUARY 24, 1991 AS INSTRUMENT NO.25792 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINE OR PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, CONNECTIONS AND STRUCTURES IN, OVER, UNDER, UPON, ALONG, THROUGH AND ACROSS THE REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
3. THE EFFECT OF A GRANT OF EASEMENT AND MAINTENANCE COVENANTS EXECUTED BY GREAT AMERICAN DEVELOPMENT COMPANY AND J.M. PETERS COMPANY RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 197707 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR VISUAL FENCING, MAINTENANCE AND ACCESS PURPOSES.

LEGEND

	CONDITIONAL USE PERMIT BOUNDARY
	EXISTING ADA PATH OF TRAVEL
☼	EXISTING 10' PARKING LIGHT
	EXISTING MASONRY WALL
	EXISTING WALKWAYS
	EXISTING LANDSCAPE
SFH	SUPER FIRE HYDRANT
LS	LANDSCAPE
RR	REST ROOM
EX.	EXISTING
FAR	FLOOR AREA RATIO

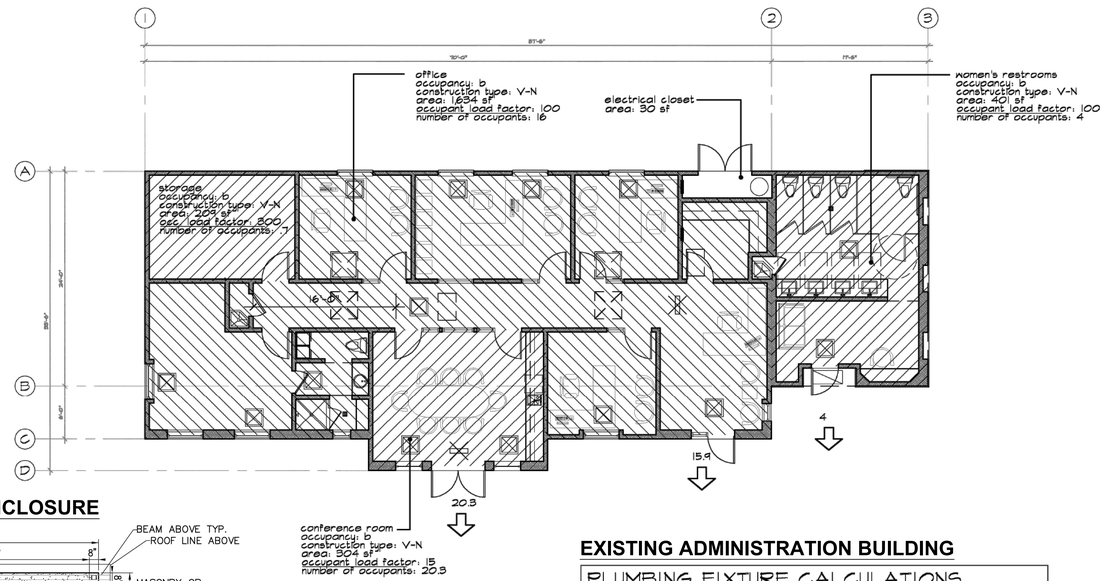
SHEET INDEX

1. SITE PLAN
2. FLOOR PLANS
3. REQUIRED DJ AREA LOCATION

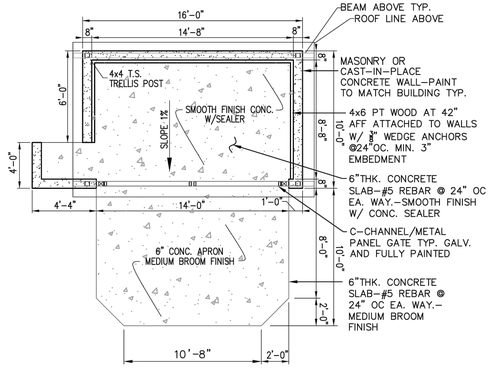
DATE: 5-28-2025 CUP PA23-0251 SHEET 1 OF 3

TEC TEMECULA ENGINEERING CONSULTANTS, INC.
LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
29377 RANCHO CALIFORNIA RD., STE. 202, TEMECULA, CA 92591
* TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 *

DATE	BY	MARK		APPR.	DATE
ENGINEER			REVISIONS		COUNTY
DESIGNED BY: SDH			DRAWN BY:	CHECKED BY: SDH	



EXISTING TRASH ENCLOSURE



EXISTING ADMINISTRATION BUILDING

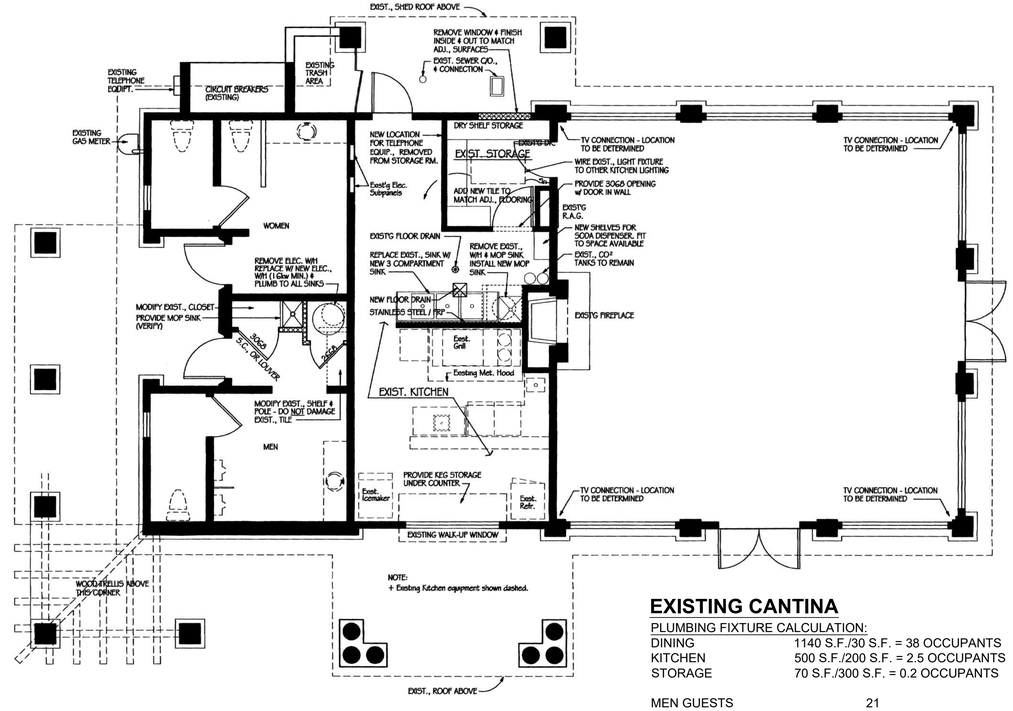
PLUMBING FIXTURE CALCULATIONS

OFFICE.....(2,130 S.F./200 S.F./OCC.)=11 OCCUPANTS

MEN EMPLOYEES.....5.5
WATER CLOSETS REQ'D: 1
LAVATORIES REQ'D: 1

WOMEN EMPLOYEES.....5.5
WATER CLOSETS REQ'D: 1
LAVATORIES REQ'D: 1

NO DRINKING FOUNTAIN REQUIRED

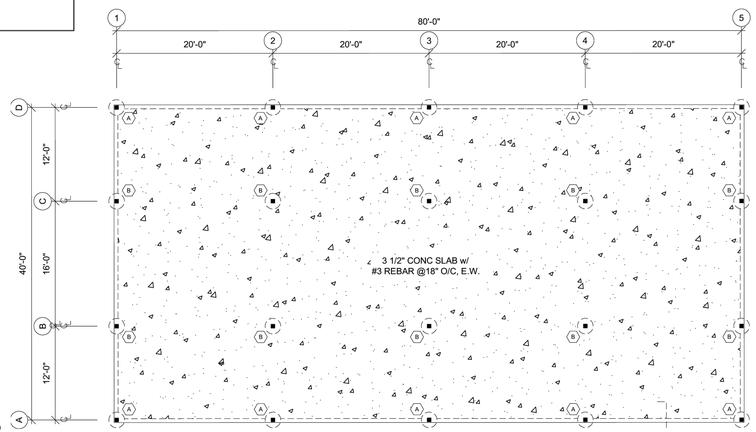


EXISTING CANTINA

PLUMBING FIXTURE CALCULATION:

DINING	1140 S.F./30 S.F. = 38 OCCUPANTS
KITCHEN	500 S.F./200 S.F. = 2.5 OCCUPANTS
STORAGE	70 S.F./300 S.F. = 0.2 OCCUPANTS

MEN GUESTS	21
WATER CLOSESTS REQ'D:	1
LAVATORIES REQ'D:	1
WOMEN GUESTS	21
WATER CLOSESTS REQ'D:	1
LAVATORIES REQ'D:	1

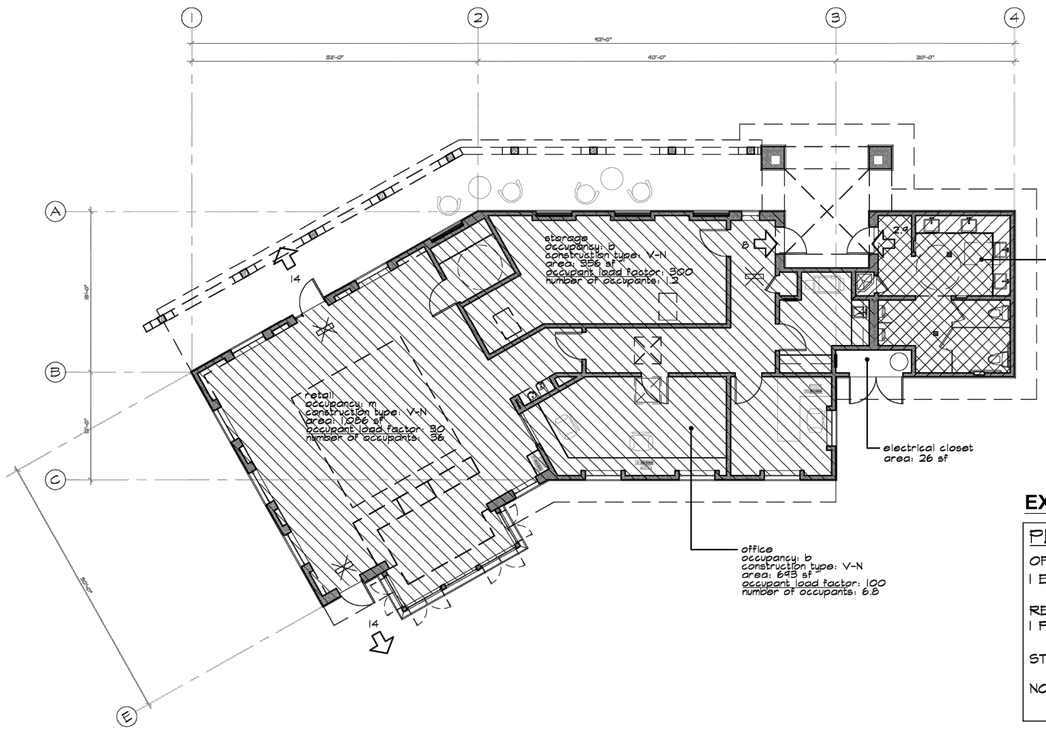


EXISTING EVENT PAVILION

PLUMBING FIXTURE CALCULATION:

ASSEMBLY AREA	3,200 S.F./25 S.F.=130 OCCUPANTS
MEN GUESTS	65
WATER CLOSESTS REQ'D:	2
LAVATORIES REQ'D:	2
WOMEN GUESTS	65
WATER CLOSESTS REQ'D:	2
LAVATORIES REQ'D:	2

1 DRINKING FOUNTAIN REQ'D



EXISTING PROSHOP

PLUMBING FIXTURE CALCULATIONS

OFFICE.....606 S.F./200 S.F. = 3 OCCUPANTS
1 EMPLOYEE UNISEX RESTROOM REQ'D

RETAIL.....841 S.F./200 S.F.=4.2 OCCUPANTS
1 PUBLIC UNISEX RESTROOM REQ'D

STORAGE.....300 S.F./3000 S.F.=0.1 OCCUPANTS

NO DRINKIN FOUNTAIN REQUIRED

PLUMBING FIXTURE FACILITY SUMMARY:

MEN	
TOTAL WATER CLOSESTS REQ'D:	5
TOTAL WATER CLOSESTS PROVIDED:	3
URINALS PROVIDED	2
TOTAL LAVATORIES REQ'D:	5
TOTAL LAVATORIES PROVIDED:	5
WOMEN	
WATER CLOSESTS REQ'D:	5
WATER CLOSESTS PROVIDED:	7
LAVATORIES REQ'D:	5
LAVATORIES PROVIDED:	5
DRINKING FOUNTAIN REQ'D	1
DRINKING FOUNTAIN PROVIDED	1

DATE: 5-28-2025 CUP PA23-0251 SHEET 2 OF 3

TEC TEMECULA ENGINEERING CONSULTANTS, INC.
LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
29377 RANCHO CALIFORNIA RD., STE. 202, TEMECULA, CA 92591
* TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 *

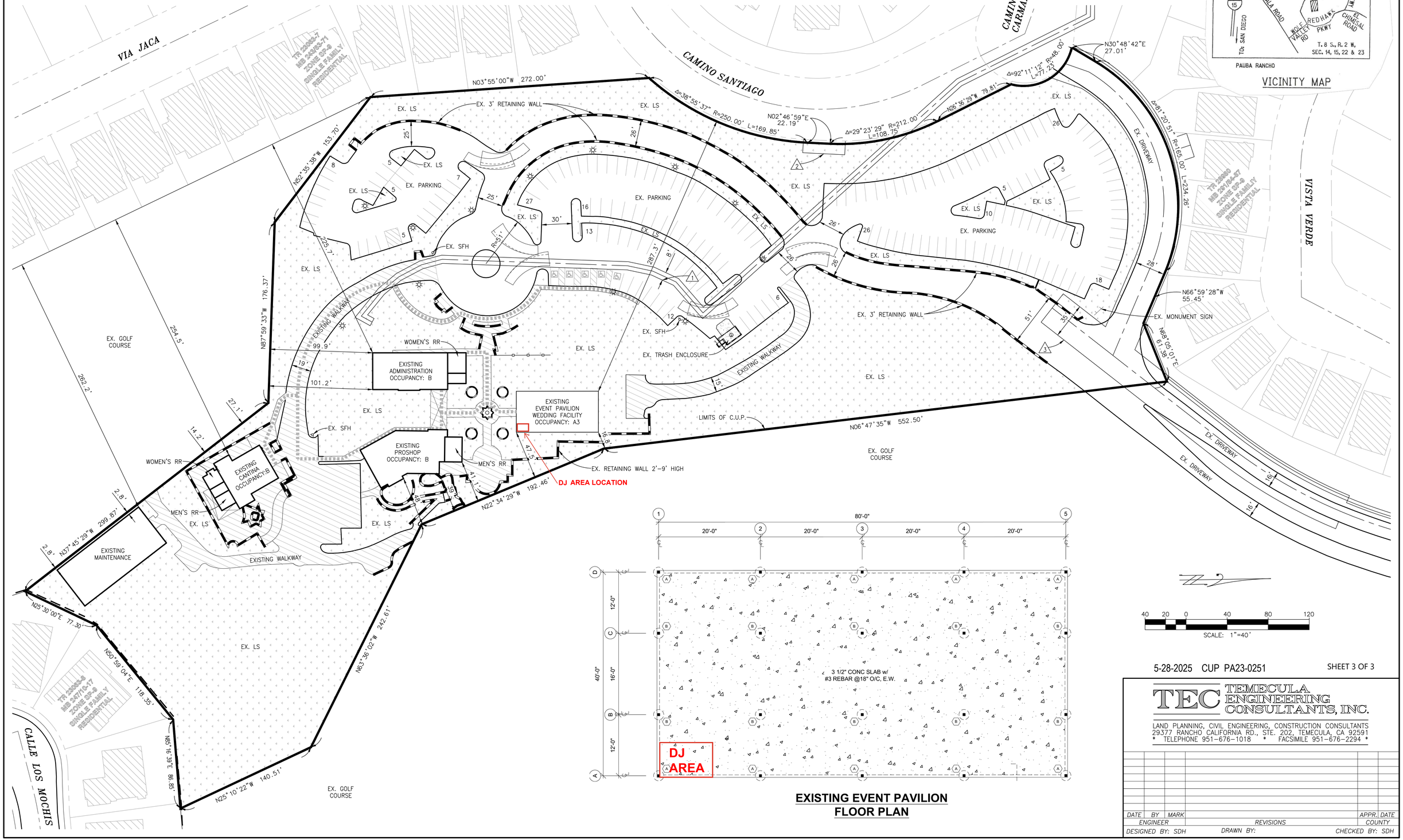
DATE	BY	MARK	REVISIONS	APPR.	DATE
				COUNTY	

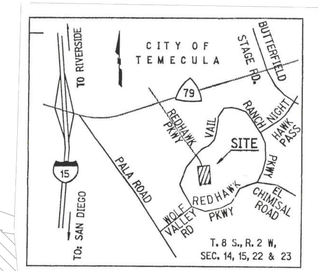
ENGINEER
DESIGNED BY: SDH DRAWN BY: CHECKED BY: SDH

P:\TEC\1100's\1180-1\DWG\1180-1_CUP.dwg, 10/17/2023 11:42:09 AM, DWG To PDF.pc3

CONDITIONAL USE PERMIT No. PA23-0251

REQUIRED DJ SET-UP LOCATION PER APPROVED NOISE STUDY





VICINITY MAP

EXISTING EVENT PAVILION FLOOR PLAN

40 20 0 40 80 120

SCALE: 1"=40'

5-28-2025 CUP PA23-0251

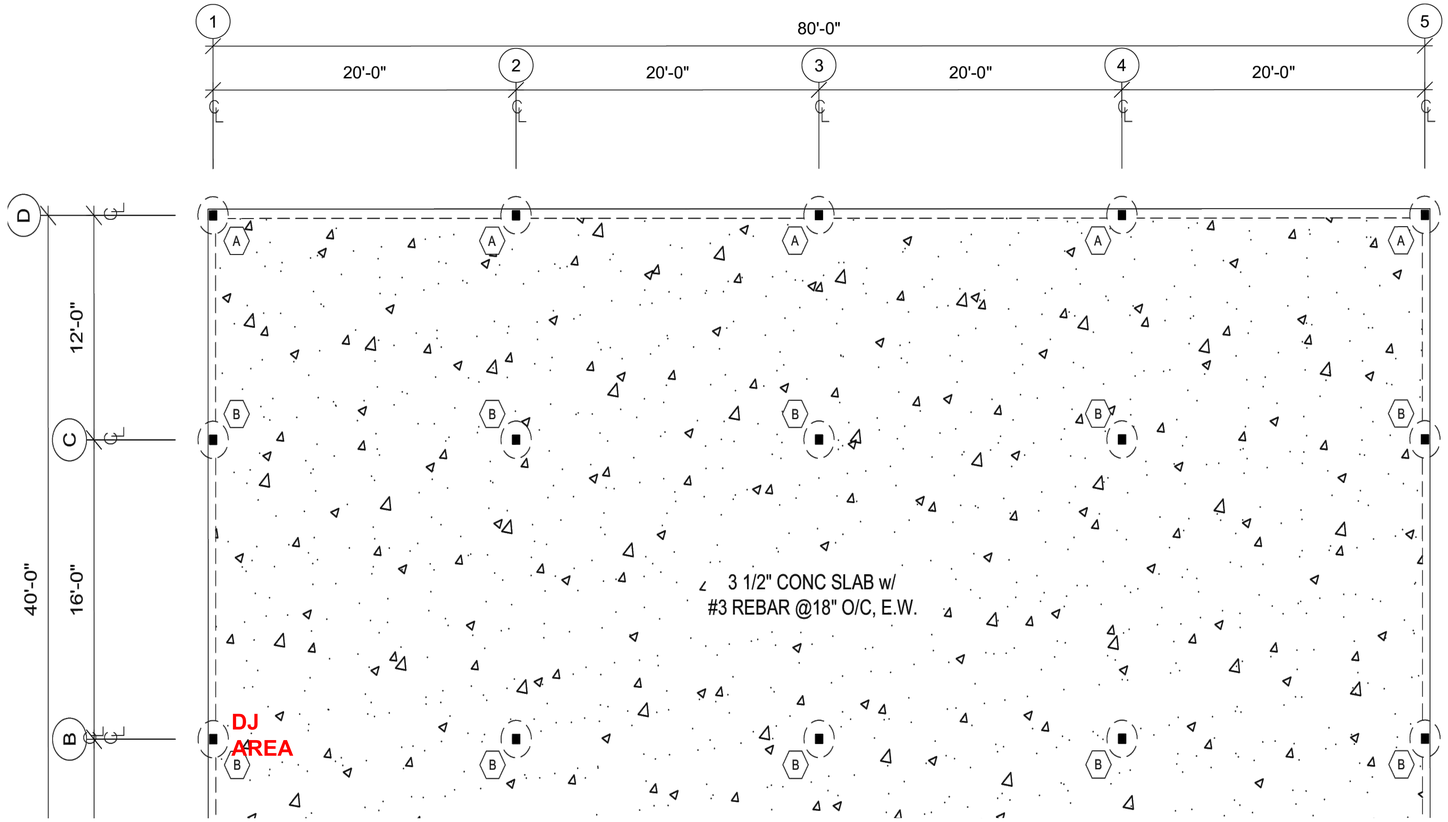
SHEET 3 OF 3

TEC TEMECULA ENGINEERING CONSULTANTS, INC.

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
29377 RANCHO CALIFORNIA RD., STE. 202, TEMECULA, CA 92591
* TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 *

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	
DESIGNED BY: SDH			DRAWN BY:	CHECKED BY: SDH	

P:\TEC\1100's\1180-1\DWG\1180-1_CUP.dwg, 10/17/2023 11:42:06 AM, DWG To PDF.pc3



EXISTING EVENT PAVILION
FLOOR PLAN

Supplemental Correspondence Received
05/06/2026 Public Hearing
Item #3 (PA23-0327, PA23-0251)
CIRCULATION COPIES:
Planning Commission:
Chairperson Turley-Trejo
Vice-Chairperson Hagel
Commissioner Matics
Commissioner Solis
Commissioner Watson
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Ron Moreno (Director of PW)
Valerie Carragan (Sr. Civil Engr.)
Denise Jacobo (Sr. Admin Asst.)
Public Binder Copy
Other(s) Case Planner-Project File

Denise Jacobo

From: Heather Porter [redacted]
Sent: Friday, May 1, 2026 7:27 PM
To: Planning Commission
Subject: Hawks Pointe

CAUTION: This email originated from outside of the organization. Do not click li
unless you recognize the sender and know the content is safe.

City of Temecula Planning Commission

To whom it may concern,

Last month my family was left scrambling to find a location for my brother-in-law's Celebration of Life after his church could not accommodate the service. As a long-time resident of Temecula living in the **Redhawk neighborhood**, it was essential to find a venue worthy of a husband, father, veteran, and friend. Outside of wineries, suitable options were scarce, many were beyond our budget, and few met our accessibility and logistical needs.

We found **Hawks Pointe at Redhawk Golf Club**, and it was immediately clear this was the right place. The venue's **ample parking, accessible restrooms, convenient location, and indoor-outdoor spaces** allowed our family to focus on honoring my brother-in-law rather than managing logistics. The setting was beautiful and familiar—reminding many of us of his wedding just a few years earlier—and the staff, led by **Robbie and his team**, welcomed us in our time of grief and guided the planning with compassion and professionalism.

Hawks Pointe consistently demonstrates responsible event management and a commitment to the community. Allowing events at the golf course supports important local needs:

- **Community gatherings** for memorials, fundraisers, and celebrations
- **Economic support** for local vendors and service providers
- **Safe, accessible spaces** for residents of all ages and abilities
- **Strengthening neighborhood ties** by keeping events local and family-friendly

For these reasons, I respectfully request that the Planning Commission allow Hawks Pointe to continue hosting events at the golf course. Doing so preserves an important community resource that served my family in a moment of need and benefits many others across Temecula.

Thank you for your consideration.

Sincerely Heather Porter

Supplemental Correspondence Received
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Other(s) Case Planner-Project File

May 4, 2026

Maureen O. Jacobsen
[redacted]
Temecula, CA 92592
Email: [redacted]
Phone: [redacted]

City of Temecula Planning Commission
41000 Main Street
Temecula, CA 92590

Subject: SUPPORT FOR CONDITIONAL USE PERMIT ICO HAWK'S POINTE WEDDING VENUE

To Whom It May Concern,

I am a resident of the Redhawk HOA Community and am writing in support of the Conditional Use Permit for Hawk's Pointe Wedding Venue at Redhawk Golf Course, scheduled for consideration on May 6, 2026. I have visited the new venue space and found it to be a beautiful and thoughtfully designed addition to our community. It reflects positively on the Redhawk area and provides an attractive local option for families and couples seeking a wedding venue in Temecula. After seeing the space, I felt comfortable recommending it to friends who are looking for a wedding location.

I have also met with Venue Director Robbie Snider and received outstanding service. He was professional, attentive, and clearly mindful of both guest experience and the surrounding community. My interaction with him reinforced my view that Hawk's Pointe is being managed responsibly and with care.

As a nearby resident, I am aware that music and sound from events can occasionally carry beyond the venue. However, in my experience, the noise has not been disruptive or an annoyance. The activity has been reasonable and consistent with a well-managed event venue.

I understand that some residents have raised concerns about neighborhood compatibility. In my view, Hawk's Pointe is compatible with the character of the Redhawk community. Located within an established golf course setting, gatherings and celebrations are a natural fit for the property and enhance the area by making productive use of an existing community destination.

Hawk's Pointe is a valuable addition to our community. It supports local business, strengthens the reputation of the Redhawk area, and offers residents another high-quality venue option. I respectfully encourage the City of Temecula to approve the Conditional Use Permit and allow Hawk's Pointe Wedding Venue to continue operating in its new event space.

Thank you for your consideration.

Sincerely,

Maureen O. Jacobsen

May 5, 2026

Dear Temecula Planning Commission,

I am writing to express my strong support for Red Hawk Golf Club and the meaningful role it plays within our community.

Red Hawk Golf Club is far more than a golf course—it is a beautiful and welcoming venue that serves as a valuable resource for residents throughout Temecula. Having access to such a well-maintained and inviting space enhances the quality of life for our community as a whole. It provides a place not only for recreation, but also for gathering, celebration, and connection.

In particular, the benefit to the Red Hawk community cannot be overstated. Having such a lovely venue nearby offers residents a unique opportunity to come together in a setting that feels both special and accessible. It fosters a sense of pride and belonging that is difficult to replicate.

I would also like to express deep appreciation for Robbie Snyder's generosity and community spirit. His willingness to donate the space for high school sports banquets, teachers' retirement dinners, and other meaningful events speaks volumes about his commitment to building community. These gestures go beyond simple hospitality—they create lasting memories and provide a beautiful setting where people can honor achievements, celebrate milestones, and recognize one another.

Red Hawk Golf Club stands as a shining example of how a local venue can positively impact a community. Its presence enriches Temecula, strengthens neighborhood connections, and reflects the values of generosity and togetherness that make this area so special.

Thank you for considering my support.

Sincerely,

Annalisa Bujas

Annalisa Bujas
[redacted]
Temecula, CA 92592
[redacted]

Supplemental Correspondence Received
05/06/2026 Public Hearing
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Denise Jacobo (Sr. Admin Asst.)
Public Binder Copy
Other(s) Case Planner-Project File

From: Caroline Del Mazzio
To: Planning Commission
Subject: Fwd: Letter of Support- Hawk"s Pointe
Date: Wednesday, May 6, 2026 9:49:48 AM

CAUTION: This email originated from outside of the organization. Do not click open attachments unless you recognize the sender and know the content is safe.

Dear City of Temecula Planning Commission,

I am writing to express my support for the Hawk's Pointe venue located within the Redhawk Golf Club. I understand that a small number of community members have voiced concerns about Hawk's Pointe operating as an event space, and I would like to share my perspective as a long-time Redhawk resident who values both our neighborhood and our local businesses.

I am a second-generation homeowner in Redhawk; my in-laws built our home in 1993 during the early development of the community. Over the years, we have watched Temecula grow and evolve, and the Redhawk Golf Club, along with its iconic waterfall, has remained a central and cherished part of our neighborhood identity.

The primary concerns I have heard regarding Hawk's Pointe involve potential increases in noise and traffic. While these concerns are understandable, they do not reflect my experience as a resident living approximately 0.8 miles from the Golf Club. The venue is situated deep within the "Redhawk/Vail Loop," surrounded by greenway and natural buffers that help contain sound. Additionally, Hawk's Poinet is required to follow the City of Temecula's established noise regulations, and the Golf Club has consistently demonstrated itself to be a respectful and responsible member of the community. I am confident they will continue to uphold these standards.

Regarding traffic, the design of the Redhawk/ Vail Loop—thanks to thoughtful original city planning—supports a smooth and logical flow of traffic. Hawk's Pointe also has ample on-site parking, which further minimizes any potential impact on surrounding streets. Based on the venue's location, layout, and available infrastructure, I do not anticipate traffic becoming an issue.

As the original generation of Redhawk and Temecula homeowners gradually transitions, it is important that we continue to support the local businesses that contribute to the vitality of our community. Hawk's Pointe has the potential to serve not only as a wedding venue, but also as a space for school dances, sports banquets, community celebrations, and other events that strengthen our connection as neighbors.

Thank you for your time and consideration. I hope you will view Hawk's Pointe as an asset to South Temecula and a positive addition to the community we all care deeply about.

Warm regards,

Caroline Del Mazzio

From: **Claudia Candray - TVEA Membership** [redacted]
Subject: Letter of Appreciation
Date: May 5, 2026 at 9:07 PM
To: PlanningCommission@temecula.gov
Bcc: [redacted]



May 5, 2026

Redhawk Golf Course Cup

Subject: Thank You for Your Generous Support of TVEA Recognition and Retirement Ceremony

Dear Robbie Snider,

On behalf of Temecula Valley Educators Association (TVEA), I would like to extend my sincerest gratitude for your generous sponsorship of this year's Temecula Valley Educators Association (TVEA) Recognition and Retirement Ceremony

Your support played a pivotal role in the success of our retirement party for over 48 educators from Temecula Valley Unified School District. Thanks to your contribution of allowing us to use your venue, we were able to honor, recognize and celebrate a lifetime of dedicated individuals who have served our community for decades here in the Temecula Valley.

It is partners like Redhawk Golf Course Cup that allow us to continue to recognize, honor and celebrate the dedication of our certificated staff. Temecula Valley Educators Association (TVEA) is proud to consider the Redhawk Golf Course Cup a valuable partner in our community who is willing to give back to the community.

We would be honored to attach a few photos from the event so you can see the direct impact your support had on the educators of this community. We look forward to the possibility of working together again in the future.

With deep appreciation,

Claudia Candray

TVEA Membership Coordinator

TEMECULA VALLEY EDUCATORS ASSOCIATION

May 5, 2026

To Whom It May Concern,

I am excited to endorse the venue Hawks Pointe at the Red Hawk Golf Club. As educators throughout Temecula, this venue is a resource to the families, students, and larger community. There are few venues that commit to serve the community at large by providing a space to gather and celebrate the accomplishments of the students that are residents and from the surrounding area.

This venue adds value to the Redhawk Community by providing a safe and reasonable space for community members to hold their events without traveling deep into wine country and competing with out of town visitors and out of reach pricing. That is important for student and family groups who are celebrating milestones!

The Temecula Valley Educators Association appreciates the opportunity to partner with a venue and community that values its residents and community members. This venue takes the opportunity to emphasize and highlight the roots it has grown in the larger Temecula community, by investing in the heart of our community, our students.

Sincerely,

Edgar Díaz
TVEA President

Supplemental Correspondence Received
05/06/2026 Public Hearing Item #3 (PA23-0327, PA23-0251)
CIRCULATION COPIES:
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Valarie Carragan (Sr. Civil Engr.)
Denise Jacobo (Sr. Admin Asst.)
Public Binder Copy
Other(s) Case Planner-Project File

Temecula Valley Educators Association
29377 Rancho California Rd Suite 206, Temecula, CA 92591

From: **Vivi Souvanlasy** [redacted]
Subject: RedHawks GolfCourse CUP
Date: May 5, 2026 at 8:33 PM
To: PlanningCommission@temecula.gov

Dear Planning Commission,

I am writing to express my support for the Conditional Use Permit (CUP) application on behalf of Robbie Snider for the proposed event venue at Redhawk Golf Course.

This venue represents a valuable resource for local residents. Having a well-managed, thoughtfully designed event space within the community provides a convenient and accessible location for weddings, celebrations, and gatherings without requiring residents to travel outside the area. It offers families and neighbors a place to come together, celebrate milestones, and build stronger community connections in a setting that is both and appropriately planned.

In addition, the venue brings meaningful benefits to the broader Temecula community. It supports local economic activity by attracting events that utilize nearby vendors, caterers, florists, and small businesses. This type of development enhances Temecula's reputation as a destination for events while keeping revenue within the local economy. It also creates opportunities for local employment and partnerships.

Importantly, the proposed location within Redhawk Golf Course appears to have been carefully considered. With ample parking and a setting that is set back within the property, the design helps minimize potential impacts such as noise or congestion for surrounding residents. This balance between functionality and respect for the neighborhood is a key strength of the proposal.

Finally, the addition of this venue adds value to the Redhawk community itself. It enhances the usability and appeal of an existing asset, contributes to property value stability, and offers a shared amenity that residents can take pride in. Thoughtful enhancements like this help communities remain vibrant, relevant, and connected.

For these reasons, I respectfully encourage the Planning Commission to approve the Redhawk Golf Course as an event venue.

Thank you for your time and consideration.

Sincerely,

Vivi Souvanlasy
Temecula School Teacher

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Supplemental Correspondence Received
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Ron Moreno (Director of PW)
Valerie Carragan (Sr. Civil Engr.)
Denise Jacobo (Admin Asst.)
Public Binder Copy
Other(s) Case Planner-Project File

From: Brandon Rabidou <brandon.rabidou@temeculaca.gov>
Sent: Tuesday, February 3, 2026 12:45 PM
To: Eric Jones <eric.jones@temeculaca.gov>; Denise Jacobo <denise.jacobo@temeculaca.gov>; Scott Cooper <scott.cooper@temeculaca.gov>
Subject: FW: Request a NO Vote for Amendment to Redhawk Specific Plan

Please include.

Brandon Rabidou
Assistant Director of Community Development
City of Temecula
(951) 506-5142
brandon.rabidou@TemeculaCA.gov
TemeculaCA.gov
Please note that email correspondence with the City of Temecula, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Aaron Adams <aaron.adams@temeculaca.gov>
Sent: Tuesday, February 3, 2026 12:45 PM
To: Brandon Rabidou <brandon.rabidou@temeculaca.gov>
Subject: FW: Request a NO Vote for Amendment to Redhawk Specific Plan

Aaron Adams
City Manager
City of Temecula
(951) 694-6419
aaron.adams@TemeculaCA.gov
TemeculaCA.gov
Please note that email correspondence with the City of Temecula, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Stacey Brown <stacey.brown@temeculaca.gov>
Sent: Tuesday, February 3, 2026 9:30 AM
To: Matt Rahn <matt.rahn@TemeculaCA.gov>; Aaron Adams <aaron.adams@temeculaca.gov>; Kevin Hawkins <kevin.hawkins@temeculaca.gov>; Luke Watson <luke.watson@temeculaca.gov>; Matt Peters <matt.peters@temeculaca.gov>; Betsy Lowrey <betsy.lowrey@temeculaca.gov>
Cc: Luisa Saylor <luisa.saylor@temeculaca.gov>
Subject: Request a NO Vote for Amendment to Redhawk Specific Plan

Mr. Steve Schwartz, TVUSD School Board Member, called asking for MPT Rahn, then asked for the City Manager (in a meeting at the time), and finally (speaking quickly and sounded angry) said like he would like his message to vote “no” for events at Redhawk to be forwarded to the entire City Council. I recall Mr. Schwartz also said he has lived in Redhawk for 22 years and does not want the noise at night.

Upon my research, I believe Mr. Schwartz may be speaking of the February 4, 2026, Planning Committee Meeting Agenda Item 2 (see screenshot below).

Caller ID Phone: [redacted]

2. (Continued from the Planning Commission meetings of October 15, 2025, November 19, 2025, and January 7, 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, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO.

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)

PC RESOLUTION NO.

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

Stacey Brown
Senior Office Specialist
City of Temecula
(951) 694-6413
stacey.brown@TemeculaCA.gov
41000 Main St., Temecula, CA 92590

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Supplemental Correspondence Received
02/04/2026 Public Hearing
Item #2 (PA23-0327, PA23-0251)
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Denise Jacobo (Admin Asst.)
Public Binder Copy
Other(s) Case Planner-Project File

-----Original Message-----
From: Sandi Kimmel [redacted]
Sent: Tuesday, February 3, 2026 10:38 AM
To: Zak Schwank <Zak.Schwank@temeculaca.gov>;
Jessica Alexander <Jessica.Alexander@TemeculaCA.gov>;
James Stewart <James.Stewart@TemeculaCA.gov>;
Matt Rahn <matt.rahn@TemeculaCA.gov>
Cc: Council Assistant <council.assistant@temeculaca.gov>
Subject: Redhawk Golf Course, Event Pavillion

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Esteemed Members of the City Council:

I am writing to ask for your assistance on an issue that is very close to home, literally.

For the past 23 years, I have lived in Redhawk right above the waterfall, enjoying my beautiful, peaceful neighborhood. My backyard is a stone's throw from the Redhawk Golf Course parking lot, and aside from the occasional noise from a live band when there has been a tournament event at the course, I have had no complaints. Until now.

I attended the public meeting in October regarding the permit for the golf course to expand the range of uses for the pavilion for all kinds of events, including weddings, banquets, meetings, corporate events and other private events. There were many residents attending, voicing their opposition. No one wants the golf course to default and close, but neither do we want the disruption that is already apparent. We were promised that the events would end by 9 PM, and that the speakers would face down to mitigate the sound transmitting through the neighborhood. I left that meeting with high hopes.

Unfortunately, there have already been loud parties with music heard throughout the neighborhood. While they might have been within the city's noise ordinance level, they were totally unacceptable in my backyard. I am not the only resident who talked about it or called Randy Woods.

Though I cannot attend the meeting tomorrow morning, February 4, due to a prior commitment, I do want to go on the record as being adamantly opposed to this plan. Not only does the noise from the golf course carry long distances, but the noise after the events continues as inebriated participants continue their partying into the parking lot. There is often yelling, revving engines, and other disruptive sounds that can be heard even through closed windows.

I moved to Redhawk because it promised to be the kind of neighborhood that would be respectful of the needs of the residents. I absolutely did not choose to live in a commercial area next to a popular event venue. Please deny the golf course this permit.

Thank you for your attention to this matter and I so appreciate your consideration.

Sincerely,
Sandi Kimmel
[redacted]
Temecula, CA 92592
[redacted]

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Public Binder Copy
Other(s) Case Planner-Project File

-----Original Message-----
From: Aaron Adams <aaron.adams@temeculaca.gov>
Sent: Tuesday, February 3, 2026 12:12 PM
To: Steve Schwartz [redacted]
Cc: Luke Watson <luke.watson@temeculaca.gov>; Matt Peters <matt.peters@temeculaca.gov>; Brandon Rabidou <brandon.rabidou@temeculaca.gov>; Randi Johl <randi.johl@temeculaca.gov>
Subject: RE: Redhawk

Mr. Schwartz- email received and I will make sure your concerns are logged as part of the public record for the Planning Commission meeting scheduled tomorrow.

Regards,

-----Original Message-----
From: Steve Schwartz [redacted]
Sent: Tuesday, February 3, 2026 9:52 AM
To: Aaron Adams <aaron.adams@temeculaca.gov>
Subject: Redhawk

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I'm just calling to express my concern about allowing Redhawk to have weddings and other events at night on the golf course. A month or so ago I don't remember the exact date there was a trial and the noise was horrendous and it was after 10 o'clock at night. If you're gonna allow them to have events, they should end by 8 o'clock at the latest. Unfortunately, I can't come to the meeting as I am on the school board and I have a School Board meeting at the same time. Thank you.

Sent from my iPhone

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From: Marcel Tsai [redacted]
Sent: Tuesday, September 30, 2025 4:50 PM
To: Eric Jones <eric.jones@temeculaca.gov>
Subject: Opposition to Case Nos. PA23-0251 and PA23-0327 – Redhawk Golf Course Wedding/Special Event Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Eric,

Thank you for allowing our voices to be heard. Please see my formal opposition letter to the Planning Commission below.

In short, please imagine this proposal borders right on your backyard. Would you be okay with weddings and events taking place right behind your home three days a week, from noon to 9 p.m.? The noise and crowds would seriously disrupt your weekends among other peace, safety, and property rights concerns.

To: Temecula Planning Commission
41000 Main Street
Temecula, CA 92590

Dear Planning Commissioners,

I am a homeowner whose backyard directly borders the Redhawk Golf Course. My address is 45408 Calle Los Mochis, Temecula Redhawk. I am writing to express my strong opposition to the proposed Specific Plan Amendment and Conditional Use Permit that would allow weddings and special events at the golf course (Case Nos. PA23-0251 and PA23-0327).

The proposal would permit events from 12:00 p.m. to 9:00 p.m., up to three days per week. While I understand the applicant's interest in diversifying operations, this plan poses serious and ongoing impacts for residents living adjacent to the course.

My primary concerns are:

- Noise: Amplified music, microphones, and large gatherings will disrupt the quiet enjoyment of nearby homes and backyards.

- Frequency: Up to three events per week, often on weekends, will subject residents to recurring disturbances.
- Traffic and Parking: Large events will increase congestion and may push overflow parking into surrounding neighborhoods.
- Neighborhood Character & Property Values: Converting a golf course into an event center undermines the residential character of Redhawk and risks diminishing property values.

For these reasons, I strongly urge you to deny this proposal. Please protect the peace, safety, and property rights of the community.

Thank you for your attention and for considering the voices of residents who will be most directly affected.

Respectfully,

Marcel Tsai
[redacted]
Temecula CA, 92592

Supplemental Correspondence Received
02/04/2026 Public Hearing
Item #2 (PA23-0327, PA23-0251)
CIRCULATION COPIES:
Planning Commission:
Chairperson Turley-Trejo
Vice-Chairperson Hagel
Commissioner Matics
Commissioner Solis
Commissioner Watts
City Staff:
Matt Peters (Director of CD)
Brandon Rabidou (Asst. Dir. of CD)
Scott Cooper (Principal Planner)
Maricela Marroquin (Asst. City Attorney)
Ron Moreno (Director of PW)
Valerie Carragan (Sr. Civil Engr.)
Denise Jacobo (Admin Asst.)
Public Binder Copy
Other(s) Case Planner-Project File

From: Wm Kelley
Sent: Wednesday, November 19, 2025 1:26 PM
To: Eric Jones <eric.jones@temeculaca.gov>
Subject: Response to RedHawk golf course Proposal for Special Event Outdoor Pavilion Use. Case No. PA23-0251 and PA23-0327

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Eric,

I am not sure if I will be able to attend the meeting tonight due to health reasons however I wanted you to have this information.
I am in favor of the proposed RedHawk golf course special event pavilion which can be an asset to the community if the homeowners concerns outlined below are addressed. Please note that RedHawk golf course management has been very cooperative and demonstrates a willingness to address any issues that arise with a sense of urgency.

Per our previous conversation, the major concern from homeowners has been the noise levels of the events. Attached below are voice recordings taken on 10/25/25 from inside my home on Tiburcio Drive which is across from the RedHawk golf course outdoor open air pavilion.

This is one recorded example however there have been other events at the pavilion with similar noise levels.

Homeowners in close proximity to this outdoor open air pavillion do not want the possibility of potentially having to hear this level of noise on Friday, Saturday and Sunday from 12pm to 9pm every weekend. Even if a noise meter determines it is at the noise level approved by the city, the echo across the sloped terrain tends to amplify the sound. The community just wants to maintain the residential quality of life we all value. A safe and peaceful community was a major determining factor in us investing in a home in the RedHawk community.

Not being able to open your windows or enjoy your outdoor space in relative peace is of major concern. Our homeowners request for your consideration, the following suggested options to mitigate our noise level and safety concerns.

1). Lower the noise level standard, limit the number and/or direction of speakers, no commercial disc jockey, rave or concert level equipment allowed, install sound baffling, enclose the space and any other proposals that will mitigate the noise and reverberations.

2). Homeowners would like to confirm that there is on site supervision from RedHawk golf course event management at all events and that homeowners be given a phone number to contact RedHawk Golf course onsite event management directly should any issues arise during an event.

I am in favor of this proposal if mitigation options are addressed.
We appreciate your attention to our communities concerns. Please feel free to contact me if you need clarification or additional feedback.

Respectfully,
William Kelley
President
The Fairways at RedHawk Homeowners Association

Sent from my iPhone

Supplemental Correspondence Received
02/04/2026 Public Hearing
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Ron Moreno (Director of PW)
Valerie Carragan (Sr. Civil Engr.)
Denise Jacobo (Admin Asst.)
Public Binder Copy
Other(s) Case Planner-Project File

From: Marcel Tsai [redacted]
Sent: Tuesday, December 23, 2025 3:48 PM
To: Eric Jones <eric.jones@temeculaca.gov>
Subject: Re: Redhawk Golf Course

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Eric,

Merry Christmas and happy holidays!

Thank you for hearing me out and for including our community's voices, including my formal opposition letter, in the Planning Commission packet.

Unfortunately, the February 4, 2026 hearing at 10:00 a.m. is not workable, as it falls during standard work hours for me and perhaps many directly impacted residents.

Our request is straightforward and common sense. The proposal would allow weddings and special events immediately adjacent to residential backyards with the following frequency:

- **Up to 3 events per week**
- **Up to 9 hours per event (12:00 p.m. – 9:00 p.m.)**
- **Up to 27 hours of event activity per week**
- **Approximately 12 events per month**
- **Over 150 events per year**

Most homeowners would not consider recurring amplified music, large crowds, and event traffic just feet from their homes to be reasonable—particularly on weekends.

We hope the Commission will seriously consider the ongoing impacts to neighborhood peace, safety, and property rights.

Thank you for your time. And wishing you much warmth, peace, and joy this holiday season.

Best regards,

Marcel

Get Outlook for iOS

City of Temecula
Community Development
41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclkrec.com

Date

Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Notice of Determination for Planning Application Nos. PA23-0327, an amendment to the Redhawk Specific Plan to provide a revision to uses 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. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a receipt in the amount of $2,966.75 for the County Administrative fee to enable the City to file the Notice of Determination for a Mitigated Negative Declaration. The City of Temecula is paying the $50.00 filing fee under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a $25.00 filing fee.

Please email a copy of the Notice of Determination within five working days after the 30-day posting to the email listed below.

Should you have any questions regarding this matter, please contact Eric Jones at (951) 506-5115 or email at eric.jones@TemeculaCA.gov

Sincerely,

Matt Peters
Director of Community Development

Attachments: Notice of Exemption Form
Electronic Payment - Filing Fee Receipt

City of Temecula
Community Development
Planning Division **Notice of Determination**

TO: County Clerk and Recorders Office
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

FROM: Planning Division
City of Temecula
41000 Main Street
Temecula, CA 92590

SUBJECT: Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code

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State Clearinghouse No.: 2025061421

Project Title: Redhawk Specific Plan Amendment and Conditional Use Permit

Project Location: Located at 45100 Temecula Parkway

Project Description: PA23-0327, an amendment to the Redhawk Specific Plan to provide a revision to uses 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.

Lead Agency: City of Temecula, County of Riverside

Contact Person: Eric Jones **Telephone Number:** (951) 506-5115

This is to advise you that the City Council for the City of Temecula has approved the above-described project on _____, 2026 and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That a Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Program was adopted for this project.
5. A Statement of Overriding Consideration was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and based on an initial study, it has been determined the project will not have a significant impact on the environment; therefore, a Mitigated Negative Declaration has been prepared for the project.

A Mitigated Negative Declaration (MND) was prepared under staff's direction by Kimley-Horn and was distributed to responsible agencies, interested groups, and organizations. The Draft MND was made available for public review and comment for a period of 30 days. The public review and comment period for the Draft MND commenced on June 30, 2025, and concluded on July 30, 2025. Notices were mailed to surrounding property owners, a sign was placed on the property, and a notice was placed in the local paper to provide the 30-day noticing period for the public. The City of Temecula received two written comments and responded to each comment in the Final MND, which includes all timely received written comments and responses thereto. Comments were provided by Southern California Gas Company and Riverside Transit Agency.

The environmental analysis identified 19 areas where impacts were found to be less than significant or had no impact at all. These areas are: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Service, Recreation, Transportation, Tribal Cultural Resources Utilities and Service Systems, and Wildfire. The MND recommends a feasible mitigation measure for those environmental impacts that can be mitigated to a less than significant impact. This mitigation is located in the following area: Noise.

This is to certify that the Negative Declaration with comments, responses, and record of project approval is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California 92590.

Signature: _____ Date: _____

Matt Peters
Director of Community Development

Date received for filing at the County Clerk and Recorders Office:

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case Nos.: PA23-0327 and PA23-0251

Applicant: Robbie Snider with Hawk's Pointe (Redhawk Golf Course)

Location: 45100 Temecula Parkway

Proposal: PA23-0327, an amendment to the Redhawk Specific Plan to allow a wedding and special event center to be 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.

Environmental Action: Mitigated Negative Declaration w/ Monitoring Plan

PLACE OF HEARING: **41000 Main Street, Temecula, CA**
City of Temecula, Council Chambers

DATE OF HEARING: **May 26, 2026**

TIME OF HEARING: **3:00 PM**

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Eric Jones, City of Temecula Community Development Department, (951) 506-5115 or eric.jones@temeculaca.gov.

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: May 26, 2026

SUBJECT: Approve Preferred Traffic Striping Configuration for the Pauba Road Pavement Rehabilitation Project, PW25-05

PREPARED BY: Nick Minicilli, Principal Civil Engineer
Erick Escobedo, Associate Civil Engineer

RECOMMENDATION: That the City Council select and approve a preferred striping alternative for Pauba Road, between Margarita Road and Ynez Road, to be implemented as part of the Pauba Road Pavement Rehabilitation Project, PW25-05.

BACKGROUND: On March 24, 2026, the Department of Public Works presented an agenda report requesting the approval of contract documents, the solicitation of construction bids, and recommendation for road diet striping for the Pauba Road Pavement Rehabilitation Project, PW25-05. This project is designed to rehabilitate approximately 1.4 centerline miles (roughly 440,000 square feet) of roadway between Margarita Road and Ynez Road.

During the March 24th meeting, the City Council approved the Contract Documents and authorized the Department of Public Works to solicit constructions bids; however, the Council did not approve the recommended road diet striping configuration for Pauba Road. Instead, the Council requested that staff develop and present additional striping alternatives for further consideration before a final selection is made.

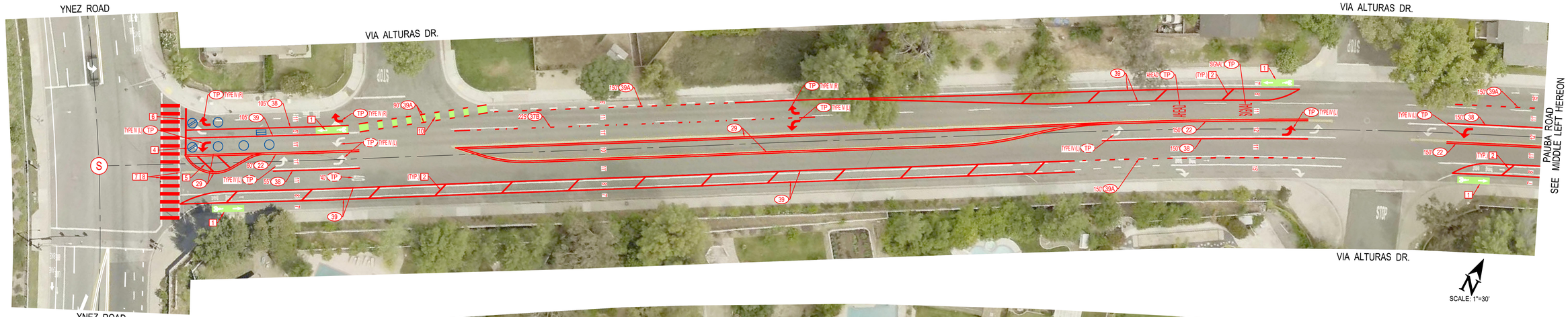
In response to the Council's direction, this report presents a range of striping alternatives. These configurations aim to balance the City's core values of Transportation, Mobility, and Connectivity while addressing specific Council concerns regarding traffic flow and safety.

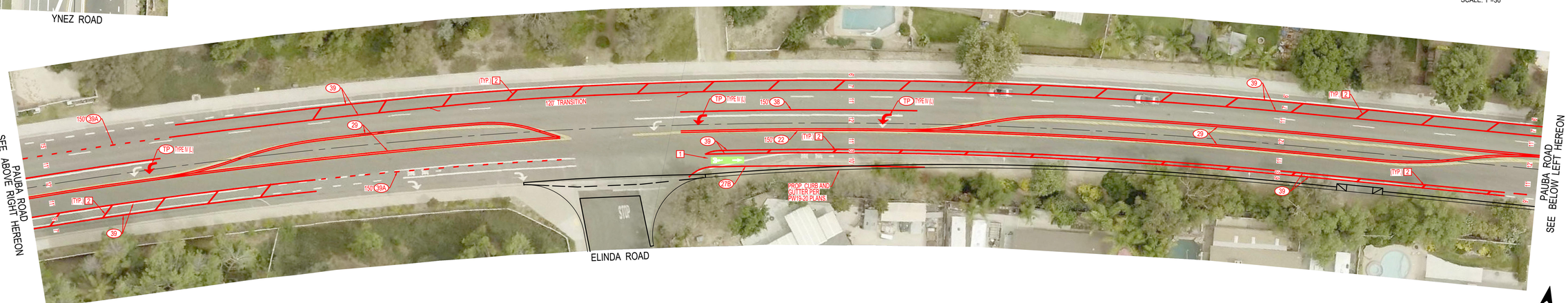
The primary objective of this meeting is for the City Council to evaluate the three alternatives provided and select a preferred striping plan. Once a configuration is selected, it will be finalized in the project documents to ensure the project remains ready for contract award and construction. This project supports the City's Core Values in the Quality-of-Life Master Plan e.g., A Safe and Prepared Community and Transportation, Mobility and Connectivity.

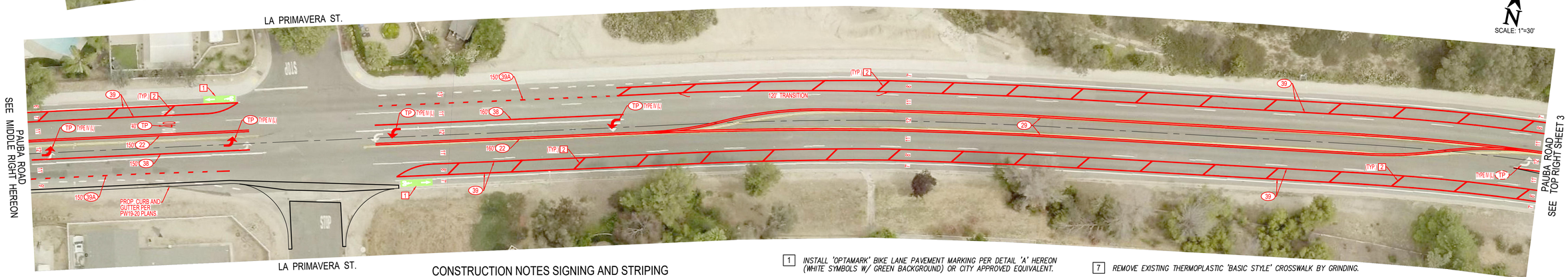
FISCAL IMPACT: The Pauba Road Pavement Rehabilitation Project is included in the City's Fiscal Years 2026-30 Capital Improvement Program (CIP) budget and is funded with Measure A and Road Repair and Accountability Act (RMRA) Funds. Sufficient funds are available in the project account to construct the project.

ATTACHMENTS:

1. Pauba Road Striping Plan Alternative 1
2. Pauba Road Striping Plan Alternative 2
3. Pauba Road Striping Plan Alternative 3







CONSTRUCTION NOTES SIGNING AND STRIPING

- (#) INSTALL PROPOSED STRIPE (DETAIL # PER CALTRANS STANDARD PLAN).
- (#) EXISTING STRIPING TO BE REPLACED IN KIND (DETAIL # PER CALTRANS STANDARD PLAN).
- (TP) INSTALL PAVEMENT MARKING (THERMOPLASTIC – PER CALTRANS STANDARD PLAN).
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1. INSTALL 'OPTAMARK' BIKE LANE PAVEMENT MARKING PER DETAIL 'A' HEREON (WHITE SYMBOLS W/ GREEN BACKGROUND) OR CITY APPROVED EQUIVALENT.
2. INSTALL 12" WHITE DIAGONAL LINE AT 45°, 40' O.C.
3. INSTALL 12" WHITE CHEVRON 40' O.C.
4. INSTALL VEHICLE AND BIKE LANE LOOP DETECTORS PER CALTRANS STANDARD RSP ES-5B. SEE DETAIL 'A', HEREON.
5. INSTALL 12" YELLOW DIAGONAL LINE AT 45°, 10' O.C.
6. INSTALL 12" WHITE THERMOPLASTIC LIMIT LINE
7. REMOVE EXISTING THERMOPLASTIC 'BASIC STYLE' CROSSWALK BY GRINDING.
8. INSTALL 12' WIDE WHITE CROSSWALK (THERMOPLASTIC) PER CALTRANS STANDARD A24F – CONTINENTAL STYLE (2' BAR/3' GAP).
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10. INSTALL 'OPTAMARK' GREEN PREFORMED THERMOPLASTIC PAVEMENT MARKINGS PER PLAN (DETAIL 39A BIKE LANE TRANSITIONS).
11. INSTALL 12" YELLOW DIAGONAL LINE AT 45°, 25' O.C.

PW25-05

CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D	BENCH MARK
CONTRACTOR						
INSPECTOR						
DATE COMPLETED						

SCALE
HORIZONTAL
1" = 30'
VERTICAL
N/A

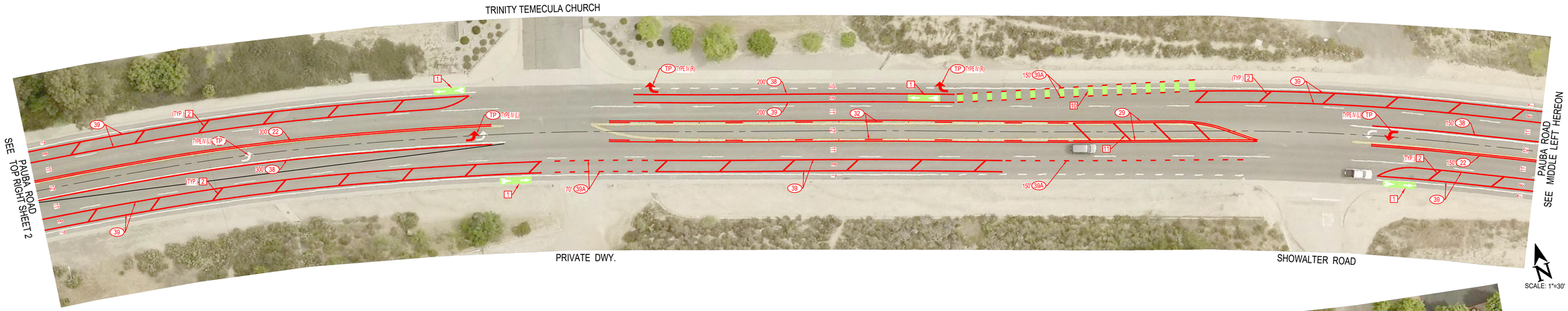
ATTACHMENT 1: ALTERNATIVE 1

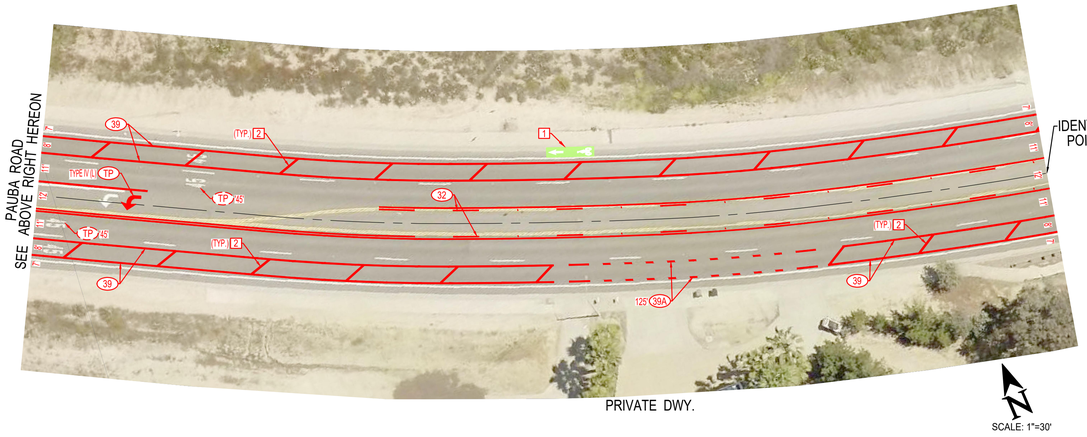
CITY OF TEMECULA — DEPARTMENT OF PUBLIC WORKS

PAUBA ROAD

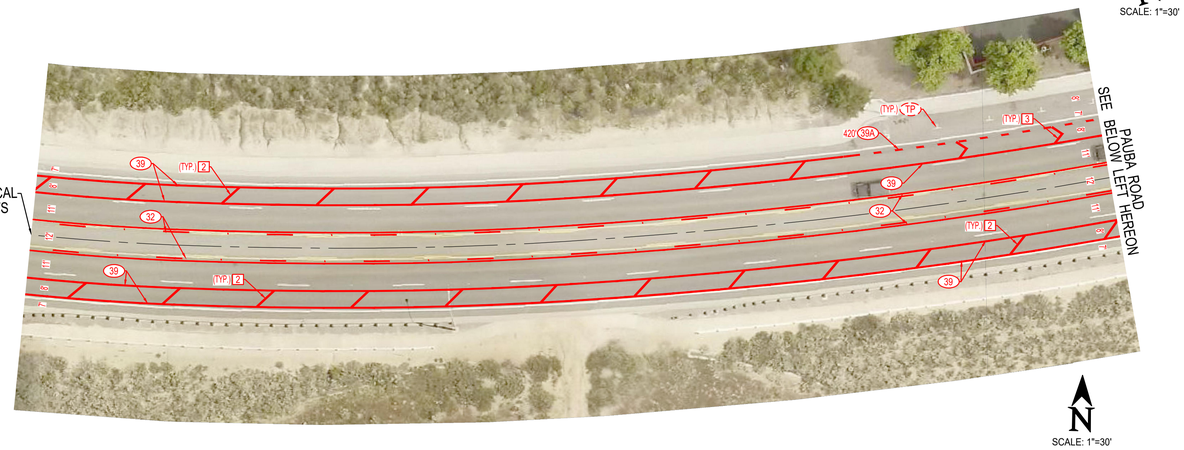
SHEET NO. 1 OF 3 SHEETS

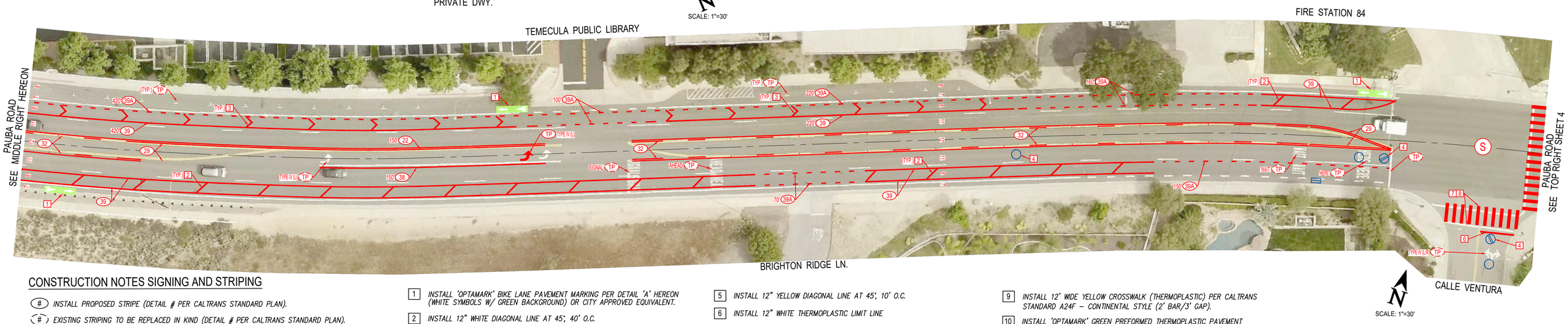
Plotted By: Erick Escobedo April 07, 2026 01:17:53pm \\Cityoftemecula\Departments\Public Works\TRAFFIC\8. Projects\Traffic\2023\Pauba Road Diet\Pauba Road Diet_Plan_Alt 3.dwg





IDENTICAL POINTS





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PW25-05

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CONTRACTOR						
INSPECTOR						
DATE COMPLETED						

SCALE
HORIZONTAL
1" = 30'
VERTICAL
N/A

ATTACHMENT 1: ALTERNATIVE 1

CITY OF TEMECULA — DEPARTMENT OF PUBLIC WORKS

PAUBA ROAD

SHEET NO. 2 OF 3 SHEETS

Plotted By:Erick Escobedo April 07, 2026 01:17:51pm \\Cityoftemecula\Departments\Public Works\TRAFFIC\8. Projects\Traffic\2023\Pauba Road Diet\Pauba Road_Road Diet_Plan_Alt 3.dwg





CONSTRUCTION NOTES SIGNING AND STRIPING

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PW25-05

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CONTRACTOR						
INSPECTOR						
DATE COMPLETED						

SCALE
HORIZONTAL
1" = 30'
VERTICAL
N/A

ATTACHMENT 1: ALTERNATIVE 1

CITY OF TEMECULA — DEPARTMENT OF PUBLIC WORKS

PAUBA ROAD

SHEET NO. 3

OF 3 SHEETS

Plotted By:Erick Escobedo April 07, 2026 01:17:51pm \\Cityoftemecula\Departments\Public Works\TRAFFIC\8. Projects\Traffic\2023\Pauba Road Diet\Pauba Road_Road Diet_Plan_Alt 3.dwg



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CITY OF TEMECULA — DEPARTMENT OF PUBLIC WORKS

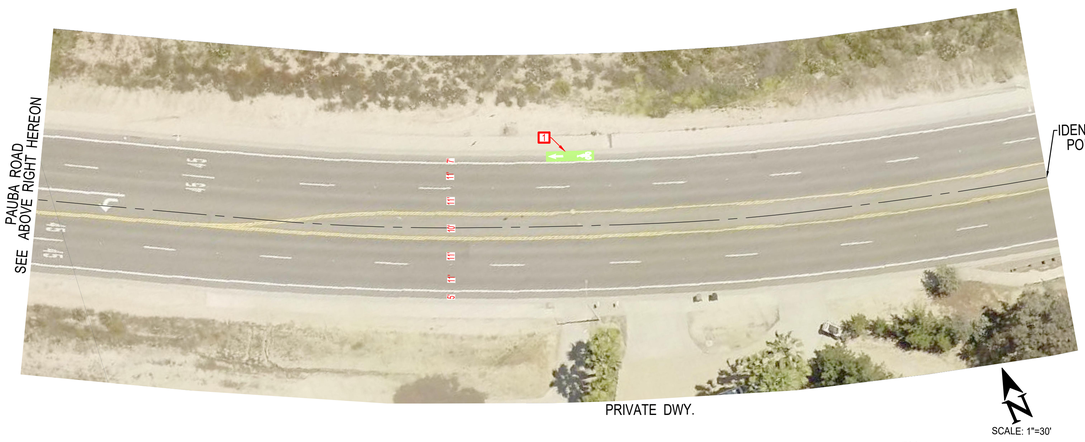
PAUBA ROAD

SHEET NO. 1 OF 3 SHEETS

ATTACHMENT 2: ALTERNATIVE 2

Plotted By:Nick Minicilli May 08, 2026 08:46:55am R:\TRAFFIC\8. Projects\Traffic\2023\Pauba Road Diet\Alternative 1\Pauba Road_Plan_Alt 1.dwg





IDENTICAL POINTS





CONSTRUCTION NOTES SIGNING AND STRIPING

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ATTACHMENT 2: ALTERNATIVE 2

CITY OF TEMECULA — DEPARTMENT OF PUBLIC WORKS	SHEET NO. 2
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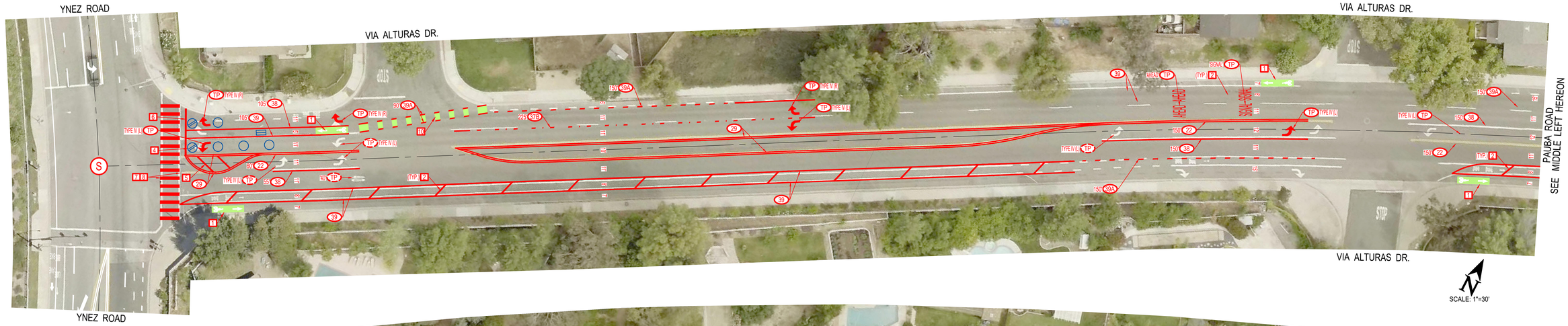

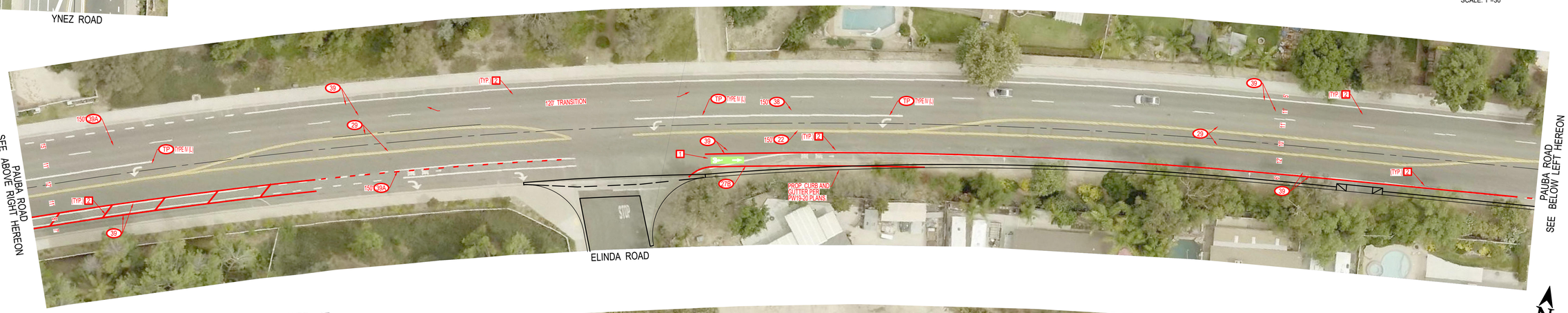



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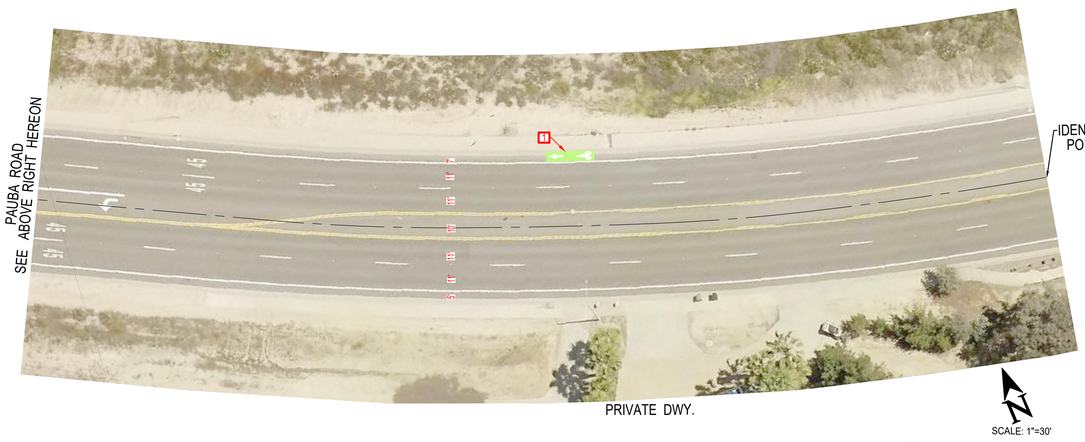

IDENTICAL POINTS





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CITY OF TEMECULA — DEPARTMENT OF PUBLIC WORKS

PAUBA ROAD

SHEET NO. 2 OF 3 SHEETS

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ATTACHMENT 3: ALTERNATIVE 3

CITY OF TEMECULA — DEPARTMENT OF PUBLIC WORKS	SHEET NO.
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CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: May 26, 2026

SUBJECT: Receive and File General Plan Update – Draft Land Use Report and Concepts

---

PREPARED BY: Jennifer Williams, AICP, Planning Consultant

RECOMMENDATION: That the City Council receive and file a presentation on the General Plan Update and Land Use Report and Concepts, and provide feedback and direction to staff to inform the development of a proposed Land Use Map.

BACKGROUND: On May 27, 2025, the City Council awarded a contract to De Novo Planning Group for the preparation of a Comprehensive General Plan Update, Climate Action Plan, and Program Environmental Impact Report. The project officially kicked off on June 4, 2025. Since project initiation, efforts have focused on evaluating existing conditions within the City and conducting outreach to identify community priorities. The City shared news and updates about the project through various ways, including mailers, social media, the City's website, a dedicated project website (TemeculaCA.gov/GeneralPlan), e-mail blasts, facility postings, Channel 3, and City Council/Commission announcements. In addition, notable community outreach and engagement efforts have included:

1. City-wide mailer sent to all business and residential addresses
2. Formation of, and six meetings with, a General Plan Advisory Committee
3. Five visioning open house events
4. City-wide Vision and Values survey
5. Stakeholder interviews
6. Land Use Concepts Public Workshop
7. City-wide Land Use Concepts survey
8. Meetings with City Council and Planning Commission Ad Hoc Subcommittees
9. Pop up events at Michelle's Place Walk of Hope, The Last Jam, Art in the Park, and Rod Run

Based on the extensive input received from the community, the project team has prepared a Draft Land Use Report (Exhibit A) which will be covered in more detail during the consultant's presentation. Some key findings and takeaways captured in the Draft Land Use Report include:

1. Temecula is largely built-out; the vast majority of Temecula is fully built out with wonderful residential neighborhoods, established shopping centers, and strong employment hubs. The primary goal is not to reinvent the City, but to fuel its economic engine for the next 20 years.

2. The focus is on smart, targeted reinvestment in specific locations rather than widespread change. The goal is to maintain excellence while ensuring the land use plan remains relevant in a changing world.

Staff is seeking feedback from the Planning Commission on the Draft Land Use Report and Land Use Concepts as a whole, but most specifically on:

1. Four study areas which are identified for targeted reinvestment:
    - South Town – vicinity of Old Town Front Street south of 1st Street and the area just south of Old Town, near Temecula Parkway, Murrieta Creek, and I-15
    - Innovation Corridor - vicinity of Overland Drive corridor west of I-15, including the Avenida Alvarado area and surrounding industrial, business park, and employment uses near Abbott and Mt. San Jacinto College
    - Temecula Town Center and Tower Plaza - vicinity of Temecula Town Center (Target, Vons, HomeGoods, and nearby retail and restaurant uses) and Tower Plaza (AMC theater, 88 Ranch, Michael's and surrounding commercial uses)
    - Commerce to College - vicinity of Promenade Mall, Mt. San Jacinto College, Palm Plaza, and nearby commercial and office areas west of Ynez Road)

2. Districts which are proposed to be used as a tool to direct change and to replace the existing broad "Mixed Use Overlay" land use designation. Each district would have a distinct character reflected in their form, density, and building heights:
    - Mixed Use Edge
    - Mixed Use Neighborhood
    - Mixed Use Core

3. Eight site-specific changes:
    - Site A – City-Owned Site on Diaz Road
    - Site B – Solana Way Split Zone
    - Site C – General Plan and Zoning Map Inconsistency off Calle Medusa
    - Site D – Vacant Lot North of Target
    - Site E – City-Owned Diaz Triangle
    - Site F – Boys & Girls Club, Rotary Park, and Temecula Community Center
    - Site G – City-Owned Santiago/Ynez Site
    - Site H – De Portola Split Zone

The Planning Commission reviewed the Draft Land Use Plan at its May 20, 2026 meeting and their feedback and recommendations will be recapped in the consultant's presentation. Feedback

and direction provided by the City Council on the Draft Land Use Report and Concepts will guide the consultants to prepare a proposed Draft Land Use Plan to bring back to the Planning Commission and City Council at future meetings. The proposed Land Use Plan will be the basis of analysis for and inform the preparation of the General Plan Update effort.

FISCAL IMPACT: None

ATTACHMENTS: Exhibit A - Draft Land Use Report












Temecula GENERAL PLAN 50

DRAFT LAND USE REPORT

APRIL 2026

PREPARED BY DE NOVO PLANNING GROUP AND JZMK PARTNERS

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Overview

The City of Temecula initiated its General Plan Update process in June 2025. The General Plan provides policy guidance on land use, housing, transportation, infrastructure, community design, conservation, and other development-related topics. State law requires every city and county in California to prepare and maintain a General Plan.

As part of the General Plan Update process, the City must evaluate the current General Plan Land Use Map (Land Use Map) and other maps in the current Land Use Element, and determine if the land uses and development patterns articulated through the Land Use Map and Land Use Element best reflect the community's vision for the future of Temecula. The Land Use Map is one of the General Plan's primary mechanisms for shaping the City's future development pattern. The Land Use Map assigns a land use designation to each parcel within the city which describes the range of uses allowed and the development intensity permitted on associated parcels. The Land Use Map is currently supported by other maps, such as the Land Use Focus Areas map (current General Plan Figure LU-5) which identifies mixed use overlay, rural preservation, and future growth areas.

The purpose of the Draft Land Use Report is to provide the City with a tool to consider and evaluate potential land use and development pattern changes throughout the City that may be desirable over the next 20 years.

General Plan Update Overview

The Draft Land Use Report (Report) serves as one of the key deliverables that the City and the consultant team are preparing as part of the General Plan Update process. This Report builds off of an analysis of existing conditions, community input, and discussions with stakeholders and City Staff, and is intended to present land use concepts that implement the Quality of Life Master Plan (QLMP). Readers and users of this Report are encouraged to review all complementary products to better understand the complete picture of land use planning in the City.

Quality of Life Master Plan (Complete)

The Quality of Life Master Plan (QLMP), adopted by the City Council on November 15, 2022, serves as a framework of goals and performance measures that the City uses in its planning and budgeting process. The City conducted a robust public engagement process to assist with development of the QLMP. The QLMP includes a Vision Statement, which will also serve as the Vision Statement for the updated General Plan. Each City Department sets annual service goals in the budgeting process and is measured against those goals during the following year's budget process. In addition, each project included in the Capital Improvement Program is aligned with the QLMP Core Values and must be justified in terms of how it helps to achieve the Core Value objectives.

Existing Conditions Report (Complete)

The Existing Conditions Report (ECR) establishes a baseline of existing conditions for the Planning Area. Specifically, the Report identifies development patterns, natural resources, socioeconomic conditions, and environmental constraints, and identifies the regulatory environment for each topic. The ECR will serve as a companion document to the General Plan.



General Plan (Upcoming)

California State law requires every city and county to adopt a comprehensive General Plan and update it periodically. The City of Temecula adopted its first General Plan in 1993 and last comprehensively updated it in 2005. The General Plan will present the City's goals, policies, and implementation strategies for the topics covered ("Elements") by the General Plan, including Land Use, Community Design, Economic Development, Public Safety, Conservation, Open Space, Air Quality, Circulation, Growth Management and Public Facilities, and Environmental Justice.

Together, these Elements serve as a long-range policy guide for how the City of Temecula will make key planning and development decisions over the next 20 years. The General Plan also provides a framework for how the City will coordinate with Riverside County, neighboring jurisdictions, and other local, regional, State, and Federal agencies on shared planning and development issues.

Climate Action Plan (Upcoming)

A Climate Action Plan (CAP) will be prepared concurrently with the updated General Plan to establish a framework to reduce greenhouse gas emissions and address the City's climate-related risks. The CAP will build on the City's existing greenhouse gas inventory and related planning documents to forecast future emissions, establish reduction targets, and identify measures related to transportation, energy, water, wastewater, and solid waste. The CAP will also evaluate climate vulnerabilities, including drought, extreme heat, air quality, precipitation, high wind, and wildfire, and identify adaptation strategies to improve community resilience. Once completed, the CAP will serve as a user-friendly tool to guide implementation, monitoring, and future decision-making in coordination with the General Plan.



Program Environmental Impact Report (Upcoming)

A Program Environmental Impact Report (EIR) will be prepared for the General Plan and CAP (the "Project") and will respond to the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and City Council will use the EIR during the public hearing process to better understand the potential environmental effects associated with implementing the Project. The EIR will be prepared concurrently with the General Plan and CAP to facilitate the development of policy documents that are largely self-mitigating. In other words, as environmental impacts associated with the General Plan and/or CAP are identified, goals, policies, and action programs may be incorporated into the documents in order to reduce or avoid potential environmental impacts.

Draft Land Use Report Structure

As we look to the future, the City of Temecula recognizes and appreciates a simple fact: there is very little vacant land left to develop. Today, the vast majority of Temecula is fully built out with wonderful residential neighborhoods, established shopping centers, and strong employment hubs.

Because Temecula is already working from a great foundation, the primary goal of this General Plan Update is not to reinvent the City, but to make a strong community even stronger. To do this, the City will look at ways to fuel the City's economic engine over the next 20 years. Rather than widespread changes, the City is focusing on a few strategic areas of opportunity. In these specific locations, careful updates to the Land Use Map can help keep the City's land use plan relevant and strengthen our existing commercial centers by surrounding them with the right mix of complementary uses. These locations are illustrated on Figure 1: Study Areas and Site Locations.

In order to assist with consideration of possible changes to the Land Use Map or other maps in the Land Use Element, four “Study Areas” have been identified. These include:

- Study Area 1: Commerce to College
- Study Area 2: Temecula Town Center and Tower Plaza
- Study Area 3: Innovation Corridor
- Study Area 4: SouthTown

For each Study Area, the Report presents a description of the vision for the Study Area and a series of five maps highlighting the urban design framework, current General Plan land use designations (considered the “No Change” or “Business as Usual” scenario), potential land use changes, and potential "opportunity area" (as described later in this Report) applications that could be evaluated through the General Plan Update process.

Beyond these four Study Areas, the Report also identifies a few individual properties—labeled as Sites A through H—where land use changes might also benefit the community. For each of these sites, we have presented the current conditions right next to the proposed changes so the public can easily review and consider the ideas.

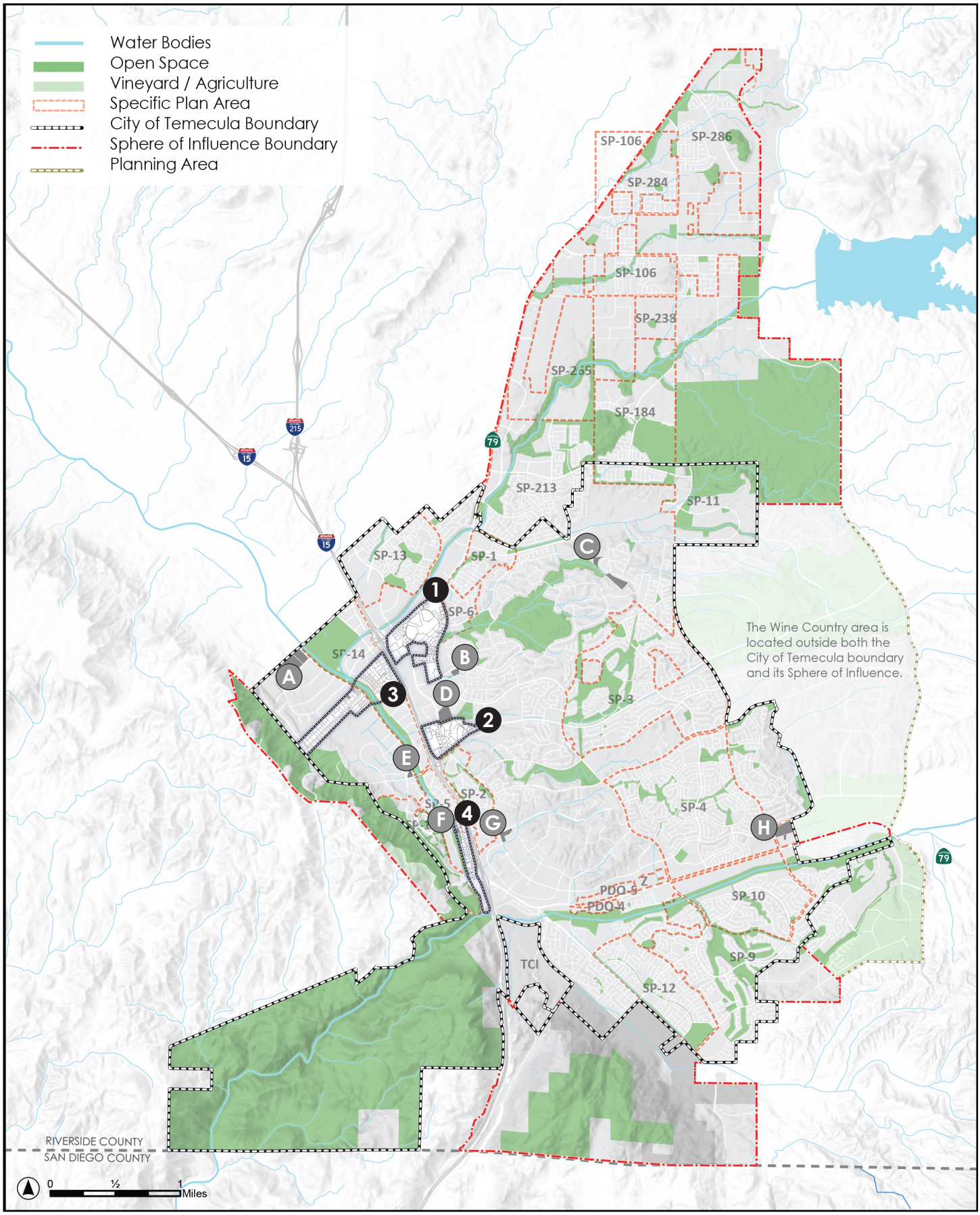


Figure 1: Study Areas and Site Locations

Arriving at a Proposed Land Use Map

Temecula community members, the General Plan Advisory Committee (GPAC), Planning Commission, and the City Council will review the information contained in this Draft Land Use Report and provide their feedback on the ideas presented. This feedback will be assembled and consolidated into a citywide map called the "Proposed Land Use Map" which will be a combination of the desirable land use concepts presented in this Report.

Preparation of the Draft Land Use Report, and later the Proposed Land Use Map, does not reflect final policy direction or adoption of a new Land Use Map. The information contained in the Report and direction provided by the community and stakeholders will help guide the path forward on the City's General Plan Update. Ultimately, the Proposed Land Use Map, along with the entire General Plan and Climate Action Plan, will be comprehensively analyzed in an EIR which will evaluate and document all potential environmental impacts, identify ways to mitigate those impacts, and disclose any significant impacts associated with implementation of the Draft Land Use Report that cannot be fully mitigated. The EIR includes preparation of detailed technical studies including a traffic impact analysis, water and wastewater infrastructure analysis, noise analysis, and air quality/greenhouse gas emissions analysis. Additionally, a fiscal impact analysis of the Draft Land Use Report will also be prepared for consideration alongside the General Plan Policy Document.

The Planning Commission and City Council will review the Proposed General Plan and the EIR at a series of public hearings, which will include time for public comment. These hearings will be noticed in accordance with all public hearing requirements, and ample time will be devoted to considering the project for adoption.

As part of the public hearing process, the City Council can make changes to the General Plan, including the Land Use Map, prior to its approval. It should be noted that if the Council requests significant changes to the Land Use Map, it is possible additional technical or environmental analysis will be necessary to ensure that all potential land use changes are adequately analyzed and considered.

The City of Temecula's official Land Use Map will only be updated upon City Council adoption of the General Plan and certification of the Environmental Impact Report. Until such time, the City's current Land Use Map remains fully applicable and in effect.

Outreach Process

The Study Areas and individual parcels analyzed in this Report were identified through an extensive outreach process that included public input received at five community Visioning Open Houses, an online Vision and Values survey, GPAC recommendations, stakeholder input, City Staff insights, and input from the City's Commissions, Committees, and City Council. Key phases of the outreach approach are described below and are further documented in the Vision and Values Outreach Summary Report available online (the intent of the Summary Report is to present the information received and identify key themes, without assigning priority to individual comments).

Community Visioning Workshops

The City hosted five community visioning open houses between September and October 2025. These open houses were held across multiple neighborhoods and were designed to solicit input on the General Plan and CAP. Each open house included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, along with a series of facilitated activities to solicit input on key topics related to Temecula's future.

At the open houses, participants completed a land use mapping activity designed to identify geographic locations in the community that may warrant special land use attention; the activity included one citywide map and four larger-scale maps of South, North, Central, and West of I-15 Temecula to make it easier for the public to comment on specific areas of the City. Based on this input, potential areas for future development, areas of concern, and notable urban design features and roadways were identified. More than 150 community members participated across the five open houses. As part of the overall outreach process, the City also gathered input on community assets, challenges, vision, mobility, and sustainability. Input collected from the public formed the basis of the Community Vision Plan that anchors the General Plan, and the outreach summary documents key themes that will inform the General Plan vision, goals, policies, and related land use direction

What we hear that the Temecula community values...

- Family-Friendly Atmosphere and Strong Sense of Community
- High Quality of Life, Safety, Cleanliness, and Well-Maintained Neighborhoods
- Parks, Open Space, and Recreation Programs
- Temecula's Small-Town Charm, Old Town, Wine Country, and Community Identity
- Balanced Growth that Protects Open Space and Community Character
- Mobility, Traffic Relief, and Safe Walking, Biking, Trail, and Transit Connections
- Economic Vitality, Local Jobs, and a Range of Shopping and Dining Options
- Variety of Housing Options
- Sustainability, Resilience, and Infrastructure that Keeps Pace with Growth





General Plan Advisory Committee (GPAC)

On September 23, 2025, the City Council appointed a GPAC comprised of 18 residents and stakeholders to represent the community at large. The GPAC works with City staff, the City's consultant team, and the public throughout the General Plan Update process and will make recommendations to the Planning Commission and City Council. Potential land use changes and broader General Plan topics have been discussed by the GPAC over the course of the Committee's regular meetings.

As of April 2026, the GPAC has met five times and discussed the following topics: vision and values, circulation, economics, and land use, community character, and urban design. Input from these meetings has helped inform the City's understanding of community priorities and will continue to shape development of the General Plan, including future land use direction and related policy considerations.

The February 2026 GPAC meeting focused on land use, community character, and urban design. During the meeting, GPAC members participated in mapping and workshop activities to identify opportunity areas, desired land uses, and physical improvements throughout the city. Discussion and input emphasized mixed use redevelopment and adaptive reuse in the mall/Town Center area, Old Town and Uptown, and along Temecula Parkway; improved walkability, trail connectivity, and multimodal access; preservation and enhancement of equestrian character and facilities; and additional employment, hospitality, healthcare-support, and innovation-oriented uses in appropriate locations. Public comments and GPAC discussion also highlighted roadway widening concerns, pedestrian safety, neighborhood character, and the importance of community-serving amenities, open space, and trail connections. Collectively, this input provides a clear framework for refining future land use concepts and policy direction as the General Plan Update progresses. Input provided by the GPAC at their February meeting is summarized and presented as Appendix A.

City Council Input

At their regular meeting on February 24, 2026 the City Council received a progress report on the General Plan Update and concurred with Staff's recommendation to utilize the Vision Statement prepared for the QLMP as the Vision Statement for the General Plan, thereby further aligning the goals, priorities, and further implementation actions associated with these two key planning documents.



Planning Context

Local And Regional Trends

The City of Temecula is in southwestern Riverside County in the Temecula Valley, at the southern edge of the Southern California Association of Governments (SCAG) region. For the General Plan Update (GPU), the Planning Area includes the City limits, the City's Sphere of Influence (SOI), and adjacent unincorporated Riverside County areas that influence Temecula's long-range growth, services, and community character. The Planning Area is generally bounded by the City of Murrieta to the north/northwest, unincorporated Riverside County to the east and southeast, the Pechanga Indian Reservation to the southwest, and unincorporated San Diego County to the south.

This regional setting is anchored by Interstate 15 and State Route 79 (Temecula Parkway and Winchester Road), which supports Temecula's role as a subregional retail, employment, and visitor destination, with distinctive community character shaped by Old Town, Wine Country, and a valley-and-foothill landscape. Temecula's physical form is strongly influenced by topography: most urban development occurs on the valley floor, while surrounding hillsides and ridgelines constrain development and frame scenic views. Ground elevations in the Planning Area span approximately 800 to 2,100 feet, with higher slope areas frequently preserved as open space or developed at lower intensities.

Temecula experienced rapid growth during the 1990s and 2000s through a robust specific plan framework. More recently, growth has moderated as much of the valley has developed and remaining opportunities are increasingly defined by the availability of infill and redevelopment sites, corridor evolution, and infrastructure and environmental constraints. California Department of Finance (DOF) population and housing estimates indicate that Temecula had approximately 112,220 residents and 38,654 housing units as of January 1, 2025. SCAG's Connect SoCal 2024 growth forecast (as summarized by Economic & Planning Systems, Inc. (EPS)) projects continued population growth for Temecula to approximately 120,300 residents by 2050 (about seven percent), while the broader Trade

Area[1] is projected to grow from approximately 450,185 residents in 2025 to about 507,900 residents by 2050 (about 13 percent), and Riverside County is projected to grow from approximately 2.50 million residents in 2025 to about 2.99 million residents by 2050 (about 20 percent). Employment growth is also projected to outpace Temecula in surrounding areas, even as Temecula's jobs are projected to increase from about 51,070 (2022) to about 73,100 by 2050.

Temecula's growth and market context presents several interrelated issues that influence land use planning. As the community approaches a more built-out pattern, limited vacant land and hillside constraints increase the importance of targeted infill and redevelopment and elevate the need to coordinate land use change with infrastructure capacity and environmental requirements. In addition, Temecula operates within a highly competitive regional retail environment; recent fiscal and market indicators show declining sales tax market share over time and suggest ongoing retail leakage and a need to reinvest in and reposition aging commercial centers to remain viable amid changing "brick-and-mortar" demand. Economic trends also reflect jobs-housing and commuting dynamics, where Temecula functions as a subregional employment node while many higher-wage residents commute out and lower-wage workers commute in, reinforcing the importance of protecting and modernizing employment nodes, and supporting economic diversification. Finally, demographic and household shifts, including an aging population and declining household size, are changing housing needs toward a broader range of housing types, including options for young households, generational living, workforce housing, and seniors, while the City must continue to plan for regional housing obligations and household growth forecasts.

These trends reflect Temecula's more built-out land use pattern and reinforce its long-term planning imperative: **continue to build greatness while maintaining excellence in support of providing the highest quality of life for the community.**

[1] *Consistent with the City's economic development benchmarking and the EPS analysis prepared for the GPU, the Trade Area includes the cities of Temecula, Murrieta, Menifee, Lake Elsinore, and Wildomar; select data also include the community of French Valley.*



Trade Area Comparisons

Key socio-economic, market, and fiscal trends for Temecula are summarized below in comparison to the surrounding Trade Area communities that most influence (and are influenced by) Temecula's housing, retail, and employment markets. Trends are also compared to Riverside County overall.

Population Growth

Between 2015 and 2023, EPS reported that Temecula's population increased by about three percent (from 107,153 to 110,404) while households increased by about eight percent (from 32,835 to 35,423), reflecting shrinking household sizes. Over the same period, the Trade Area grew more quickly, about 15 percent in population and 19 percent in households, illustrating ongoing growth pressure and market competition in Southwest Riverside County.

Aging Demographic

Regional age-cohort patterns indicate a growing share of older residents and a declining share of households with children across Temecula and its Trade Area. EPS reported that the proportion of households with children in Temecula declined from 47 percent to 43 percent between 2015 and 2023, consistent with Trade Area and County trends. As the City matures, this "aging in place" pattern can increase demand for smaller units, accessible housing, and neighborhood-serving services, and it reinforces the importance of land use strategies that expand housing options, particularly attached and mixed use products, while maintaining compatibility with established single-family neighborhoods.

Housing Costs

Temecula's housing market reflects strong demand and comparatively high prices within Southwest Riverside County. EPS reported that in 2023 the median single-family home price in Temecula was approximately $730,224, about 15 percent higher than the Trade Area ($634,896) and about 35 percent higher than Riverside County ($528,505). Multifamily rents have also increased over the past decade and have recently stabilized; EPS reported average rents of approximately $2,290 in Temecula in 2025 compared to approximately $2,249 in the Trade Area and $1,855 in Riverside County. Temecula's housing stock also differs from its peers: in 2023, renters represented about 32 percent of occupied units in Temecula compared to 27 percent in the Trade Area, and multifamily units represented about 19 percent of Temecula's housing stock compared to 13 percent in the Trade Area. Despite this, Temecula has grown more slowly than the rest of the trade area due to less vacant land. The City has increased the variety and types of units available for development in locations that are near services and/or can serve as a catalyst for redevelopment.

Jobs

Temecula functions as a regional employment center within Southwest Riverside County. EPS reported approximately 51,070 jobs in Temecula (2022 Longitudinal Employer-Household Dynamics (LEHD)) and a jobs-to-households ratio of 1.44, compared to 0.87 in the Trade Area and 0.95 in Riverside County. Key job sectors in the City include accommodation and food services (about 19 percent), retail trade (about 14 percent), and health care and social assistance (about 11 percent). Commuting patterns indicate that Temecula's economic role is not fully aligned with resident employment; many residents work outside the City in higher-wage industries, with primary employment destinations including the cities of San Diego, Riverside, Irvine, and Los Angeles , where housing costs are substantially higher. Conversely, the City imports workers for key local industries such as retail and accommodation/food services. This dynamic suggests a dual land use priority: (1) protect and strengthen Temecula's employment nodes and business parks to expand local job opportunities, particularly in higher-wage sectors aligned with resident skills and (2) support the development of attainable housing choices that can reduce long commutes and improve the City's jobs/housing relationship over time.

Commercial Real Estate

Commercial real estate conditions provide additional insight into Temecula's market role and opportunities for strategic land use change. EPS reported approximately 24.35 million square feet of nonresidential building inventory in Temecula as of Q4 2025, with industrial/flex uses representing the largest share (about 11.05 million square feet, or 45 percent), followed by retail (about 8.34 million square feet, or 34 percent) and office (about 3.98 million square feet, or 16 percent). Market performance differs by sector: EPS reported industrial/flex vacancy of about 4.1 percent (lower than the Trade Area and County), retail vacancy of about 3.5 percent in Temecula (compared to 4.6 percent in the Trade Area and 7.6 percent countywide), and office vacancy of about 4.4 percent (roughly consistent with the Trade Area and County). Since 2010, however, the Trade Area has added industrial and retail inventory at substantially faster rates than Temecula, contributing to intensifying



competition, particularly for retail tenants and consumer spending. While also highlighting regional demand for employment space. A prior market study summarized by EPS (Keyser Marston Associates, Inc., 2024) indicated that Temecula's retail development capacity exceeds projected 20-year absorption, while industrial and hotel demand could exceed current land use allowances. Potential land use changes should therefore support a targeted commercial real estate strategy: prioritize preservation, modernization, and expansion of industrial/flex opportunity areas; align office space with higher-wage industries; and facilitate selective reinvestment and repositioning of aging retail areas and corridors rather than broad retail expansion.

Retail Market

Temecula remains the primary retail anchor for Southwest Riverside County and is a major generator of local sales tax revenues. The City's Temecula Overview Report (January 2026) reported that in 2024 Temecula generated $47.4 million in point-of-sale sales tax revenue and achieved sales dollars per capita of $419, approximately double that of neighboring benchmark cities. The City's retail success is supported by a large retail inventory (about 8.3 million square feet), strong auto and transportation-related sales activity, and assets such as Promenade Temecula, Old Town, and Wine Country that attract regional and visitor spending.

At the same time, retail trends reflect structural shifts in consumer behavior, e-commerce, and growing regional competition. The Temecula Overview Report noted that Temecula's sales tax market share declined by approximately 10 percent from 2015 to 2024 as neighboring cities expanded retail capacity. Retail leakage analysis identified unmet demand in multiple categories, including electronic shopping/mail order spending (approximately $453 million in unmet demand, with about 89 percent of spending leaving the City), restaurants (approximately $159 million; 87 percent), special food services such as catering and food trucks (approximately $26 million; 75 percent), and home furnishings and automotive parts (approximately $14 million each). Establishment and employment trends also vary by subarea. Between 2019 and 2024, the Mall subregion declined by 17 retail establishments (-23 percent) and 364 retail jobs (-24.7 percent), while Old Town added one retail establishment (+5.3 percent) over the same period, reflecting the continued strength of destination-oriented environments. Land use concepts should therefore support a "right-sizing" approach that reinforces Temecula's strongest retail and mixed use areas, improves the adaptability of aging centers, and expands opportunities for dining, hospitality, entertainment, and experience-based commercial uses tied to the City's identity.

Fiscal Sustainability

Sales tax and other economically productive land uses are central to Temecula's long-term fiscal health. While Temecula continues to perform strongly as a retail center, recent trends show increasing regional competition and shifts within traditional retail formats, which can affect the stability of sales tax revenues over time. EPS emphasized the importance of aligning land use policy with economically achievable strategies that promote long-term resiliency, such as supporting higher-wage employment sectors, strengthening industrial/flex capacity, and encouraging targeted reinvestment and mixed use evolution in appropriate corridor and activity-center locations. Together, these strategies can help stabilize revenues, support community services, and maintain the quality-of-life assets that underpin Temecula's market attractiveness.

Housing Site Identification (RHNA)

California Housing Element law requires local governments to plan for existing and projected housing needs, including accommodating each jurisdiction's fair share of regional housing need, known as the Regional Housing Needs Allocation (RHNA). In the SCAG region, RHNA allocations are based on the Regional Housing Needs Assessment process and SCAG's adopted methodology consistent with State law and regional growth forecasts. The 6th Cycle RHNA planning period covers October 2021 through October 2029.

Temecula's 6th Cycle RHNA is 4,193 housing units across income categories (very low, low, moderate, and above moderate). The City adopted its 2021–2029 Housing Element on February 8, 2022, and the Element was certified by the California Department of Housing and Community Development (HCD) on December 15, 2022. Land use modifications evaluated through the GPU must remain aligned with the certified Housing Element's site inventory, capacity assumptions, and implementation programs, including the provision of realistic sites and development standards that can facilitate housing production across income levels.

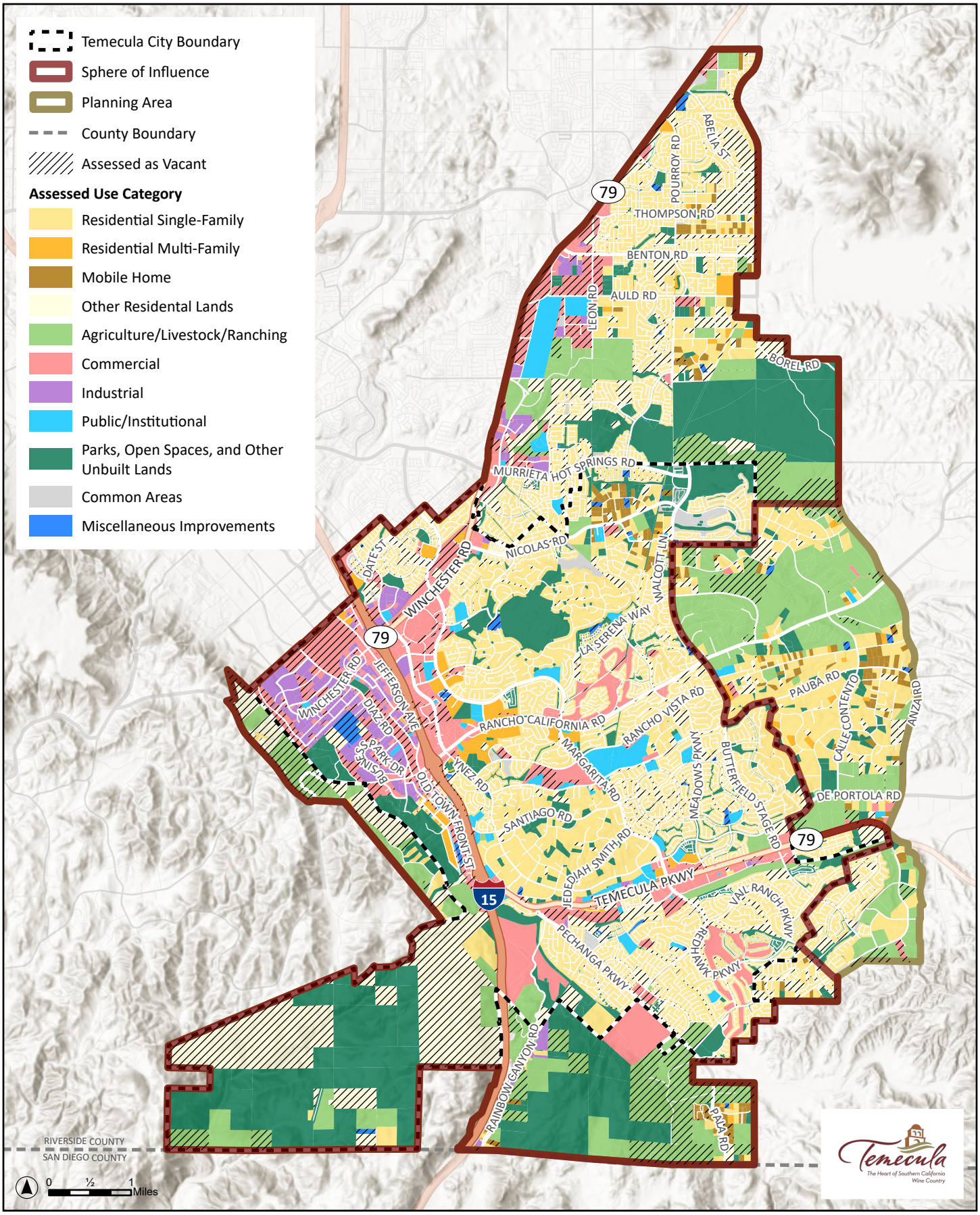
Temecula's existing land use framework includes several implementation tools relevant to housing capacity and feasibility. These include numerous specific plans that provide area-specific development programs and standards, and the Affordable Housing Overlay Zone (AHOZ), which is intended to facilitate affordable multifamily housing through objective standards and by-right processing for qualifying projects. The GPU will support the City's housing goals, maintain adequate housing site capacity over time, remove or reduce unnecessary constraints, and support housing types appropriate for a changing demographic profile, while protecting neighborhood compatibility and community character.

In addition to RHNA compliance, State housing policy continues to influence land use planning through streamlining requirements, density bonus law, and related statutes that shape local discretion, objective standards, and the timing of rezoning or program implementation. The GPU provides an opportunity to integrate housing policy drivers with land use concepts that focus growth in areas with access to services, employment, and transportation options.

Existing Development (Assessed Uses)

Temecula's community character reflects its Wine-Country setting and historic Old Town, combined with established master-planned neighborhoods, nodes of employment, and a citywide system of parks, trails, and open space. Old Town serves as a walkable civic, cultural, and visitor hub, guided by a form-based specific plan that supports historic character, adaptive reuse, and infill opportunities. Citywide design guidance emphasizes high-quality gateways and streetscapes, pedestrian and bicycle connectivity to parks and open space, and transitions and buffering where higher intensity uses interface with neighborhoods.

The Riverside County Assessor's Office collects information on existing uses based on assessed use data, as shown in Figure 2. Existing land use patterns are dominated by residential neighborhoods on the valley floor, with multifamily clusters generally located near major corridors and activity centers. Commercial uses are concentrated along Winchester Road, Temecula Parkway (SR-79 South), Rancho California Road, Jefferson Avenue, and within Old Town. Industrial and business park uses are focused along Diaz Road and near the Winchester and Nicolas Road corridors. Public and institutional uses occur throughout the



Sources: City of Temecula GIS; Riverside County GIS.

Figure 2: Assessed Uses

Produced for the City of Temecula by De Novo Planning Group, September 26, 2025. Revised March 12, 2026.

community, and large areas of open space and other unbuilt lands are associated with creek corridors and hillsides. Limited agriculture and ranching uses remain within and adjacent to the Planning Area, reflecting the City's edge conditions and relationship to surrounding rural lands.

Topography and environmental resources continue to shape development patterns and constraints. The Planning Area lies within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area, and conservation objectives along creek corridors and foothill linkages influence the location and design of new development. As the City approaches buildout of many greenfield areas, future development is expected to occur through a combination of remaining entitled development in specific plan areas, selective infill, and redevelopment or repositioning of aging commercial centers and corridors.

When discussing land use, it is important to distinguish between planned land uses (General Plan designations and specific plans) and existing on-the-ground land uses. The Existing Conditions Report prepared for the General Plan Update uses parcel-based assessed land use data and City/County GIS to characterize existing conditions and to establish a baseline for evaluating land use concepts. Assessed land uses illustrate the predominance of single-family neighborhoods, the corridor-based distribution of commercial uses, the concentration of employment uses in business parks and industrial areas, and the role of parks, open space, and unbuilt lands in shaping community identity.

The Planning Area contains limited truly vacant land that is both unconstrained and unentitled; many remaining undeveloped areas occur as open space, habitat lands, infrastructure corridors, or within approved specific plan programs. Baseline conditions will be refined as the GPU progresses and will be further updated for the General Plan EIR to reflect on-the-ground development at the time of environmental analysis.

Table 1: Existing Development Estimates

Units [1]	Population [1]	Nonresidential Square Footage (SF) [2]	Jobs [3]
38,654	112,220	24,352,016	51,070

(1) Population and housing units: California Department of Finance (DOF), E-5 Population and Housing Estimates for Cities, Counties, and the State (January 1, 2025).

(2) Nonresidential square footage: CoStar building inventory (Q4 2025), compiled by Economic & Planning Systems (EPS) for the Temecula GPU.

(3) Jobs: U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD), 2022, compiled by EPS for the Temecula GPU.



LAND USE DESIGNATIONS

The Temecula General Plan Land Use Element, implemented through zoning, specific plans, and related ordinances, establishes the planned pattern of residential, commercial, employment, public, and open space uses across the Planning Area. Residential designations are defined by allowable density (dwelling units per acre), while nonresidential designations are defined by development intensity (floor area ratio, or FAR). Specific plans and overlays or districts provide additional, area-specific standards and are an important part of Temecula's land use framework, having guided the design and phasing of many master-planned communities and key districts.

CURRENT AND NEW LAND USE DESIGNATIONS

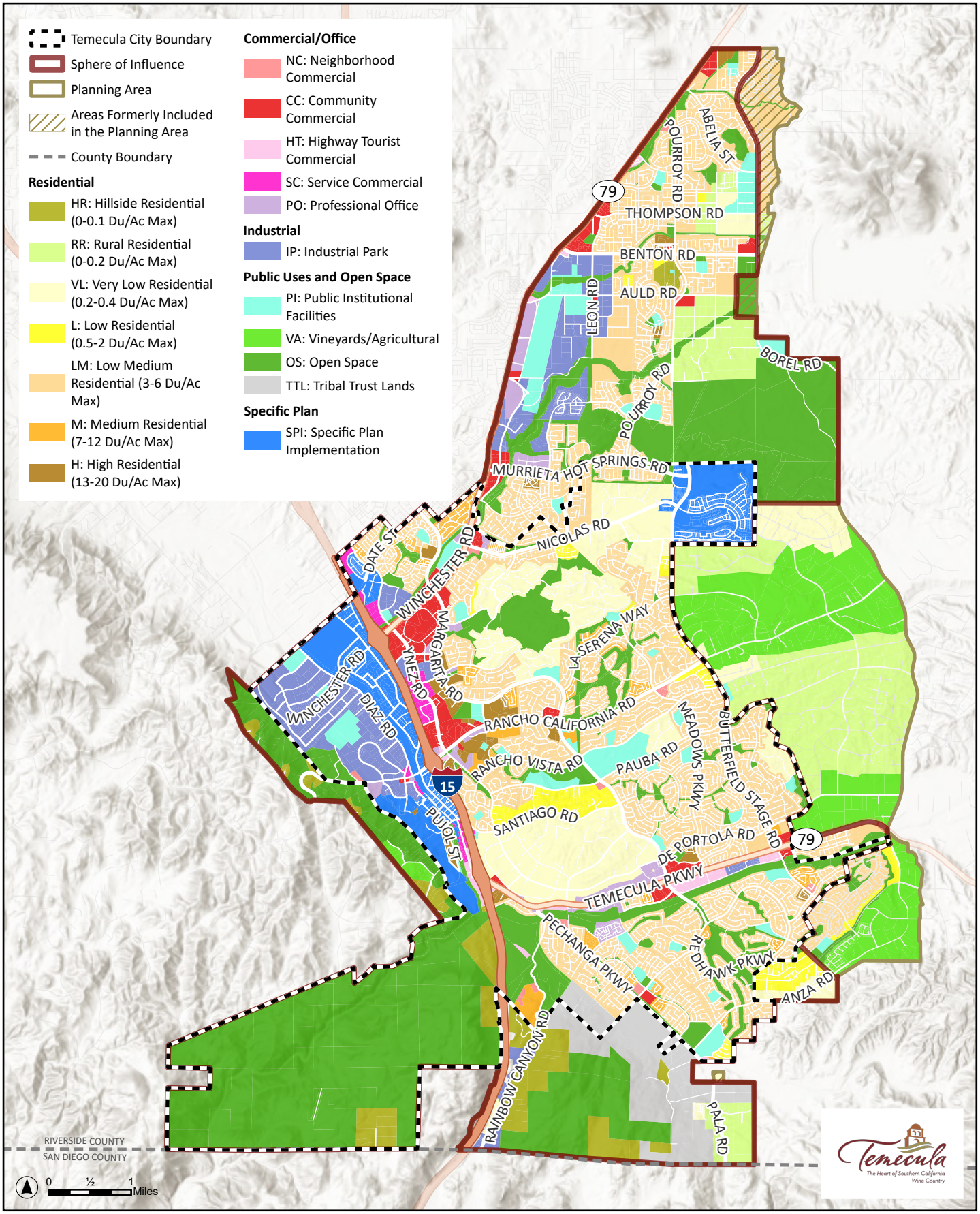
Table 2 summarizes the City of Temecula's primary General Plan land use designations and current and proposed district tools relevant to the proposed Study Area land use concepts. As described in the City's Land Use Element, target density for residential designations and target intensity, expressed as FAR, for nonresidential designations are the development assumptions used for area-wide planning purposes, including land use capacity, population, infrastructure, and service planning. Some development may occur below the target level and some may occur above the target level, particularly where public amenities or other community benefits are provided above minimum City requirements. For the Medium and High Density Residential designations, the City does not establish a target density, although a probable level of development is assumed for area-wide planning purposes.

Overlays or districts are supplemental planning tools applied to an underlying land use designation to modify allowed use mix, density or intensity, and development expectations in targeted locations. Under the City's current General Plan, the Recreation Commercial Overlay may be applied to Open Space lands to allow resort- and amusement-oriented commercial recreation uses. The General Plan also identifies current Mixed Use Overlay Areas in selected infill locations, where the underlying land use designation continues to govern nonresidential uses, while the overlay adds a required residential component and increases the maximum and target FAR, subject to approval of a Development Plan. The City's current Mixed Use Overlay Areas are Jefferson Avenue, Town Center/Tower Plaza, and South of Old Town. For smaller areas, the City also uses Planned Development Overlays, while Specific Plans provide the more detailed area-specific framework for larger districts.

Through the GPU, the City is evaluating a more refined framework of land use tools in applicable study areas. In locations now governed by the current Mixed Use Overlay Areas, the GPU would replace that broader mixed use overlay framework with more place-based "districts", including Mixed Use Core, Neighborhood Center, and Edge Neighborhood. Note that the Affordable Housing Overlay Zone (AHOZ) is not included in Table 2, as it is a zoning tool rather than a General Plan overlay.

NEW LAND USE DESIGNATION EXAMPLE ILLUSTRATIONS

In the pages following the land use definition table, this Report includes representative images and precedent examples that illustrate the range of building and development types that could support the land use concepts proposed for the new mixed use districts. These images are for illustrative purposes only and are not intended to represent required architecture or specific development standards. Architectural requirements and objective development standards would be established through the City's Zoning Ordinance, specific plans, and related implementation documents.



Sources: City of Temecula GIS; Riverside County GIS.

Figure 3: Current Land Use Map

Table 2: Land Use Designations

Name	Definition	Notes
Residential Designations[1]		
Hillside Residential (HR) 0.1 du/ac	This designation provides for the development of very low density single-family detached housing in areas that are best suited for open space or have severe constraints to development, such as steep hillsides with slopes over twenty-five percent, limited access and public services, fire hazards and other environmental concerns. The maximum density is 0.1 du/ac, with typical lot sizes of 10 net acres on minimally sloped sites. Larger lots may be required where site constraints exist, and clustering may be allowed to minimize environmental impacts.	No change
Rural Residential (RR) 0.2 du/ac	This designation provides for development of very low density housing compatible with light agricultural activities and vineyards surrounding the City. The minimum lot size is 5.0 net acres with a targeted density of 0.2 du/ac. Larger lot sizes are expected to be found in areas with steep topography or other site constraints.	No change
Very Low Density Residential (VL) 0.2-0.4 du/ac	This designation is intended for single-family detached residential development on large lots. This designation is also consistent with large lot residences that keep horses and other animals, or utilize a portion of the land for agricultural production. The permitted density is up to 0.4 du/ac with a targeted density of 0.3 du/ac. Typical lot sizes are 2.5 acres, however, clustering of development may be appropriate to minimize grading requirements and impacts to environmentally sensitive areas.	No change
Low Density Residential (L) 0.5-2.9 du/ac	This designation is intended for single-family detached residential development on larger lots with a custom character of development. This designation allows for densities between 0.5 and 2.9 du/ac with a targeted density of 1.5 du/ac. Typical lot sizes range from 0.5 to 2.0 acres; however, clustering of development may be appropriate to minimize grading requirements and impacts to environmentally sensitive areas.	No change
Low Medium Density Residential (LM) 3.0-6.9 du/ac	This designation is intended for typical single-family neighborhoods. The range of housing types includes single-family detached, single-family zero lot line, patio homes and duplexes. Congregate care facilities could be approved as a conditional use in accordance with provisions of the City Development Code. The permitted density ranges from 3.0 to 6.9 du/ac, with a target density of 4.5 du/ac.	No change

Name	Definition	Notes
Medium Density Residential (M) 7.0-12.9 du/ac	This designation provides for development of attached and detached residential units. Typical housing types may include single-family zero lot line, patio homes, duplexes, townhouses, and multi-family apartments. Congregate care facilities could be approved as a conditional use in accordance with provisions of the City Development Code. The density range is from 7.0 to 12.9 du/ac, with no target density rate.	No change
High Density Residential (H) 13.0-20.0 du/ac	This designation provides for the development of low- and mid-rise attached residential developments. Congregate care facilities could be approved as a conditional use in accordance with the provisions of the City Development Code. Increases in the density for congregate care may be allowed under special provisions of the Development Code. The permitted density ranges from 13.0 to 20.9 du/ac, with no target density rate.	No change
Very High Density Residential (VH) 20.1-32.0 du/ac	This designation provides for the development of mid-rise attached residential developments. Congregate care facilities could be approved as a conditional use in accordance with the provisions of the City Development Code. Increases in the density for congregate care may be allowed under special provisions of the Development Code. The permitted density ranges from 21.0 to 32.0 du/ac, with no target density rate.	NEW The GPU recommends creating the VH land use designation to best facilitate future Housing Element Updates, but **note that it has not been applied to the Land Use Map** and its application would require a future General Plan Amendment to apply it to one or more specific parcels.
Commercial, Office, and Industrial Designations		
Community Commercial (CC) 0.25 to 1.0 FAR	This designation includes retail, professional office, and service-oriented business activities serving the entire community. Community commercial areas typically include larger retail uses such as supermarkets, department stores, theaters, restaurants, professional and medical offices, and specialty retail stores. The intensity range is between 0.25 to 1.0 FAR, with a target intensity of 0.30 FAR. Community Commercial uses usually occupy 10 to 50 acres of land, and include in excess of 100,000 square feet of floor area.	No change

Name	Definition	Notes
Highway/Tourist Commercial (HT) 0.25 to 1.0 FAR	This designation provides for uses located adjacent to major transportation routes oriented to the needs of tourists. Highway/Tourist Commercial development should be appropriately located and developed as clusters of commercial development rather than as shallow commercial frontage along major streets. Typical uses may include tourist accommodations and lodging facilities, automobile service stations, restaurants, convenience stores, gift shops, and entertainment centers. The intensity range is between 0.25 to 1.0 FAR, with a target intensity of 0.30 FAR. Facilities should be well-landscaped, providing an attractive visual image.	No change
Neighborhood Commercial (NC) 0.2 to 0.4 FAR	Intended for smaller-scale business activities that generally provide retail or convenience services for local residents in surrounding neighborhoods. Typical uses include: traditional small scale food markets (usually less than 30,000 square feet), drug stores, clothing stores, sporting goods, offices, hardware stores, child care centers, other retail and personal service uses, and community facilities. The intensity range is between 0.20 to 0.40 FAR, with a target intensity of 0.25 FAR. Neighborhood commercial centers are usually developed on sites that are less than ten acres in size. Projects should be compatible in design and scale with adjacent residential areas, and should be designed to encourage pedestrian use.	No change
Service Commercial (SC) 0.25 to 1.5 FAR	This designation provides for commercial uses typically requiring extensive floor area. Typical uses include home improvement stores, discount retail stores, furniture stores, auto dealerships and light automotive service. The intensity range is between 0.25 to 1.5 FAR, with a target intensity of 0.3 FAR. Warehousing and manufacturing may be incidental uses within a business that is otherwise consistent with the Service Commercial designation.	No change
Professional Office (PO) 0.30 to 1.0 FAR	This designation includes primarily single or multi-tenant offices and may include supporting uses. Office developments are intended to include low-rise offices situated in a landscaped garden arrangement and may include mid-rise structures at appropriate locations. The intensity range is between 0.3 to 1.0 FAR, with a target intensity of 0.35 FAR. Typical uses include legal, design, engineering, or medical offices, corporate and governmental offices, and community facilities. Supporting convenience retail and personal service commercial uses may be permitted to serve the needs of the on-site employees.	No change

Name	Definition	Notes
Industrial Park (IP) 0.30 to 1.5 FAR	Intended to provide well-designed business and employment centers offering attractive and distinctive architectural design, innovative site planning, and substantial landscaping and visual quality. Typical uses may include professional offices, research and development, laboratories, light manufacturing, storage, industrial supply, and wholesale businesses. The intensity range is between 0.3 to 1.5 FAR, with a target intensity of 0.40 FAR.	No change
Open Space and Recreational Designations		
Open Space (OS) 0.01 to 0.10 FAR	Intended to accommodate both public and private areas of permanent open space for such uses as parks, golf courses, recreation facilities, natural open spaces, recreation trails, greenbelts, lakes, utility easements, active fault zones, and undevelopable portions of floodplains along waterways. The intensity range is between 0.01 to 0.10 FAR. Only accessory buildings or structures related to parks and recreation facilities are intended within the Open Space designation. These areas may also accommodate certain commercial outdoor recreation uses as a conditional use in accordance with the City Development Code.	No change
Recreation Commercial Overlay (RC)	This designation may be applied to properties designated for Open Space use. This designation provides for operation and development of resort or amusement oriented commercial and recreational uses of regional interest that draw visitors from throughout the City and region. The intensity range varies. Permitted uses include commercial recreation, conference centers, golf courses, clubhouses, hotels, resorts (including fractional ownership units), restaurants, parks, camp grounds, open spaces and community facilities. Restaurants, hotels, and resort uses are accessory to the underlying open space uses.	No change

Name	Definition	Notes
Other Designations		
Public/Institutional (PI) 0.2 to 0.7 FAR	This designation provides for a wide range of public and private uses including schools, transportation facilities, government offices, public utilities, libraries, museums, public art galleries, hospitals, and cultural facilities. The intensity range is between 0.2 to 0.7 FAR, with a target intensity of 0.3 FAR.	No change
Vineyards/Agriculture (VA) 0 to 0.2 FAR	This designation promote rural, agricultural, and vineyard uses of properties located to the east of the City within the Planning Area. The density range is between 0 to 0.2 du/ac, with a target density of 0.1 du/ac, and the intensity range is between 0.01 to 0.1 FAR with a target intensity of 0.03 FAR. Non-residential buildings necessary to support vineyard or agricultural operations, as well as retail sales, tasting rooms, restaurants, and bed and breakfasts are also permitted.	No change
Tribal Trust Lands (TTL)	This designation applies to properties within the Planning Area that are held in trust by Federal agencies. These lands can have important economic and environmental relationships to both the City and area residents. However, properties within this designation may not be subject to City or County planning, zoning, and building regulations. Cooperative efforts between the City, County, and local Tribal Governments are important to ensuring that areawide issues are appropriately addressed to the benefit of all local residents.	No change
Specific Plan Implementation (SPI)	General Plan land use designation applied to areas governed by an adopted Specific Plan. In SPI areas, the Specific Plan serves as the primary area-specific planning and zoning framework and establishes the detailed land use program, development standards, circulation, public facilities and services, design guidance, and implementation requirements for the plan area. SPI is used where the City intends the adopted Specific Plan, rather than the standard citywide land use designations alone, to guide future development.	No change

Name	Definition	Notes
Mixed Use Districts (Formerly Called "Overlays")		
Mixed Use Overlay Areas (MUOA) Density varies by area, based on 28 du/ac residential and 0.35 FAR nonresidential	Current City overlay applied in selected infill locations to encourage mixed commercial and residential development. Nonresidential uses are established by the underlying land use designation, while the overlay adds a residential component and increases the maximum and target FAR, subject to approval of a Development Plan. The current overlay areas are Jefferson Avenue, Town Center/Tower Plaza, and South of Old Town, each with area-specific development capacity assumptions and daily trip caps.	Remove and replace with three new Mixed Use Districts
Mixed Use Edge District; 20-39 du/ac; 3 story maximum	New district for the edges of mixed use areas where lower scale and neighborhood compatibility are needed. It would allow residential uses up to 3 stories, such as townhomes, small multifamily buildings, and live/work units, and neighborhood-serving commercial uses. Uses may be mixed "vertically" (on separate floors of a building) or "horizontally" (in separate buildings) on a single site or on adjacent parcels.	NEW
Mixed Use Neighborhood District; 40-69 du/ac; 5 story maximum	New district for walkable, neighborhood-serving mixed use areas. It would allow buildings up to five stories, including multifamily housing, retail and services, office, and civic uses around an active public realm. Uses may be mixed "vertically" (on separate floors of a building) or "horizontally" (in separate buildings) on a single site or on adjacent parcels.	NEW
Mixed Use Core District; 70-120 du/ac; 8 story maximum	New district for the City's highest-intensity mixed use centers. It would allow buildings up to eight stories, including multifamily housing, with an emphasis on active ground-floor commercial frontages in a pedestrian-oriented urban form. Uses may be mixed "vertically" (on separate floors of a building) or "horizontally" (in separate buildings) on a single site or on adjacent parcels.	NEW

1. The maximum density of the City's residential land use categories may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code, as amended in January 1, 2005 under SB 1818.

MIXED USE CORE
(70-120 DU/AC)





MIXED USE NEIGHBORHOOD
(40-69 DU/AC)





MIXED USE EDGE
(20-39 DU/AC)







Land Use Concepts

Potential Areas of Land Use Change

Temecula is a beautifully built-out city, meaning the era of rapid expansion is largely complete. With a strong foundation of existing neighborhoods and commercial centers, the City's planning focus has shifted toward smart, targeted reinvestment. This chapter explores specific locations where thoughtful revitalization can guide Temecula's evolution over the next 20 years, breathing new life into older centers and ensuring the local economy remains vibrant.

A core theme of this chapter is a strict commitment to Temecula's commercial spaces. The places residents love to shop, dine, and work are staying. However, staying relevant in a changing retail landscape requires adaptation. By introducing complementary uses—like strategic housing and upgraded public spaces—right next to commercial hubs, local businesses gain a built-in customer base. This consistent activity naturally enhances public safety by keeping "eyes on the street," while new pedestrian pathways foster healthy communities by encouraging residents to walk and connect.

The following pages detail potential updates for:

- The Four Core Study Areas: Larger areas (Commerce to College, Temecula Town Center and Tower Plaza, the Innovation Corridor, and the SouthTown) where coordinated visions can create major community benefits.
- Targeted Opportunity Sites (Sites A–H): Smaller, individual properties where updated plans can resolve localized challenges or unlock new potential.

For each location, existing "Business as Usual" rules are mapped directly alongside proposed changes. As the public reviews these side-by-side comparisons, the City encourages residents to consider how these strategic updates can shape an even stronger Temecula.

Study Area 1: Commerce to College

Study Area 1 focuses on the vibrant corridor connecting Promenade Temecula and Mt. San Jacinto Community College (MSJC). This area already operates as an economic powerhouse for the City. It features highly successful major retail stores at and around the Promenade, well-utilized office spaces, and an expanding college campus serving the needs of Temecula residents and beyond.

While it occupies a strategic, central location between education, jobs, and established neighborhoods, the landscape is currently defined by surface parking lots and large blocks that can make walking difficult, especially between the mall and college.

The proposed vision builds on this current commercial success to make the area even stronger and accessible. Key elements include:

- **A Grand Pedestrian Corridor**: A wide, green, and vibrant pedestrian boulevard connecting Promenade Temecula directly to MSJC. As the college grows to over 10,000 students, creating a seamless mobility link between the campus and the mall will bring a boost in economic activity to local shops and restaurants.
- **Enhancing Neighborhood Connections**: Beyond the green pedestrian corridor, a quieter, nature-focused trail is envisioned along the creek connecting the Promenade to the Meadowview neighborhood. This will give nearby residents scenic, easy access to their favorite commercial spots.
- **Strengthening Retail with Strategic Housing**: To support a thriving commercial area, limited, workforce, student, and attainable housing would be allowed. By providing housing options for students, seniors, and young professionals right where they shop, dine, and learn, the City can cultivate a lively environment that keeps local businesses bustling year-round while planning to accommodate the City's future housing needs.

Looking ahead, this area is poised to become a signature Temecula destination where shopping, dining, learning, living, working, and public spaces seamlessly come together.

Important factors for future planning include:

1. Provide existing and new commercial uses greater flexibility to adjust to rapidly evolving consumer shopping habits.
2. Ensuring new designs blend perfectly with existing commercial uses, college, and nearby neighborhoods.
3. Protecting the natural environment around the creek corridors.
4. Improving traffic flow and making it safer to walk, bike, or drive through the area.

STUDY AREA 1

Commerce to College

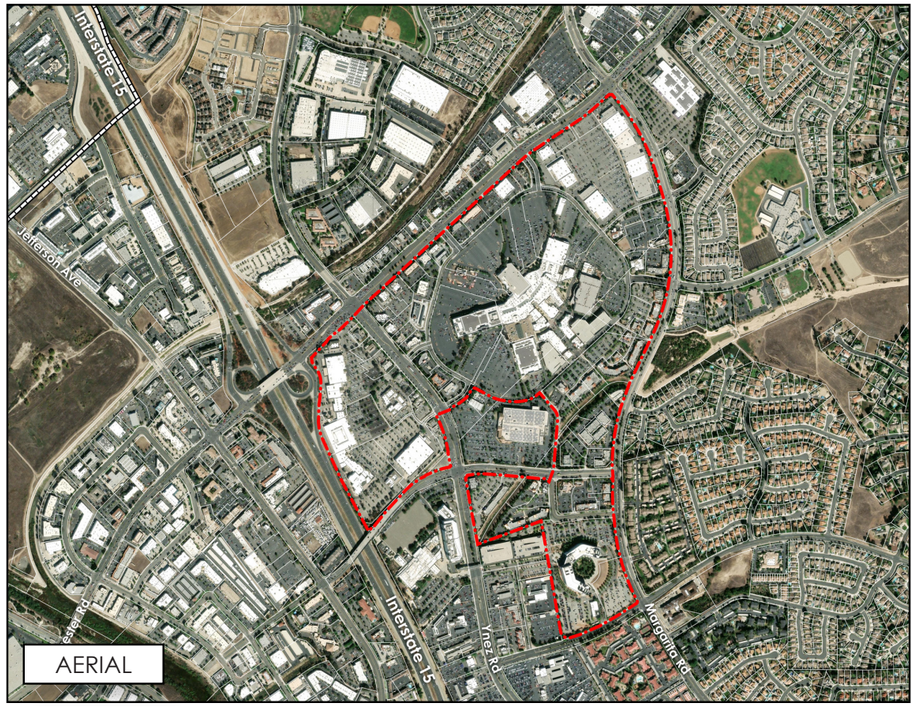
- Mixed-Use
- Residential/Mixed-Use hub
- Commercial hub
- Central open space
- College hub

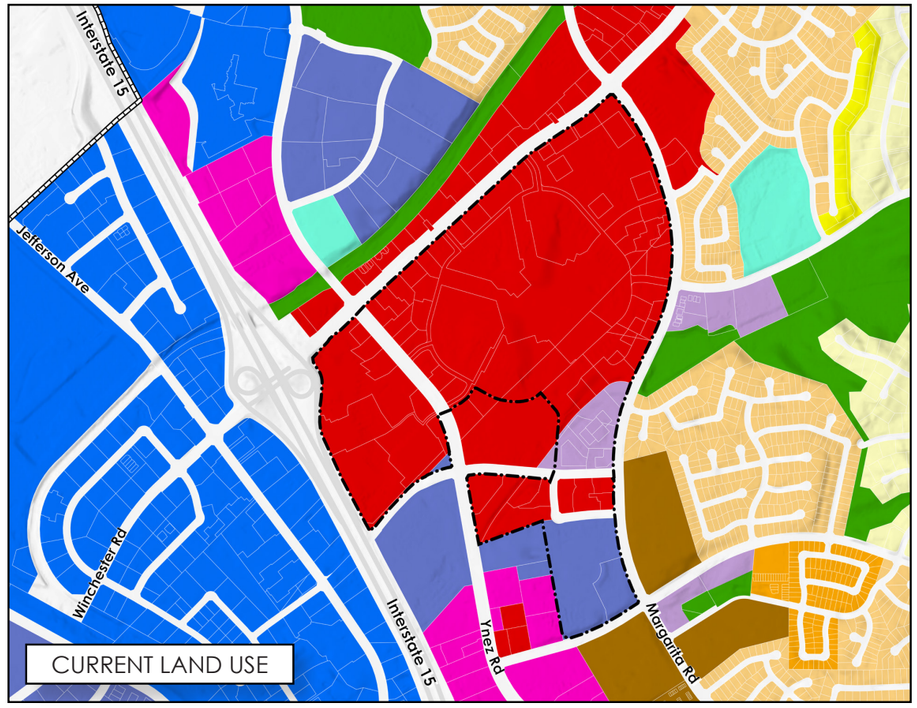


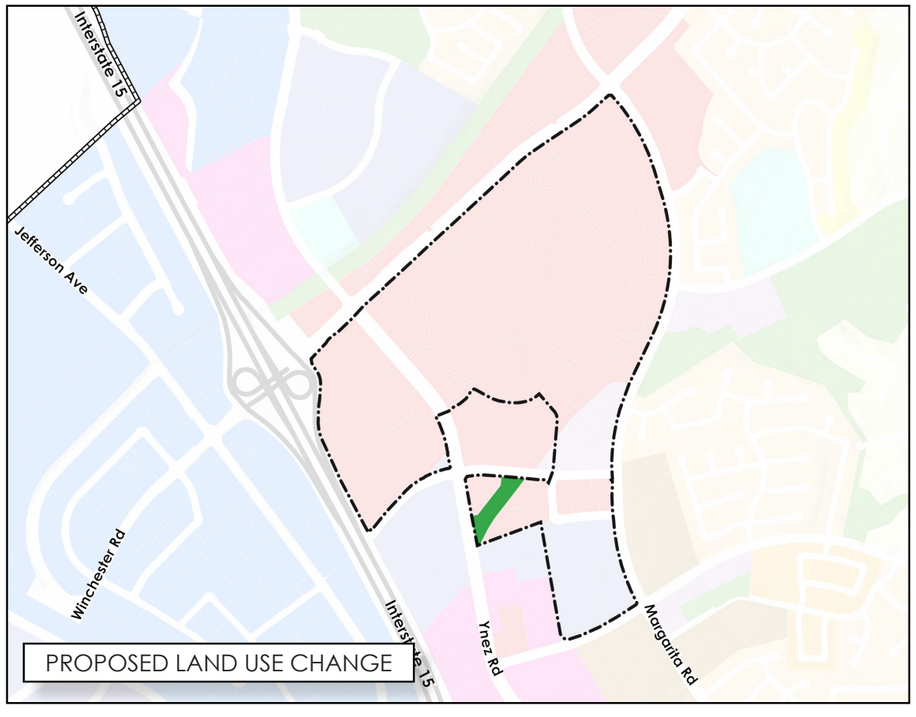
STUDY AREA 1

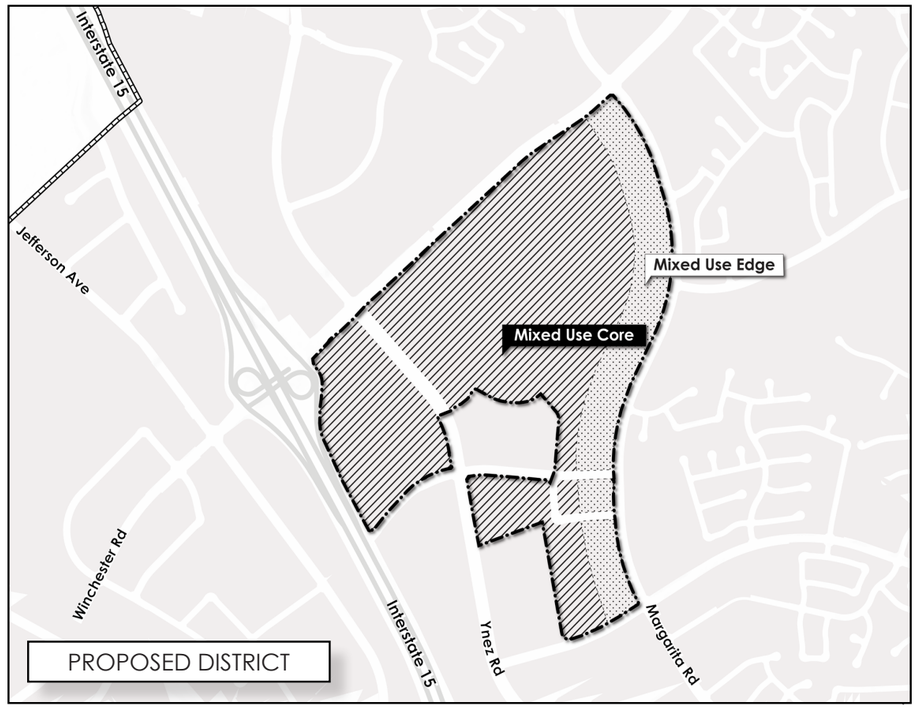
Commerce to College

- Service Commercial (FAR 0.25-1.5)
- Community Commercial (FAR 0.25-1.0)
- Highway Tourist Commercial (0.25-1.0)
- Profressional Office (FAR 0.30-1.0)
- Neighborhood Commercial (FAR 0.20-0.40)
- Industrial Park (FAR 0.30-1.5)
- High Density Residential (13.0-20.0 du/ac)
- Medium Density Residential (7.0-12.9 du/ac)
- Low Medium Density Residential (3.0-6.9 du/ac)
- Low Density Residential (0.5-2.9 du/ac)
- Very Low Density Residential (0.2-0.4 du/ac)
- Rural Residential (0.1-0.4 du/ac)
- Hillside Residential (0.0-0.1 du/ac)
- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway









Study Area 2: Temecula Town Center and Tower Plaza

Study Area 2 focuses on the Temecula Town Center and Tower Plaza. Together, these properties form a highly visible commercial gateway anchored along Interstate 15 and Rancho California Road. As a major hub of retail, dining, and entertainment, the area features the AMC theater, Target, and surrounding retail uses that serve the everyday needs of the community while also acting as a regional draw. While it benefits from excellent visibility and access, the large blocks, surface parking, and existing circulation patterns can make walking between stores a challenge. At the same time, nearby features like the Margarita Recreational Center, trails, and the creek to the north offer a great foundation for a more cohesive environment.

Future planning for this gateway focuses on keeping the retail environment highly competitive and relevant through reinvestment, modernization, and supportive mixed use development. To realize this goal, the concept features:

- **Stronger Commercial Core**: Existing commercial uses would remain and be strengthened through reinvestment and repositioning that helps the area stay competitive, attractive, and economically productive over time. As one of the City's most visible gateways, through flexibility for commercial uses, this area could continue serving as a major destination for shopping, dining, and entertainment.
- **Better Connections and Open Space Integration**: Improved internal pathways, safer bicycle routes, and stronger green linkages would help tie the area together. Creating physical connections between the Temecula Duck Pond and Veterans Memorial, and the Murrieta Creek corridor would create a more unified community gathering place.
- **Walkable Mixed Use Center**: A cohesive mixed use core would support retail, dining, employment, and supportive residential uses in a way that creates an active and livable environment. This approach helps strengthen the customer base for local businesses while creating a more vibrant shopper experience.
- **Clear Density Gradient and Right-Sized Redevelopment**: New development would be organized to concentrate the highest intensity near Interstate 15, then gradually transition eastward to less intense development. This method helps create a dynamic mixed use area while ensuring compatibility with the adjacent residential neighborhoods to the east.

Ultimately, this area will transform into a modernized regional destination where commerce and community life thrive side by side in a pedestrian-friendly setting.

Guiding priorities for this transition include:

1. Maintaining the area's role as a major economic driver by keeping commercial uses strong and relevant.
2. Ensuring that new development transitions appropriately in scale and intensity toward nearby neighborhoods.
3. Creating safe and inviting connections between commercial areas, open space features, and surrounding homes.
4. Improving internal traffic flow for pedestrians, bicyclists, and drivers.

STUDY AREA 2

Temecula Town Center and Tower Plaza

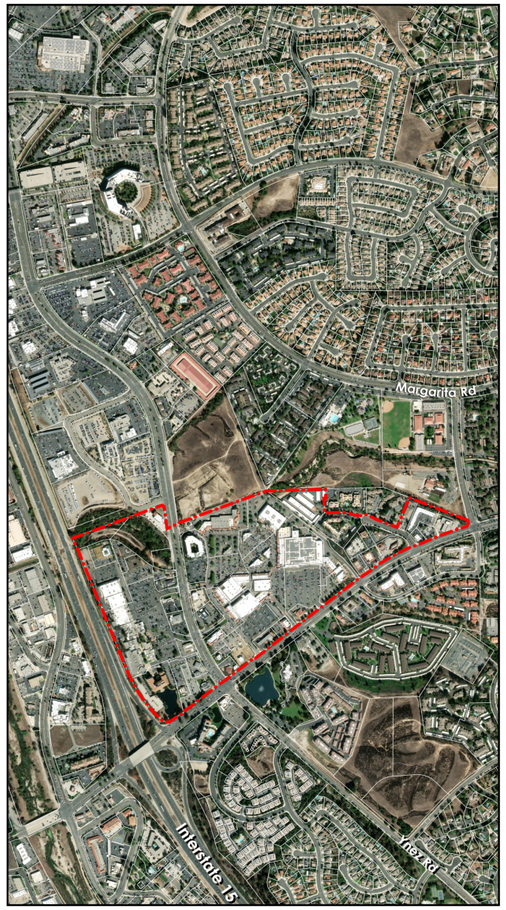
Mixed-Use

Residential/Mixed-Use hub

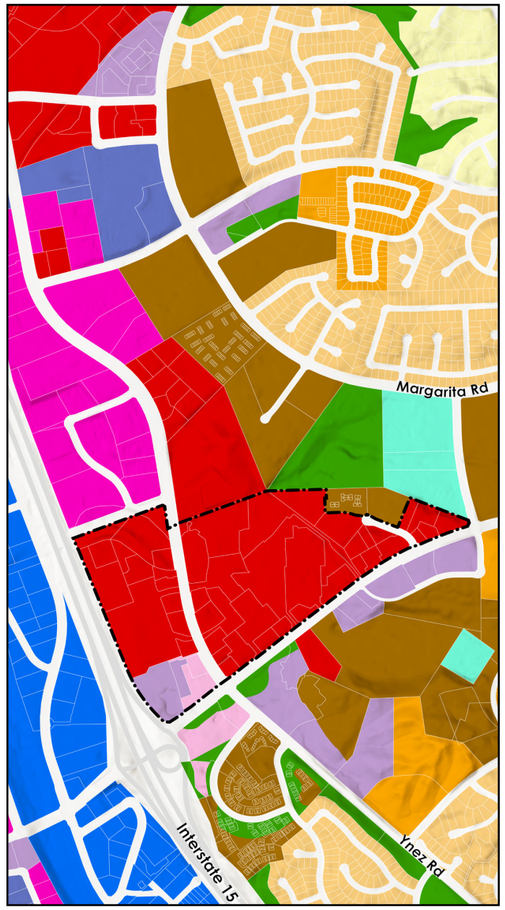


STUDY AREA 2

Temecula Town Center and Tower Plaza



AERIAL



CURRENT LAND USE

- Service Commercial (FAR 0.25-1.5)
- Community Commercial (FAR 0.25-1.0)
- Highway Tourist Commercial (0.25-1.0)
- Profressional Office (FAR 0.30-1.0)
- Neighborhood Commercial (FAR 0.20-0.40)
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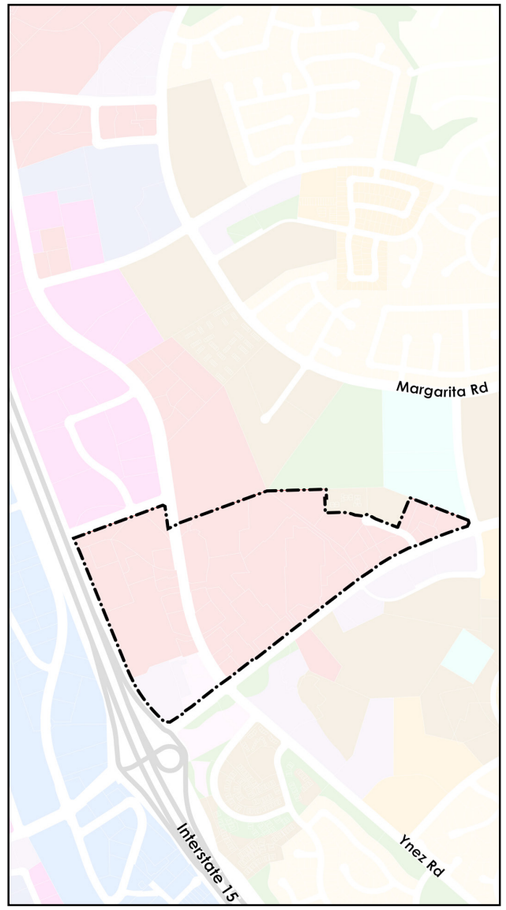
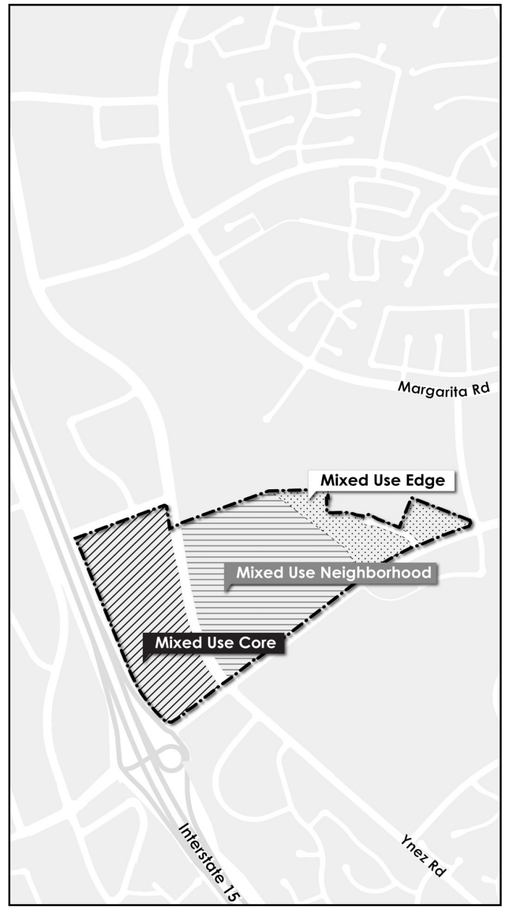


PROPOSED LAND USE CHANGE (NONE)

- Hillside Residential (0.0-0.1 du/ac)
- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands



PROPOSED DISTRICT

- Temecula City Boundary
- Freeway

Study Area 3: Innovation Corridor







Study Area 3 centers on Overland Drive, stretching from the western edge of the City to Interstate 15. Anchored by Abbott and supported by well-utilized industrial and business park uses, this corridor is already a premier employment center for Temecula. It plays a vital role in the local economy and provides a robust foundation for future job growth. While the corridor contains significant employment activity, its physical character and internal pathways do not yet fully reflect its importance to the City. With targeted streetscape upgrades, enhanced active transportation routes, and a clearer sense of identity, the area could truly function as a cohesive innovation center.

The proposed direction for this corridor focuses heavily on job creation and expanding its role as a hub for advanced industries and long-term economic growth. Core components include:

- **Hub for Advanced Industries**: The corridor is envisioned as a place for life sciences, technology, and advanced industries to grow and cluster. Building on the presence of anchor employers such as Abbott, this approach will strengthen Temecula's competitiveness and attract additional high-quality jobs.
- **Connecting Education with Economy**: With MSJC in the community, there is a unique opportunity to connect local higher education with economic opportunity through workforce development, continuing education, and special training.
- **Reimagined Overland Drive**: Streetscape improvements along Overland Drive will give the corridor a stronger identity and a more unified appearance. Better pedestrian, bicycle, and vehicular connections, combined with high-quality, campus-like development, will tie employment areas together and make the corridor more accessible for workers, businesses, and students.
- **Central Node and Stronger Connections**: A central node within the corridor would create a focal point for daily activity, services, and gathering spaces, helping the area function as a complete employment environment rather than a series of separate sites. Improved connections to nearby amenities, including the sports park and creek areas, will further enhance the daily experience for the local workforce. As part of this idea, Murrieta Creek Bridge connecting Overland Drive to Diaz Road is anticipated to begin construction in Summer 2027.

In the coming decades, this area is envisioned as a regionally recognized Innovation Corridor where top-tier employers, high-quality jobs, and a unified public realm support Temecula's economic future.

Essential elements to guide this growth include:

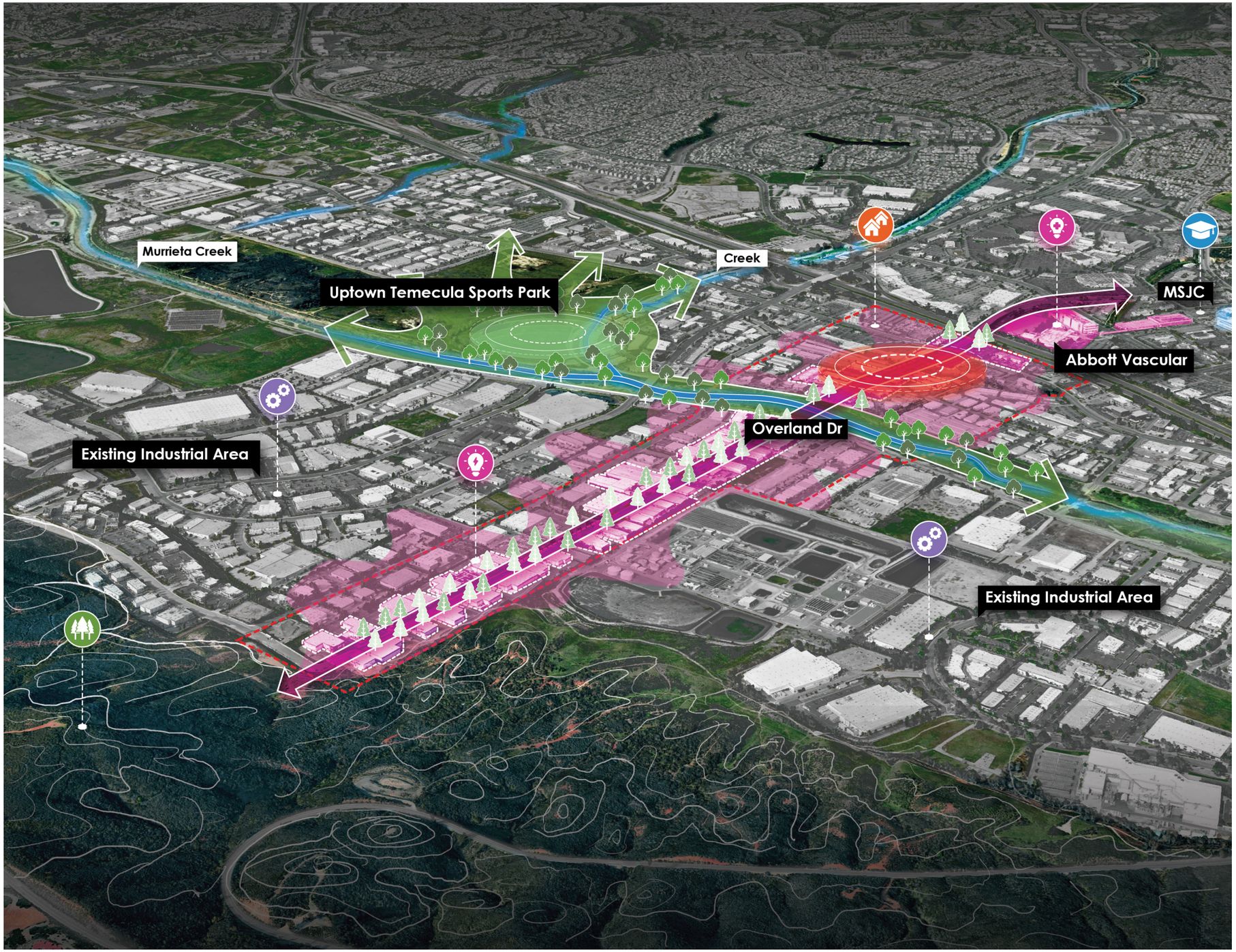
1. Attracting and retaining employers in life sciences, technology, and advanced industrial sectors.
2. Improving the streetscape and overall identity of Overland Drive.
3. Strengthening transit and trail connections within the corridor and to adjacent community assets.
4. Ensuring that any supportive uses, including limited housing, remain secondary to the corridor's primary economic development role.

STUDY AREA 3

Innovation Corridor

Innovation Overlay

Central Node



STUDY AREA 3

Innovation Corridor

- Service Commercial (FAR 0.25-1.5)
- Community Commercial (FAR 0.25-1.0)
- Highway Tourist Commercial (0.25-1.0)
- Profressional Office (FAR 0.30-1.0)
- Neighborhood Commercial (FAR 0.20-0.40)
- Industrial Park (FAR 0.30-1.5)
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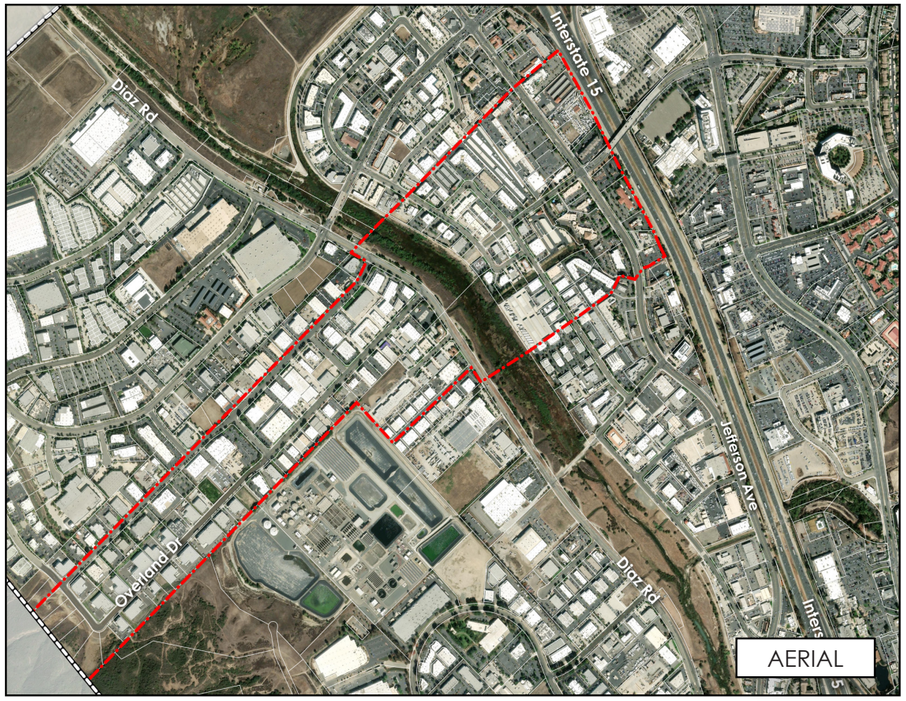
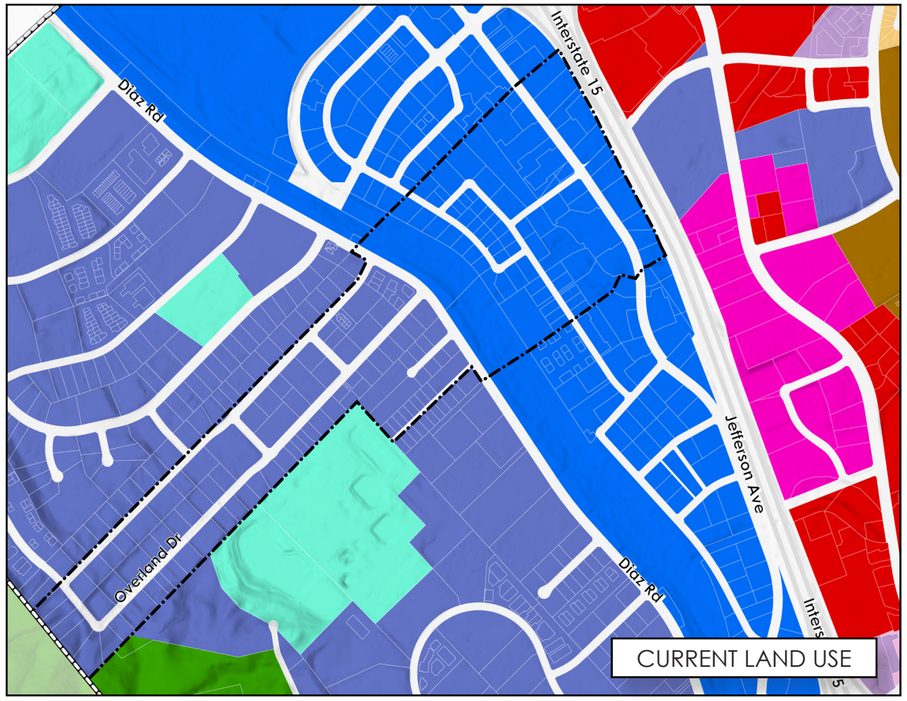
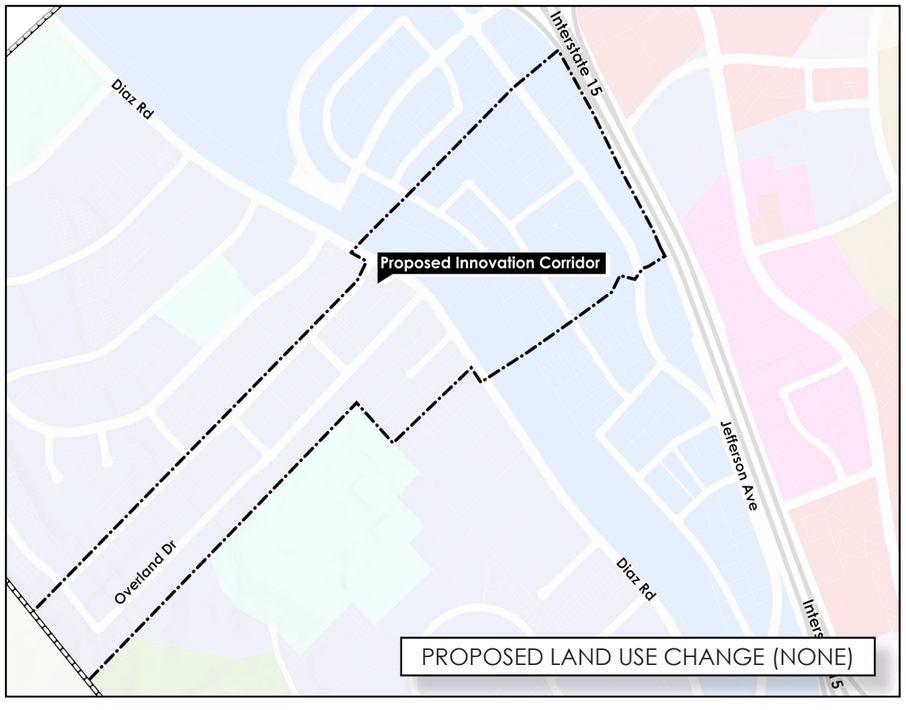
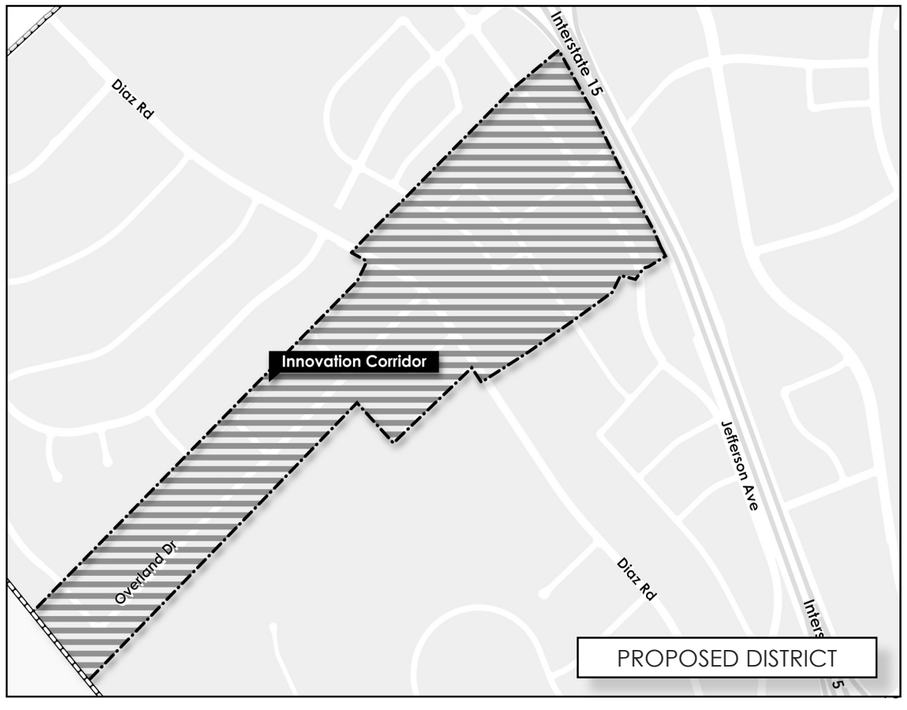
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway









Study Area 4: SouthTown

Study Area 4, known as SouthTown, is located just south of Old Town, generally bounded by the Old Town Arch, Temecula Parkway, Murrieta Creek, and Interstate 15. This southern gateway benefits from a highly distinctive setting and excellent freeway visibility. Its proximity to historic Old Town and the convergence of Murrieta Creek, Temecula Creek, and the Santa Margarita River gives it a natural character unlike any other part of the City. While the area has the makings of a unique destination, its current development pattern and major transportation barriers limit access to surrounding neighborhoods and the river environment. However, its strategic location provides a phenomenal canvas for a dynamic, arts-focused area.

The vision for SouthTown leverages these unique geographic advantages through creative placemaking, boutique commercial activity, and a strong orientation toward the waterways. To achieve this, the concept includes:

- **Arts and Creative Area**: SouthTown is envisioned as a mixed use environment that supports the arts, creative industries, hospitality, studios, and small-scale commercial activity. By establishing a distinct, human-scaled character, the area can complement Old Town while developing a vibrant identity of its own.
- **Creek-Oriented Open Space and Public Realm**: Murrieta Creek, Temecula Creek, and the Santa Margarita River will help define the area's identity. New trails, greenbelts, passive recreation areas, and creek-oriented design will tie the open spaces together into a unified framework. This approach will make the waterways a highly visible, celebrated part of the area and support a walkable environment centered on Temecula's natural beauty.
- **Improved Livability and Local Access**: Better pedestrian and bicycle connections across Interstate 15 and to surrounding neighborhoods, including Los Ranchitos, would help tie the area into the broader community.

As it matures, SouthTown will establish itself as a vibrant cultural extension of Old Town where creative commerce, public art, and preserved river corridors create a highly walkable and engaging destination.

Core objectives for this area consist of:

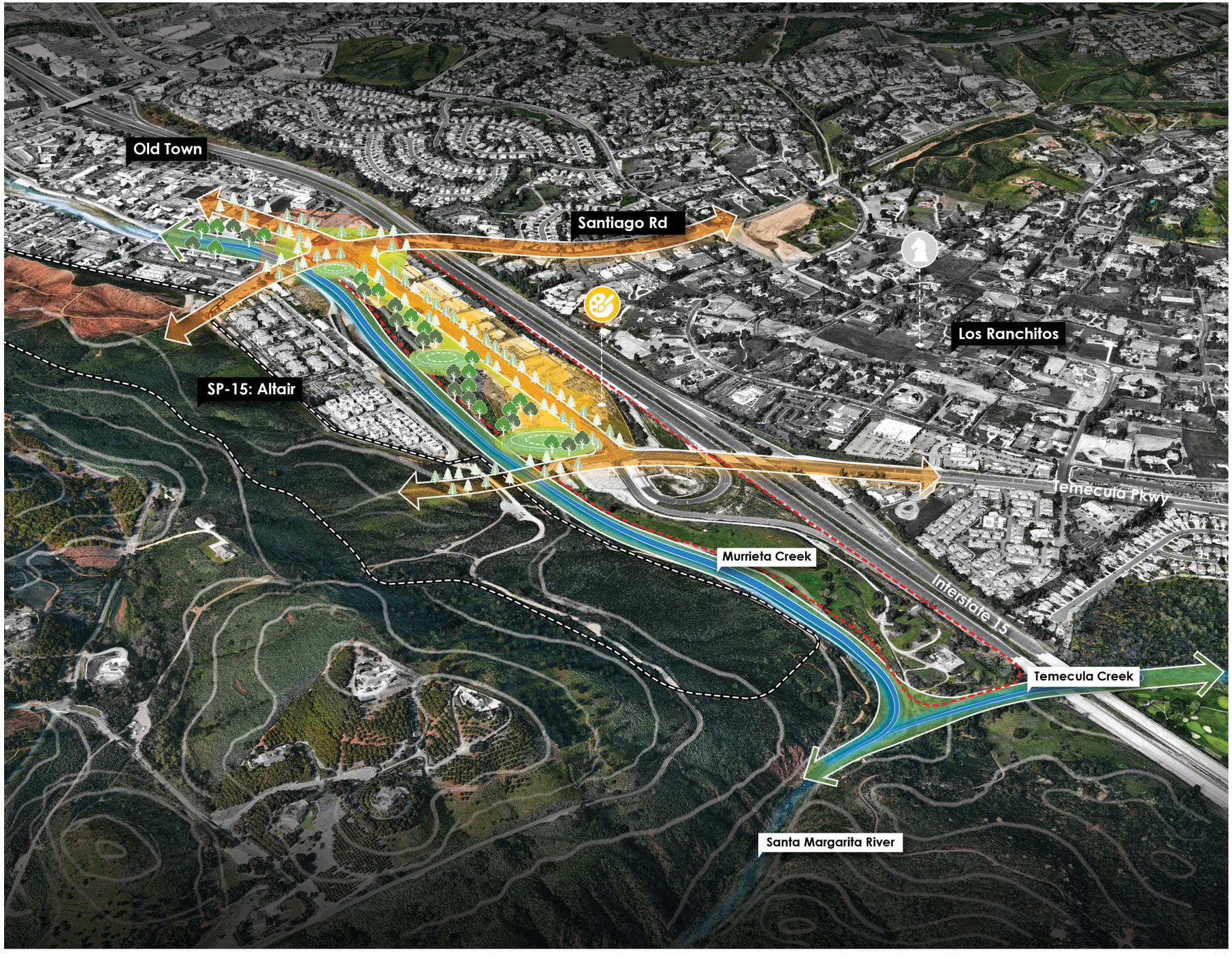
1. Establishing an area identity that complements, rather than competes with, Old Town.
2. Encouraging boutique-style commercial uses, including small-scale hotels that serve the needs of regional visitors.
3. Protecting and enhancing the natural character of the creek and river corridors.
4. Ensuring that live/work and workforce housing strictly support the area's creative and commercial focus.
5. Improving safe, human-scaled connections across Interstate 15 and to surrounding residential neighborhoods.

STUDY AREA 4

SouthTown

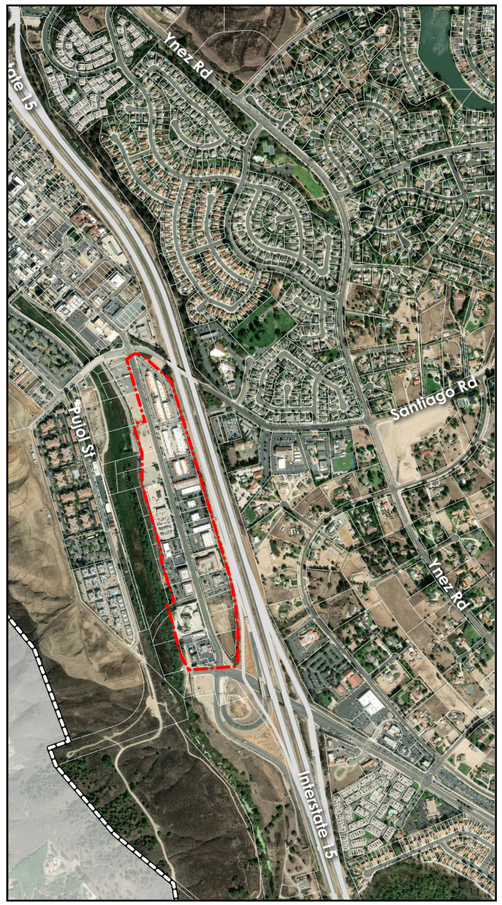
Mixed-Use Arts District/ Worforce Housing

Open Space Node



STUDY AREA 4

SouthTown



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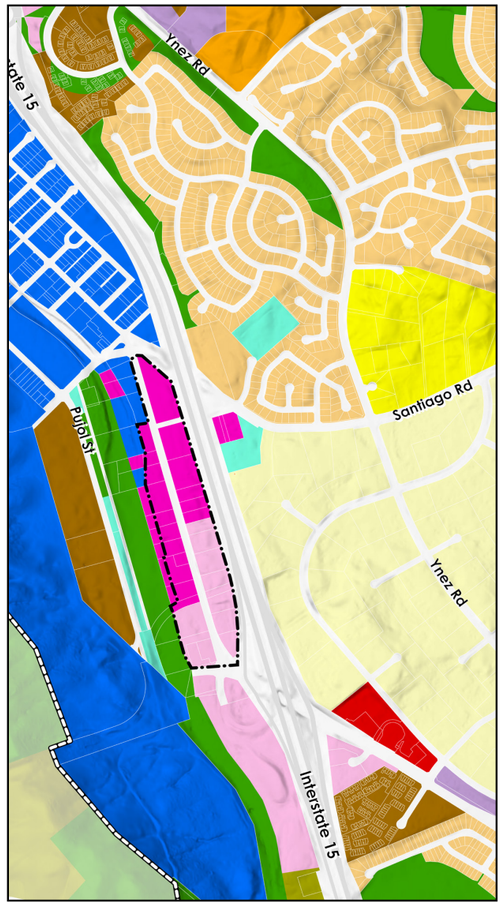
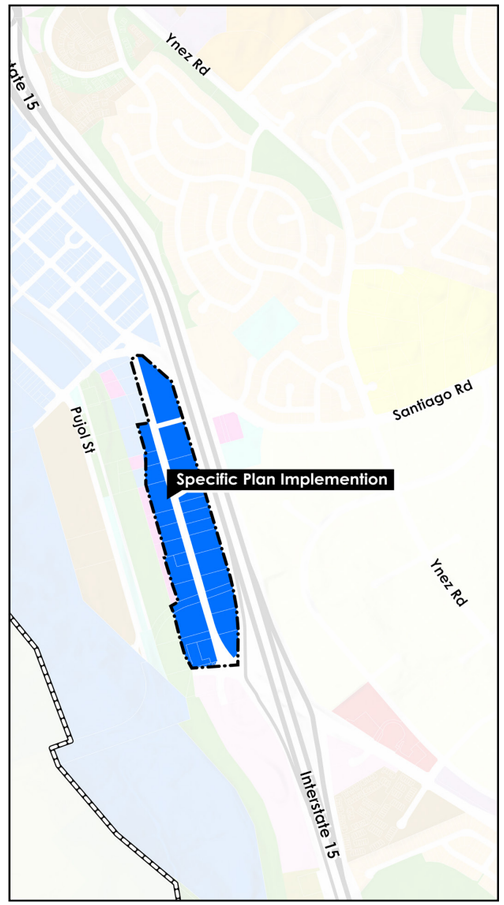
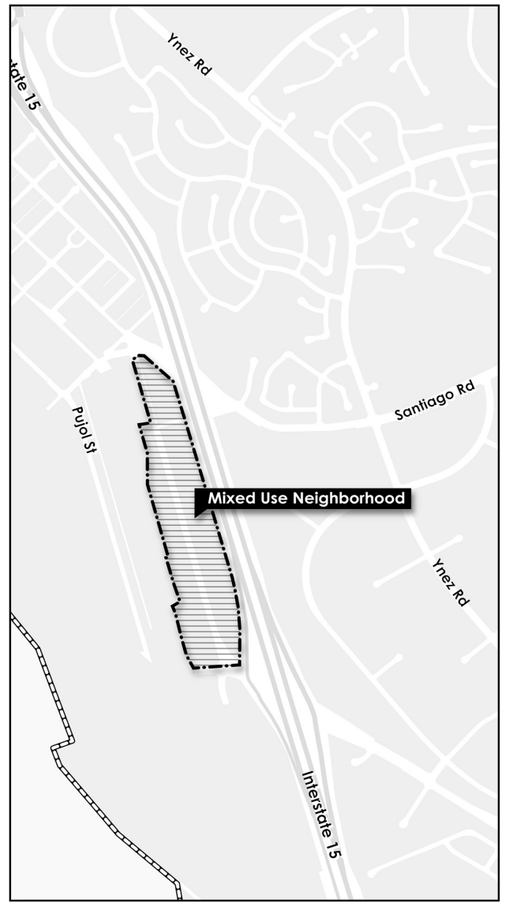


CURRENT LAND USE



PROPOSED LAND USE CHANGE



PROPOSED DISTRICT

- Service Commercial (FAR 0.25-1.5)
- Community Commercial (FAR 0.25-1.0)
- Highway Tourist Commercial (0.25-1.0)
- Profressional Office (FAR 0.30-1.0)
- Neighborhood Commercial (FAR 0.20-0.40)
- Industrial Park (FAR 0.30-1.5)

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- Low Density Residential (0.5-2.9 du/ac)
- Very Low Density Residential (0.2-0.4 du/ac)
- Rural Residential (0.1-0.4 du/ac)

- Hillside Residential (0.0-0.1 du/ac)
- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands

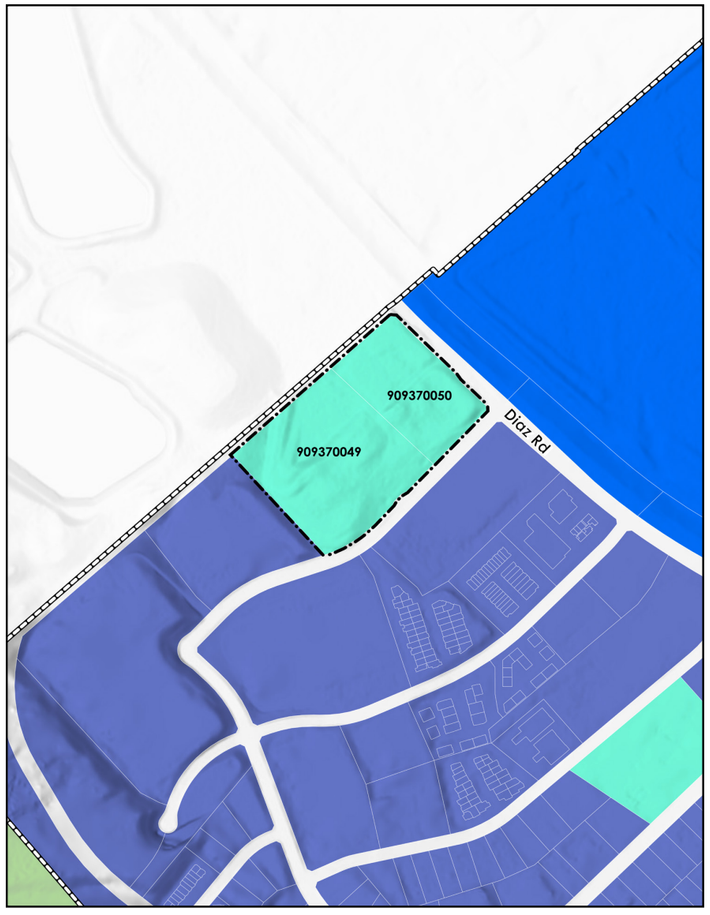
- Temecula City Boundary
- Freeway

SITE A

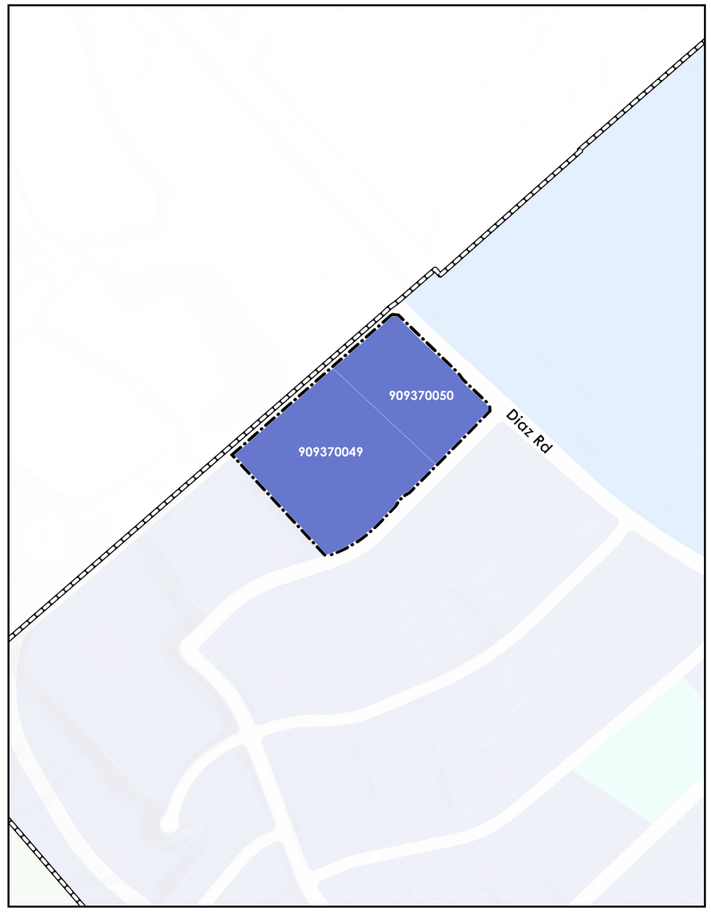
City-Owned Property on Diaz Rd.



AERIAL



CURRENT LAND USE



PROPOSED LAND USE CHANGE

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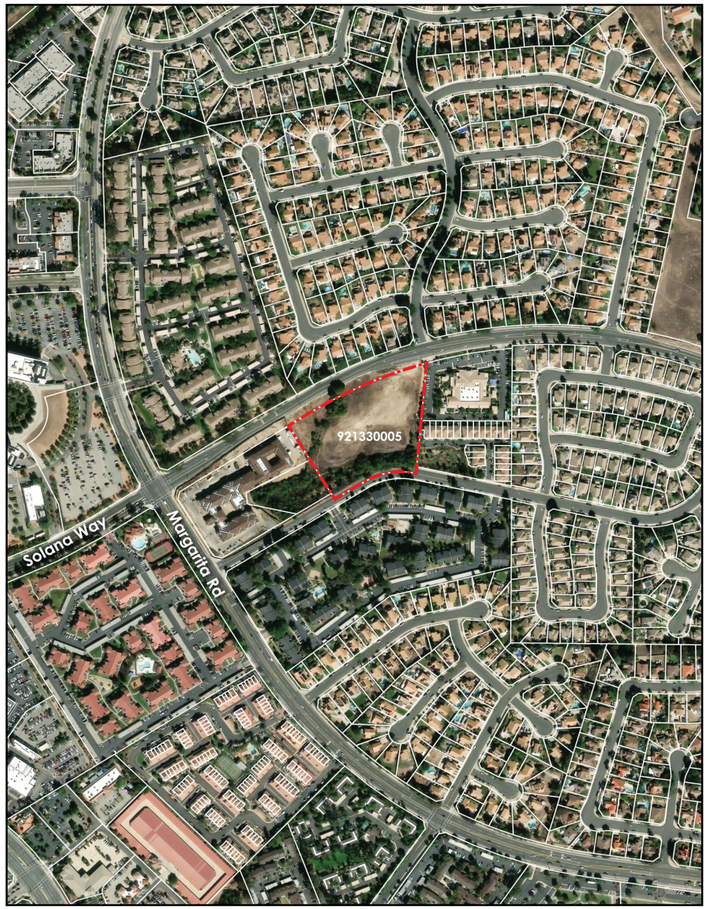
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway

SITE B

Solana Way Split Zone (Applicant Request)



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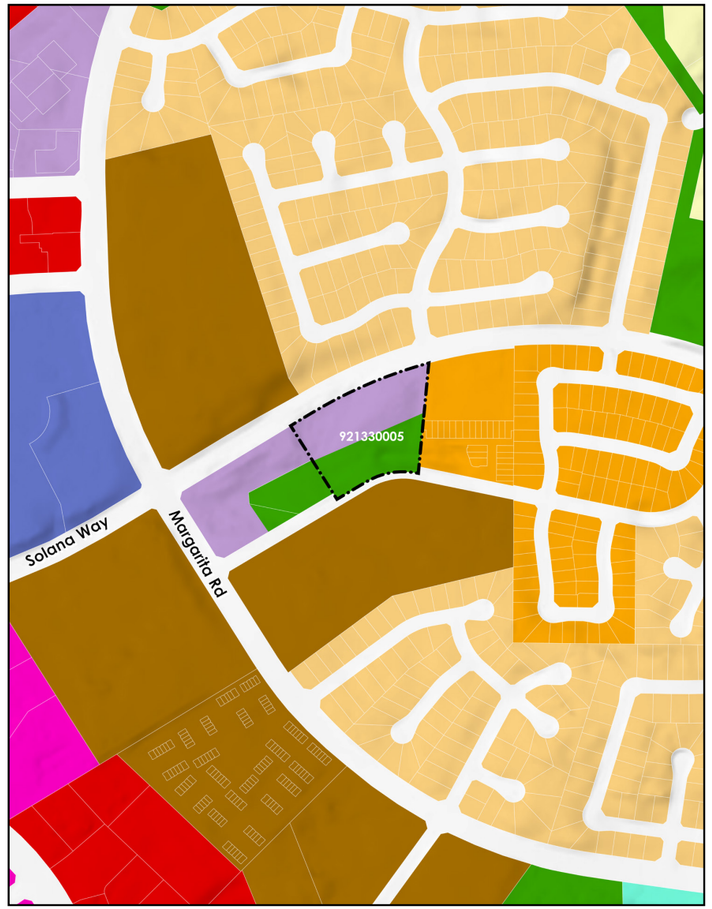
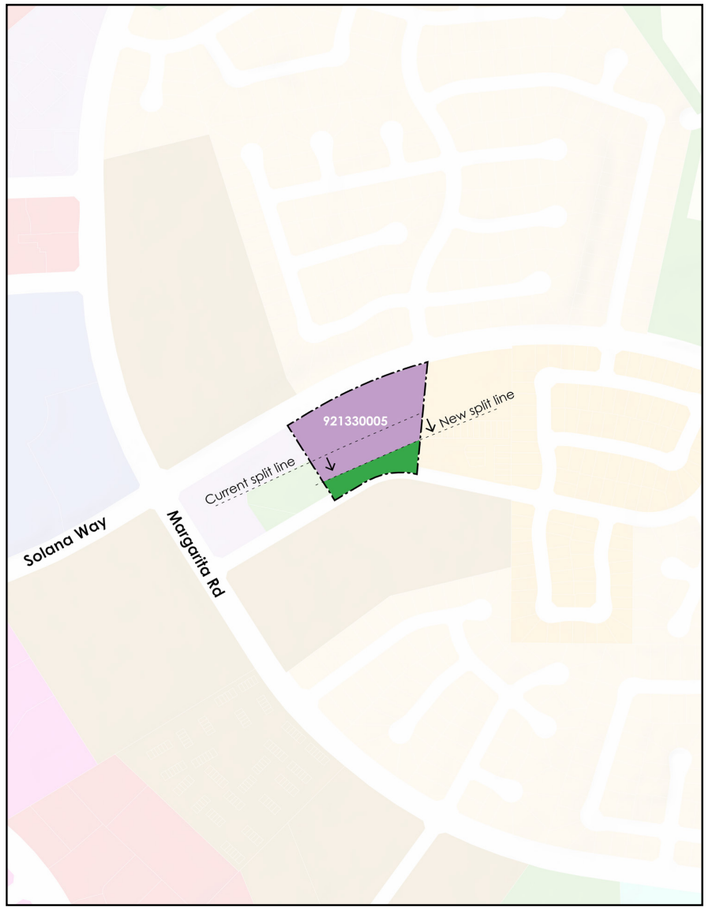


CURRENT LAND USE



PROPOSED LAND USE

- Service Commercial (FAR 0.25-1.5)
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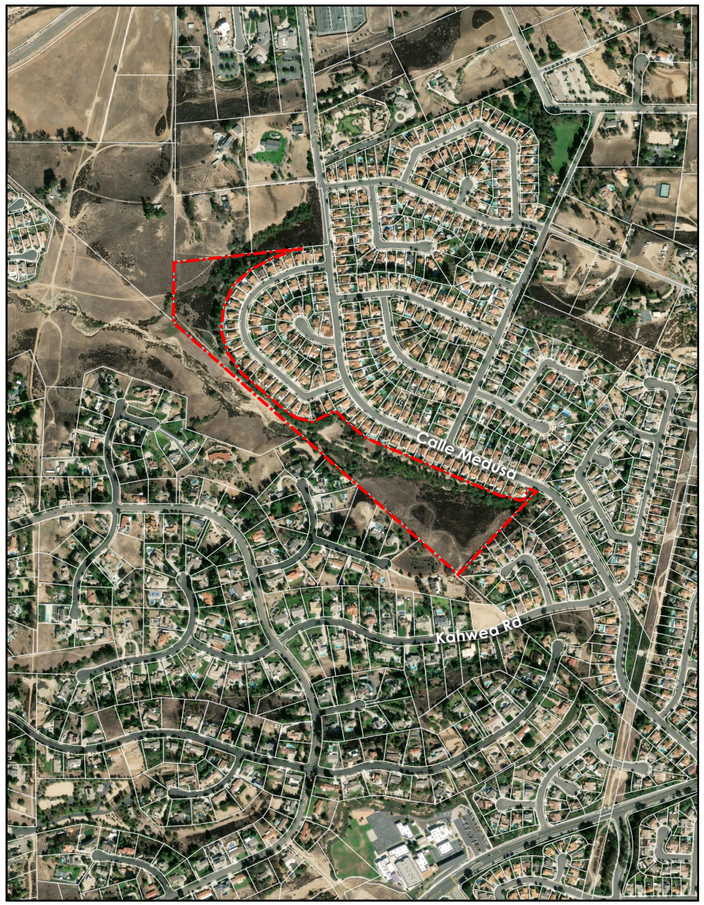
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway

SITE C

GP/Zoning Mismatch (Neighbor Request)



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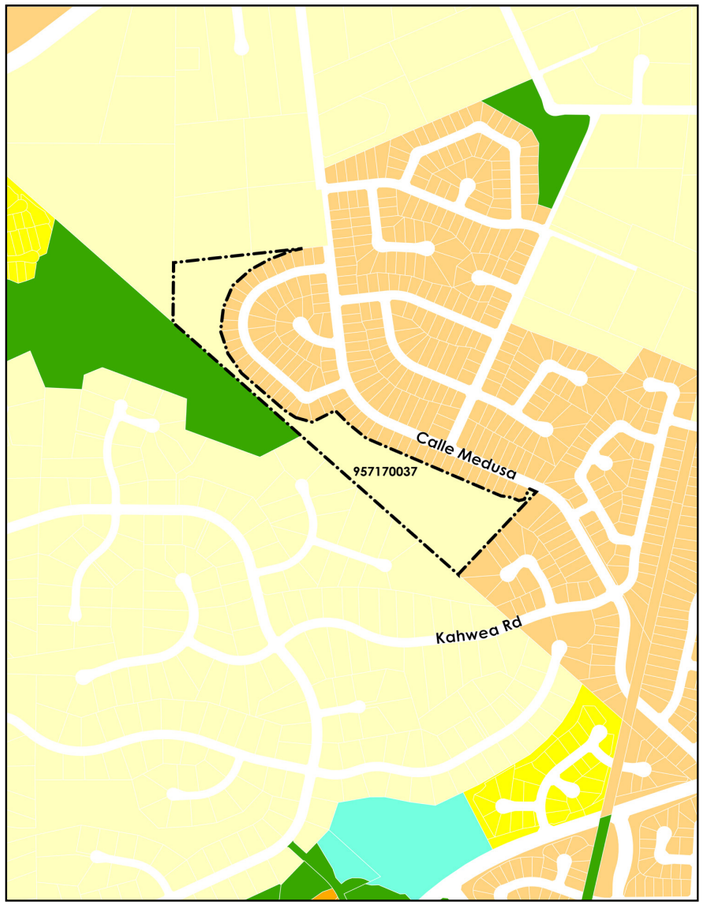
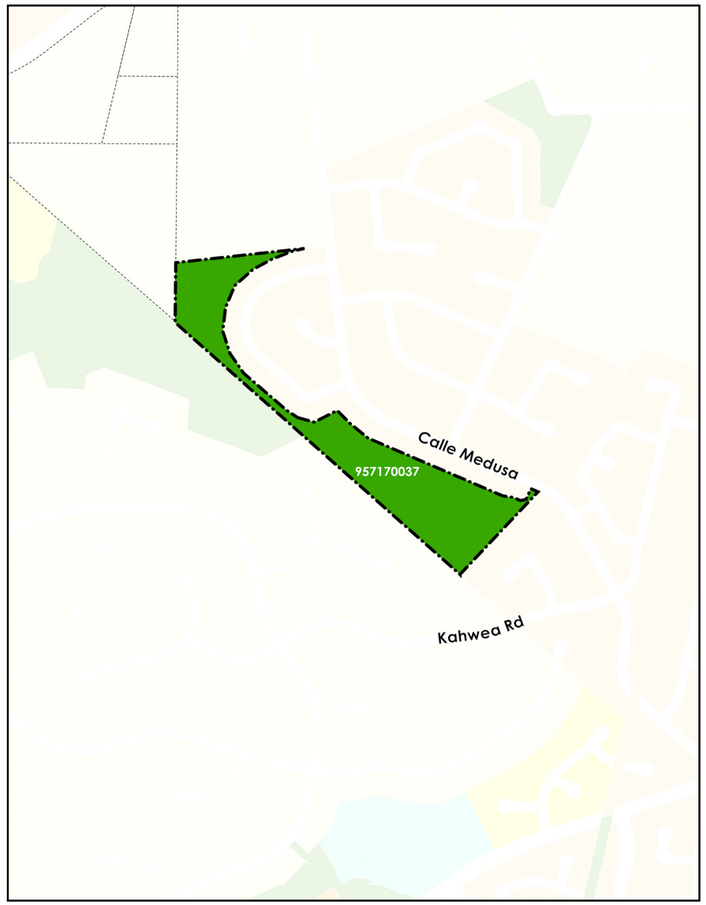


CURRENT LAND USE



PROPOSED LAND USE CHANGE

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- Community Commercial (FAR 0.25-1.0)
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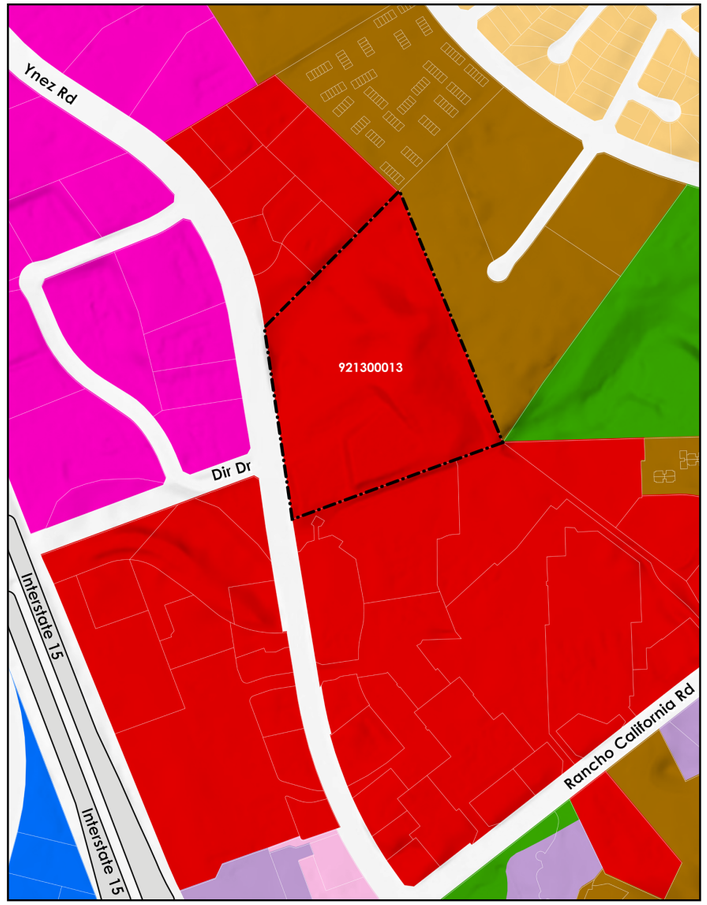
- Low Density Residential (0.5-2.9 du/ac)
- Very Low Density Residential (0.2-0.4 du/ac)
- Rural Residential (0.1-0.4 du/ac)
- Hillside Residential (0.0-0.1 du/ac)
- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway

SITE D

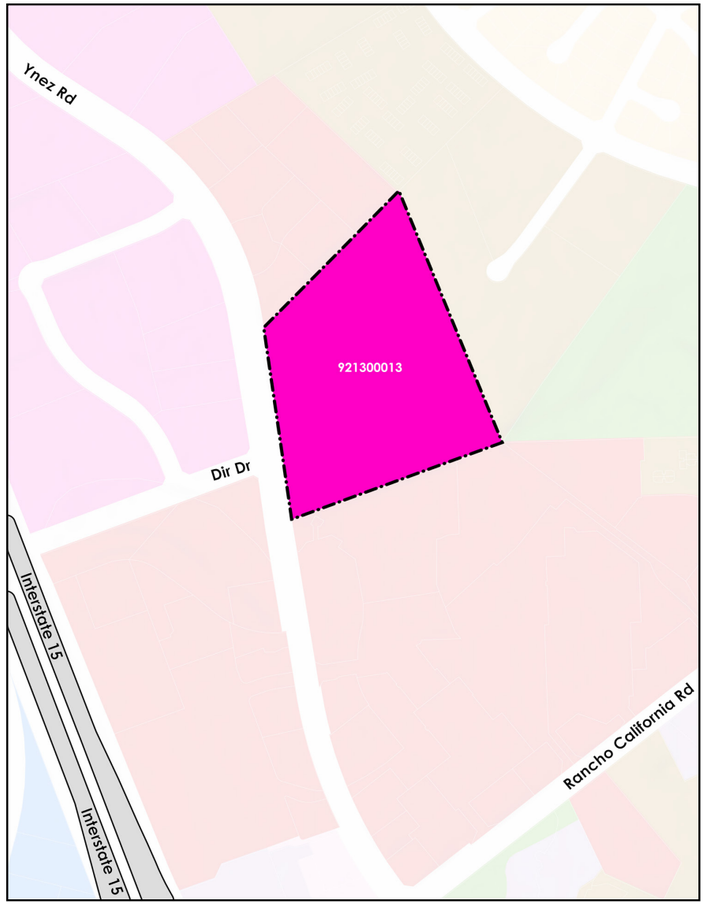
Vacant Lot North of Target



AERIAL



CURRENT LAND USE



PROPOSED LAND USE CHANGE

- Service Commercial (FAR 0.25-1.5)
- Community Commercial (FAR 0.25-1.0)
- Highway Tourist Commercial (0.25-1.0)
- Profressional Office (FAR 0.30-1.0)
- Neighborhood Commercial (FAR 0.20-0.40)
- Industrial Park (FAR 0.30-1.5)
- High Density Residential (13.0-20.0 du/ac)
- Medium Density Residential (7.0-12.9 du/ac)
- Low Medium Density Residential (3.0-6.9 du/ac)
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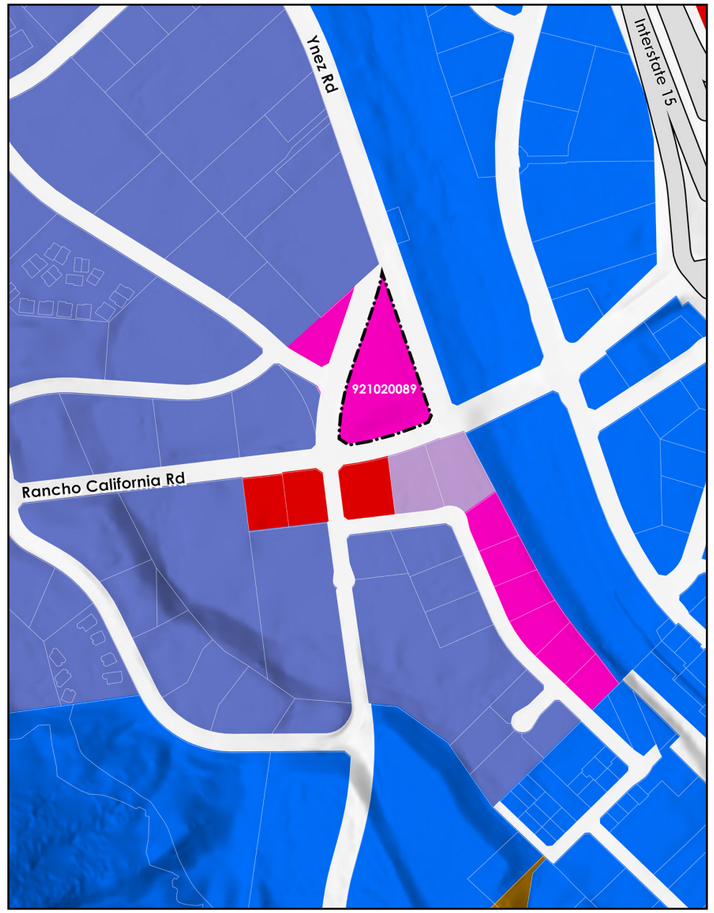
- Hillside Residential (0.0-0.1 du/ac)
- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway

SITE E

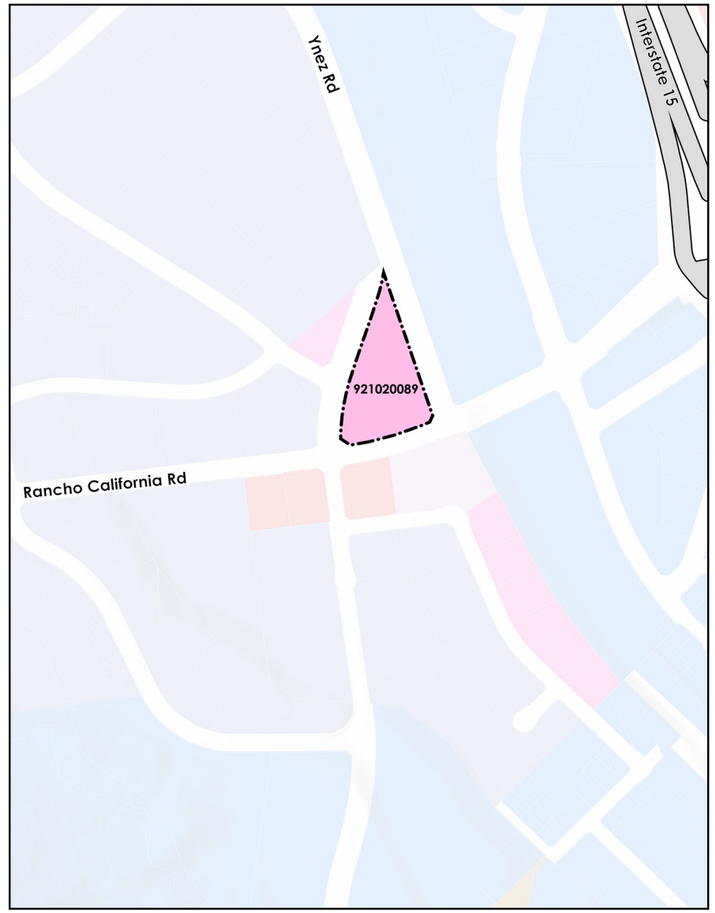
Diaz Triangle (City-Owned)



AERIAL



CURRENT LAND USE



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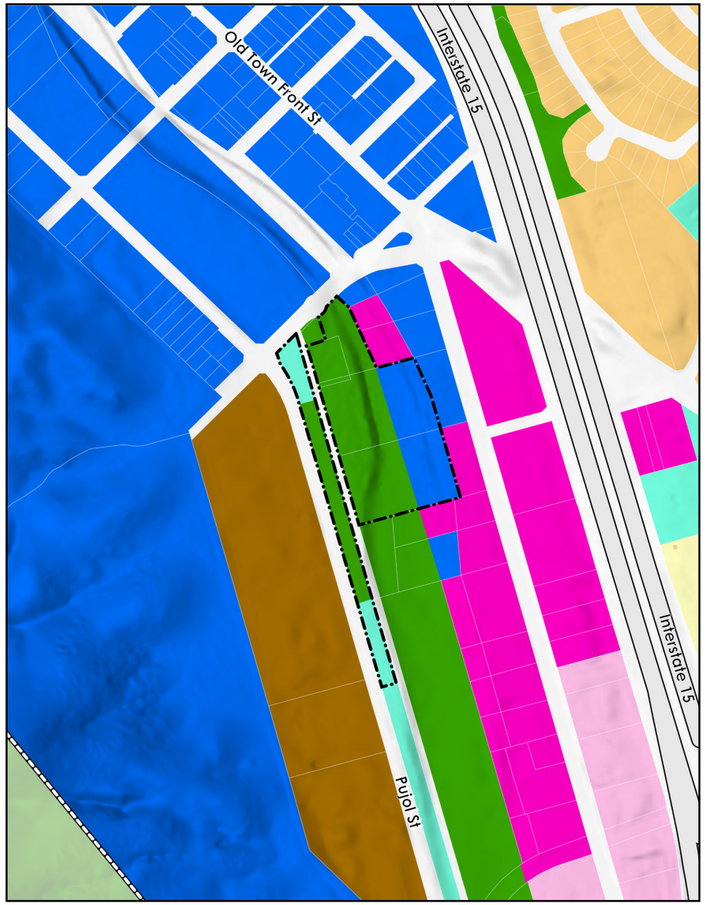
- Hillside Residential (0.0-0.1 du/ac)
- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway

SITE F

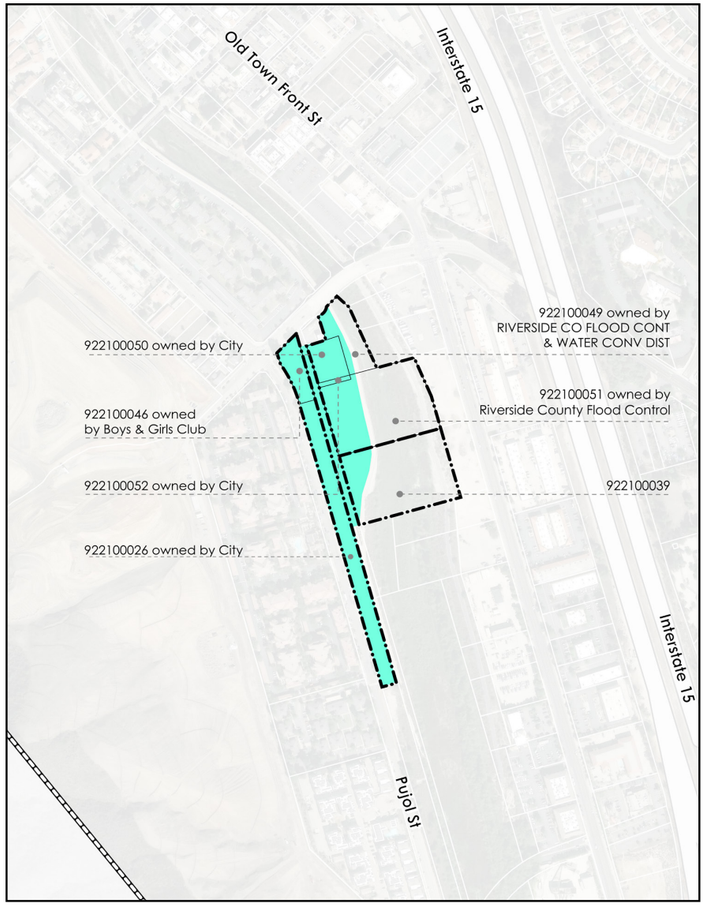
Boys & Girls Club, Rotary Park and the Temecula Community Center



AERIAL



CURRENT LAND USE



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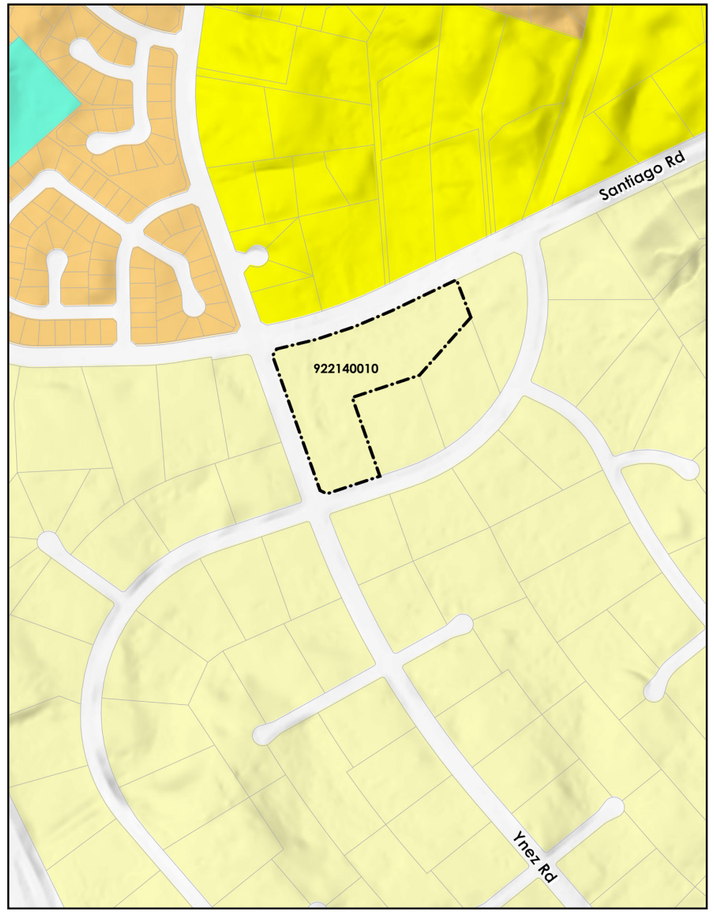
- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway

SITE G

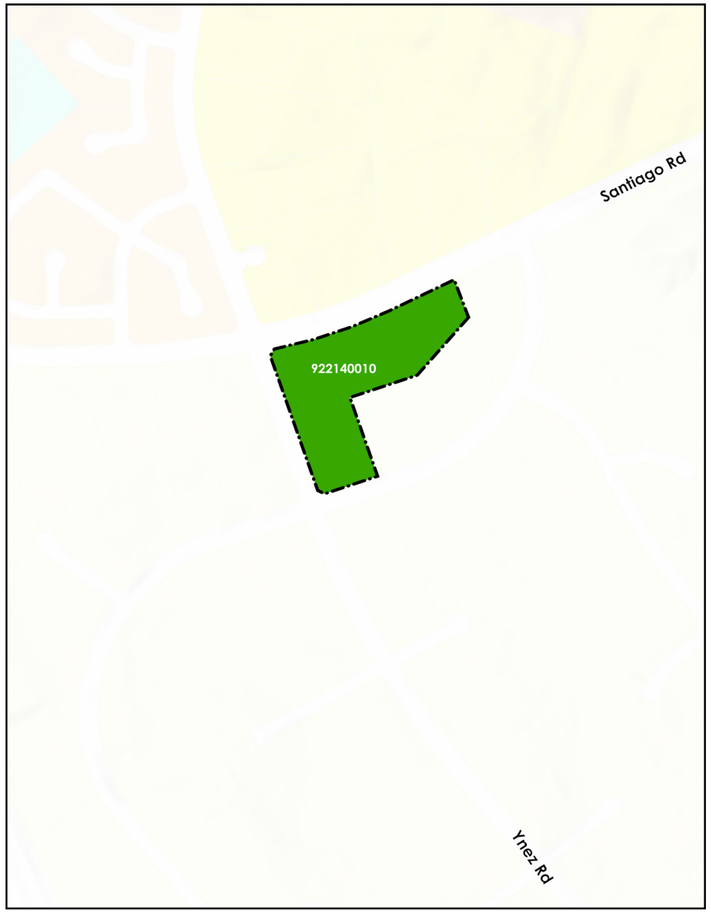
Santiago/Ynez (City-Owned)



AERIAL



CURRENT LAND USE



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- Specific Plan Implementation
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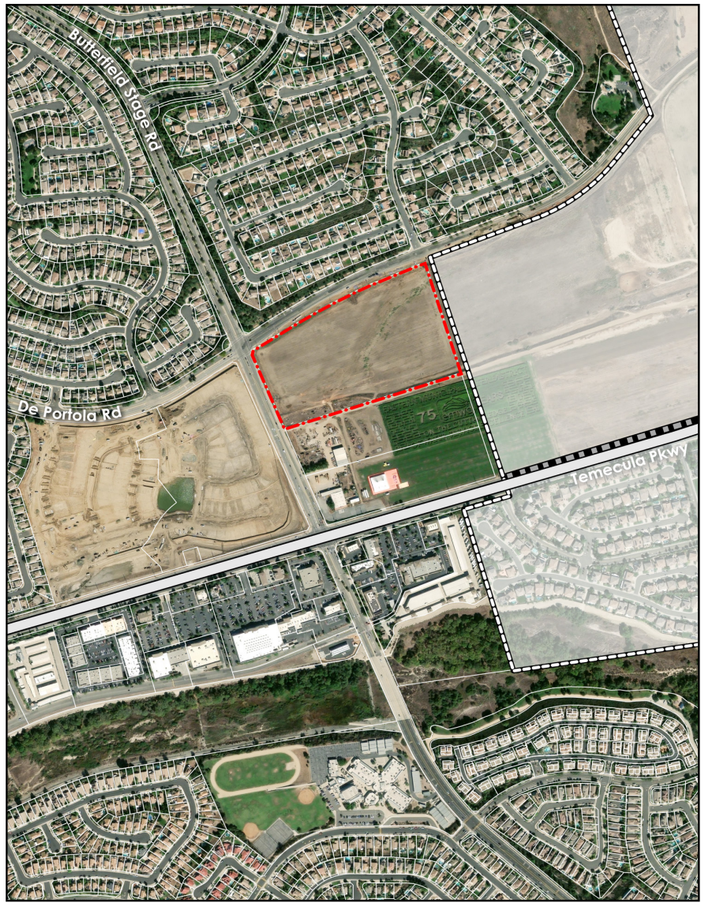
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Freeway

SITE H

Corona/Split Zone



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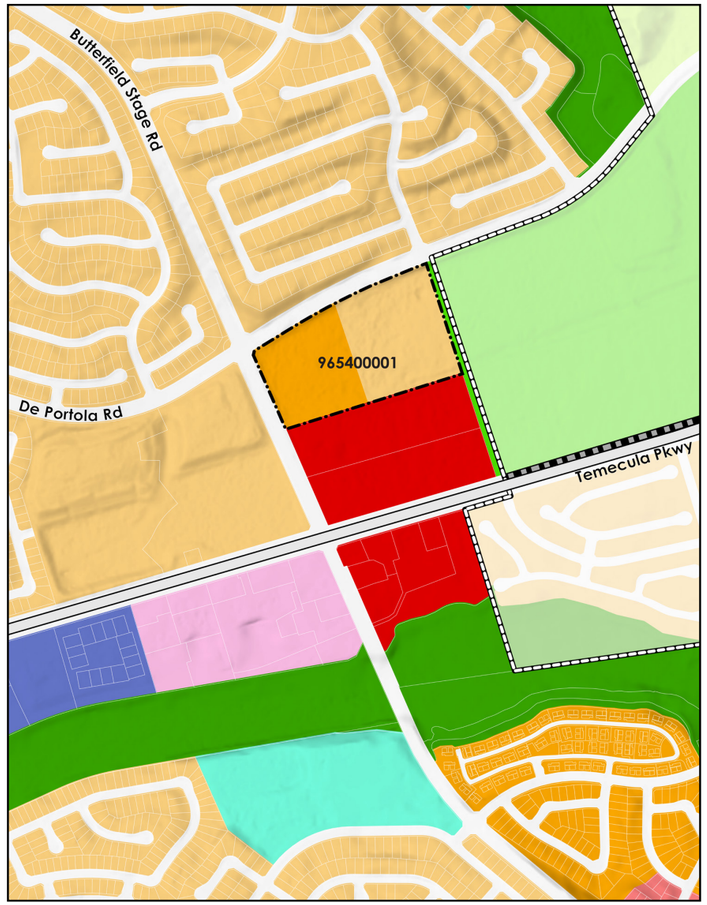
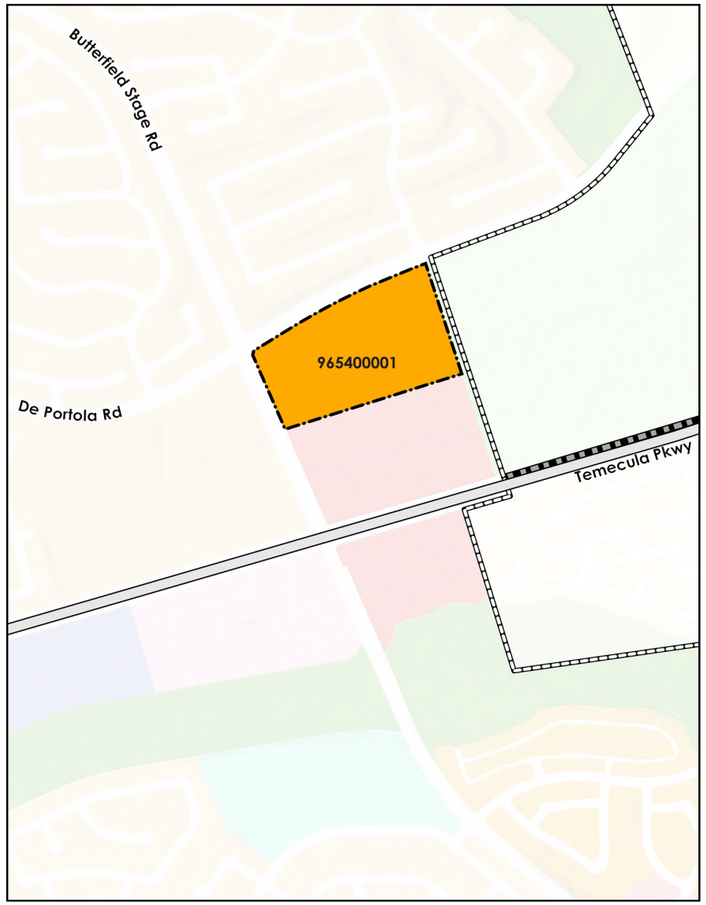


CURRENT LAND USE



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- Public Institutional Facilities
- Specific Plan Implementation
- Open Space
- Vineyards / Agriculture
- Tribal Trust Lands
- Temecula City Boundary
- Temecula Parkway

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Next Steps

DRAFT LAND USE REPORT REVIEW

Temecula community members, the General Plan Advisory Committee (GPAC), Planning Commission, and the City Council will review the information contained in this Draft Land Use Report and provide their feedback on the ideas presented. This feedback will be assembled and consolidated into a citywide map called the "Proposed Land Use Map" which will be a combination of the desirable land use concepts presented in this Report.

As the map evolves in the coming weeks and months, all materials will be posted on the project's website. Please refer to the website (TemeculaCA.gov/GeneralPlan) for additional information, including documents prepared for the project, community surveys, and information regarding upcoming meetings to discuss the project.

ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR), including all necessary technical studies, will be prepared for the General Plan Update and will analyze potential impacts associated with implementation of the General Plan. This analysis will be based on the buildout potential tied to the Proposed Land Use Map, as described above. The EIR will clearly and comprehensively evaluate potential environmental impacts; identify mitigation measures and project alternatives that can reduce impacts to a less than significant level, and identify those impacts that cannot be reduced to a less than significant level, state as significant and unavoidable.

The EIR will serve as a "tiering document" to facilitate streamlined environmental review of all subsequent development and infrastructure projects undertaken in the City, which are consistent with the General Plan.

PUBLIC HEARINGS

Preparation of the Draft General Plan and Draft Environmental Impact Report will take several months after the Draft Land Use Report is reviewed by the public and the Proposed Land Use Map is considered by the City Council. Upon completion of these draft documents, the City will begin a public review period of the draft documents so that community members and other stakeholders may comment on the General Plan Update work products.

All material will be posted to the project website and the City will continue to engage the public in-person and online to educate community members about the General Plan and environmental impacts, and solicit input on draft documents. All community feedback on the draft documents will be summarized and delivered to the Planning Commission and City Council for their consideration alongside the draft documents.

The Draft General Plan and Draft EIR will be presented to the Planning Commission and City Council during the public review period to provide the community further opportunities to comment on the documents during the public comment portions of these meetings. Following completion of the Final EIR and revised Draft General Plan, these documents will be brought to the Planning Commission for a recommendation and to City Council for consideration of adoption.

The City Council can, at any time, request modifications to the draft documents, including the Draft Land Use Report and Proposed Land Use Map, however any significant deviations from the Proposed Land Use Map, once reviewed by the City Council, may necessitate additional technical analysis to ensure all potential impacts are adequately analyzed.

No draft documents should be construed as policy decisions or policy direction until such time as the required public hearings are complete and the City Council has made a decision on the draft documents.

Appendix A: GPAC Land Use Meeting Summary

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IDENTIFY BOUNDARIES OF INTEREST AND DESIRED LAND USES/ IMPROVEMENTS

ACTIVITY 1 INSTRUCTIONS

1. **Review each Area of Interest.**
2. **What is the focus of where land use changes should occur if any?**
3. **Draw a boundary around the focus (foci) of this Area of Interest.**

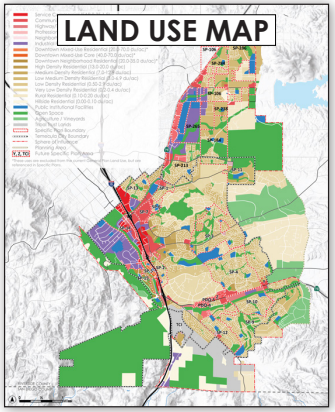
- Where would you like to see improvements in Temecula?
- Should any part of these Areas of Interest change land uses or receive physical improvements?
- What areas can support the future of Temecula?
- What areas can help achieve community goals, City goals and State goals?

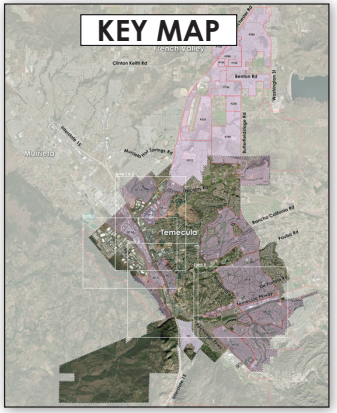
ACTIVITY 2 INSTRUCTIONS

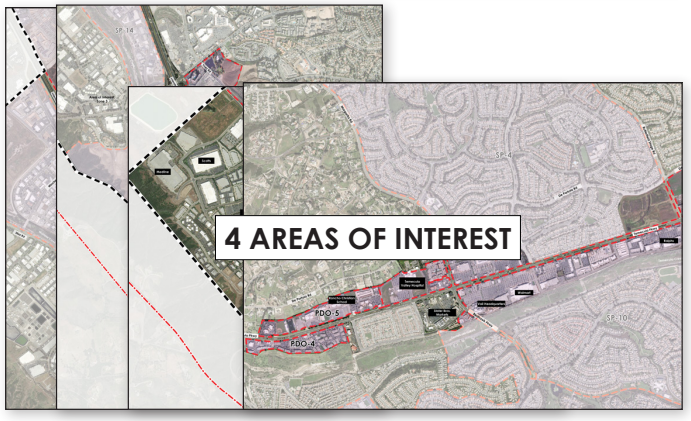
4. **Review each Area of Interest.**
5. **In what way can this area be improved.**
6. **Place stickers for each desired land use or physical improvement on the map.**

- What uses or improvements should go where?
- How do uses relate to one another?
- What is the appropriate scale or density of uses?
- Where should physical improvements be made? Streetscapes? Gateways? Trails?

MAP BOARDS







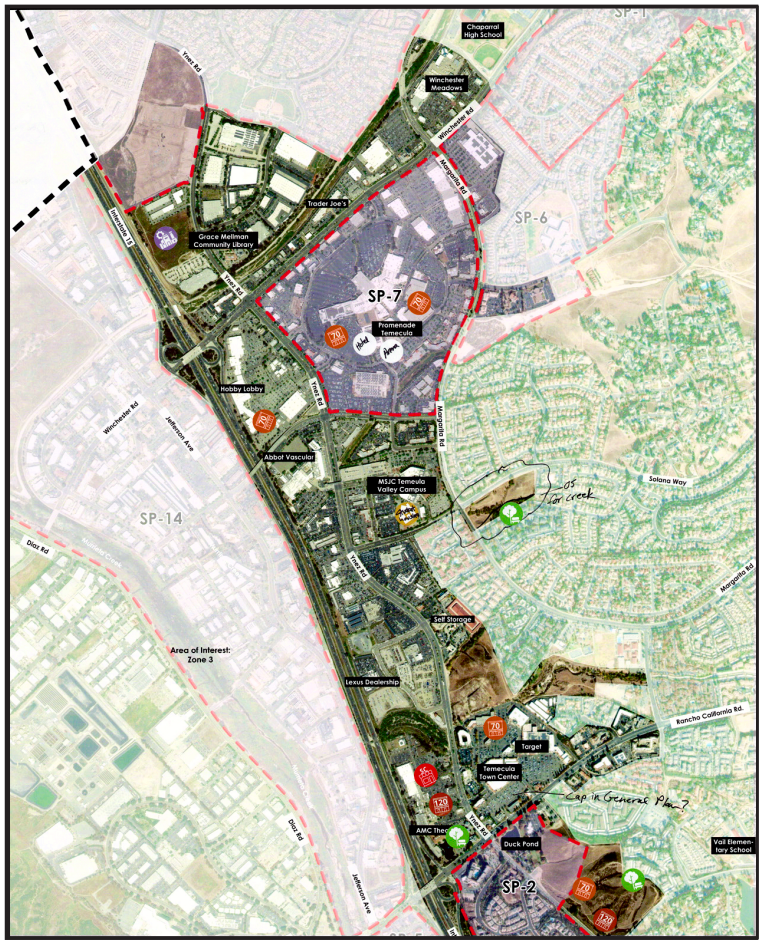
LAND USE AND IMPROVEMENT STICKER KITS

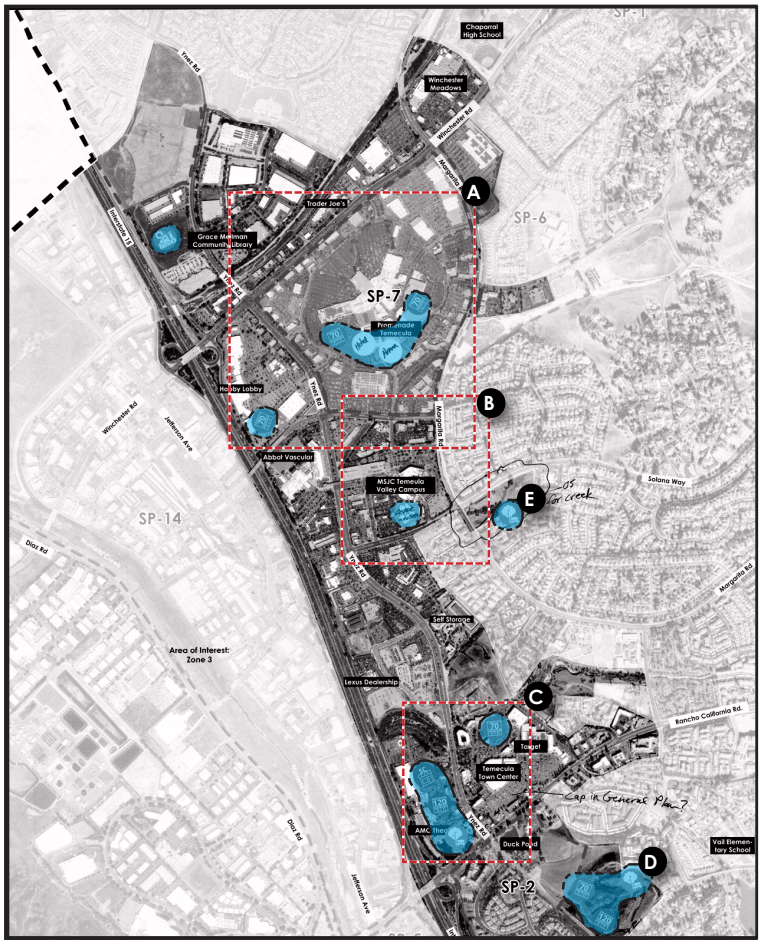
- Industrial Park
- NC — Neighborhood Commercial
- HTC — Highway Tourist Commercial
- O — Professional Office
- CC — Community Commercial
- SC — Service Commercial
- 120 — Mixed-use (70-120 du/ac)
- 70 — Mixed-use (40-70 du/ac)
- 40 — Mixed-use (20-40 du/ac)
- D — Downtown Neighborhood Residential
- H — High Density Residential
- M — Medium Density Residential
- LM — Low-Medium Density Residential
- L — Low Density Residential
- VL — Very Low Density Residential
- RR — Rural Residential
- Public Institutional Facilities
- Open Space
- Trail and Bike
- Trail and Bike
- Parklet
- Parklet
- Plazas
- Equestrian Access
- Write-in Sticker

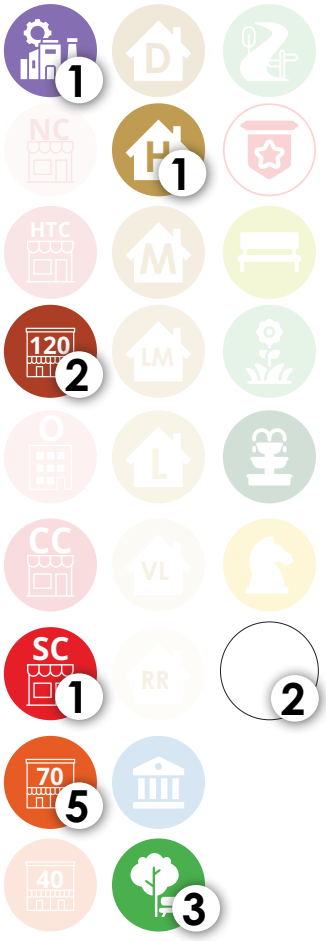
Temecula

WORKSHOP ACTIVITY INSTRUCTIONS

JZMK PARTNERS







BIG IDEAS

A Repurpose mall area into vibrant mixed-use (70 du/ac) campus district including hotel and arena.

B Add student and multifamily housing (High density) near expanded university.

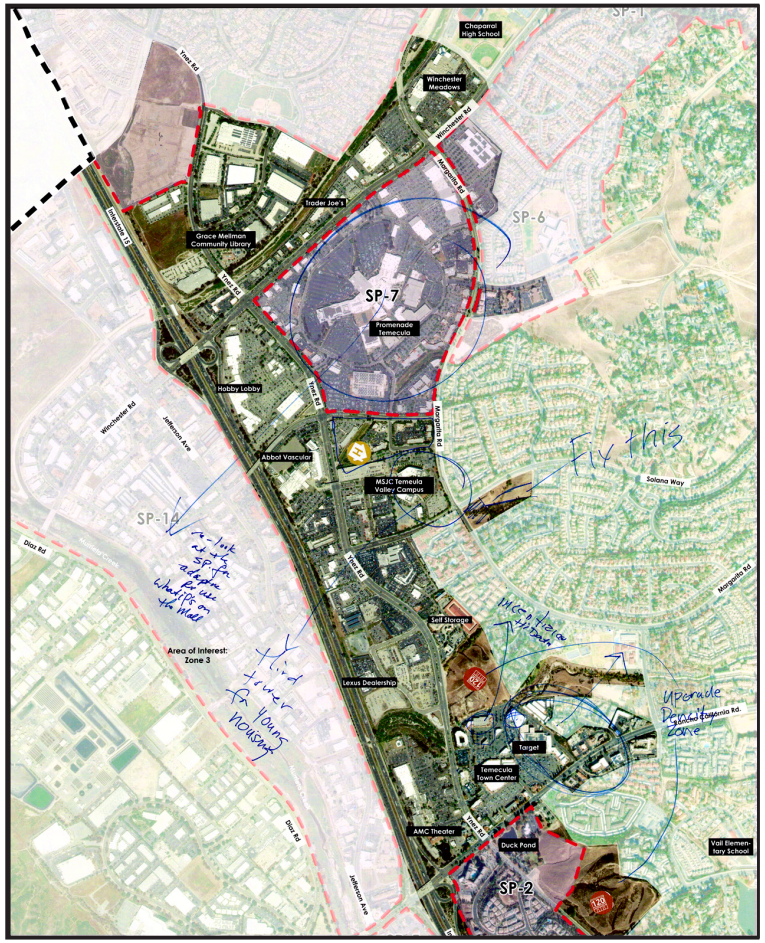
C Transform underutilized parking lots and auto-oriented retail into walkable mixed-use centers with open space (70 du/ac near Target, 120 du/ac near AMC theatre).

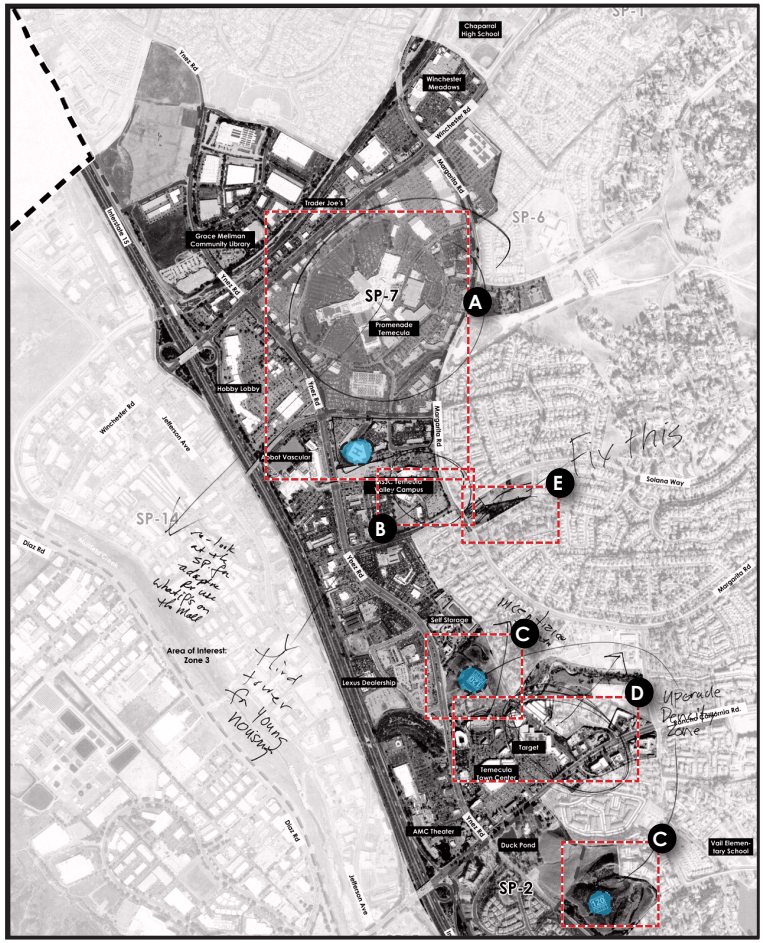
D Convert city owned vacant lot near Duck Pond into mixed-use and open space (40-120 du/ac)

E Open space for Creek

STICKER COUNT

TABLE #1 COMMENTS & IDEAS: ZONES 1 & 2







BIG IDEAS

- Re-evaluate mall specific plan for long-term adaptive reuse.
- Viability of traditional retail mall through 2050 is questioned.
- Explore diversified uses beyond retail, including entertainment and dining.

A Recognize mall area as major future redevelopment opportunity.

B Housing for MSJC campus.

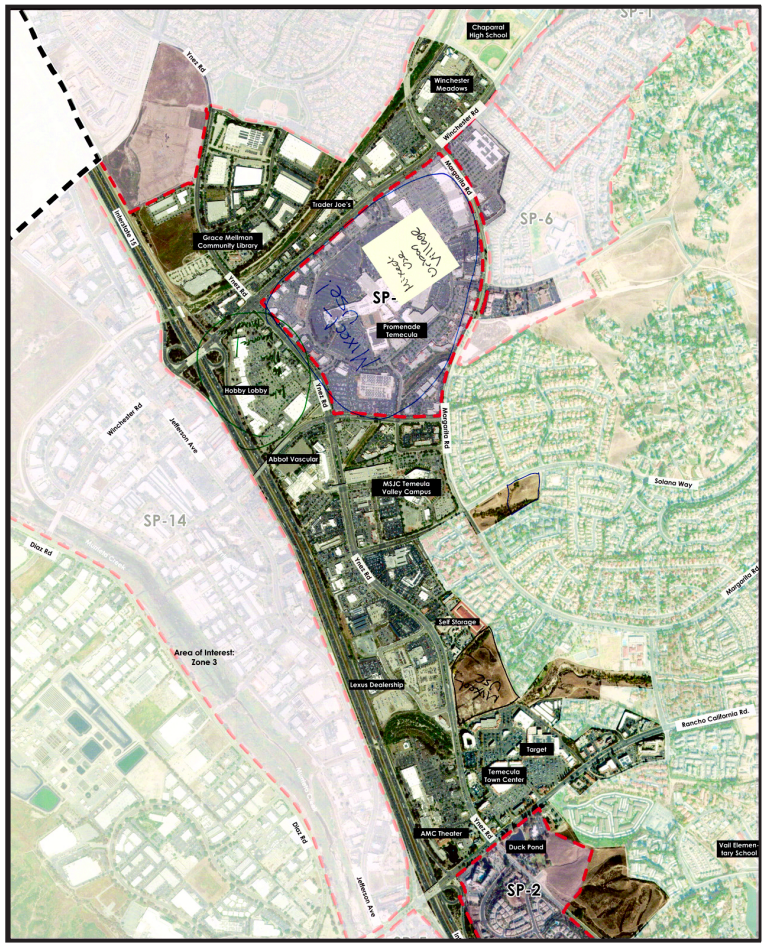
STICKER COUNT

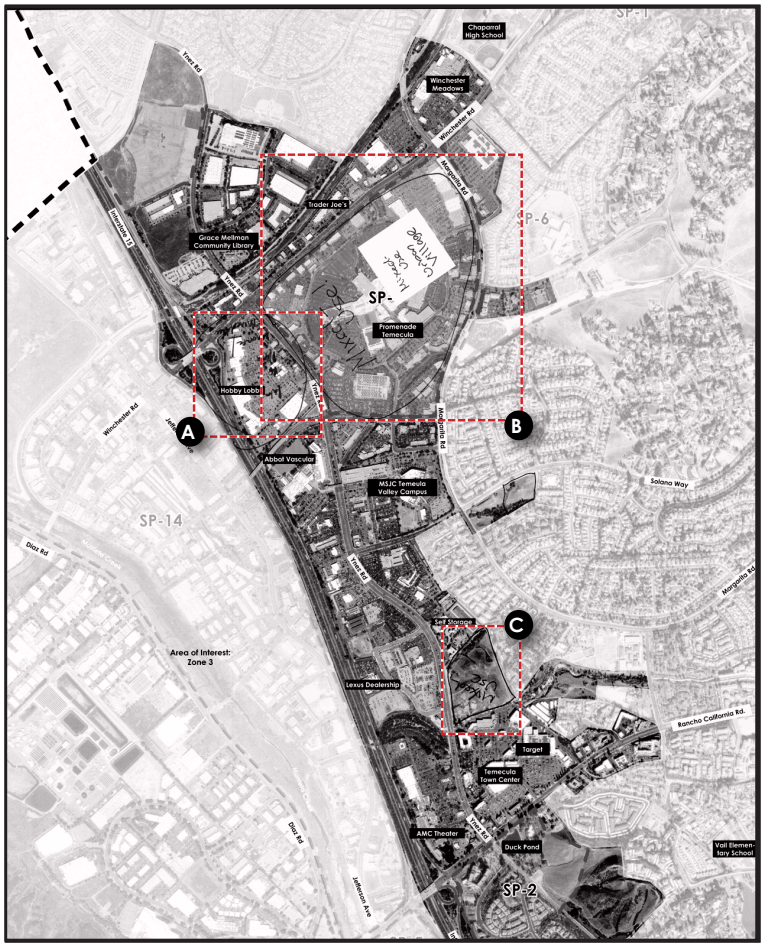
C Interest in incentivizing/upgrading to more density and mixed-use (120 du/ac) (vacant lot north of Temecula Town Center and in city-owned land near Duck Pond)

D Consider new opportunities for retail or adaptive.

E Request to re-draw lot line

TABLE #2 COMMENTS & IDEAS: ZONES 1 & 2





BIG IDEAS

- Consider long-term repositioning as current mall becomes outdated.
- Identified Palm Plaza as aging, less user-friendly retail model.
- Explore potential residential or mixed-use transition.

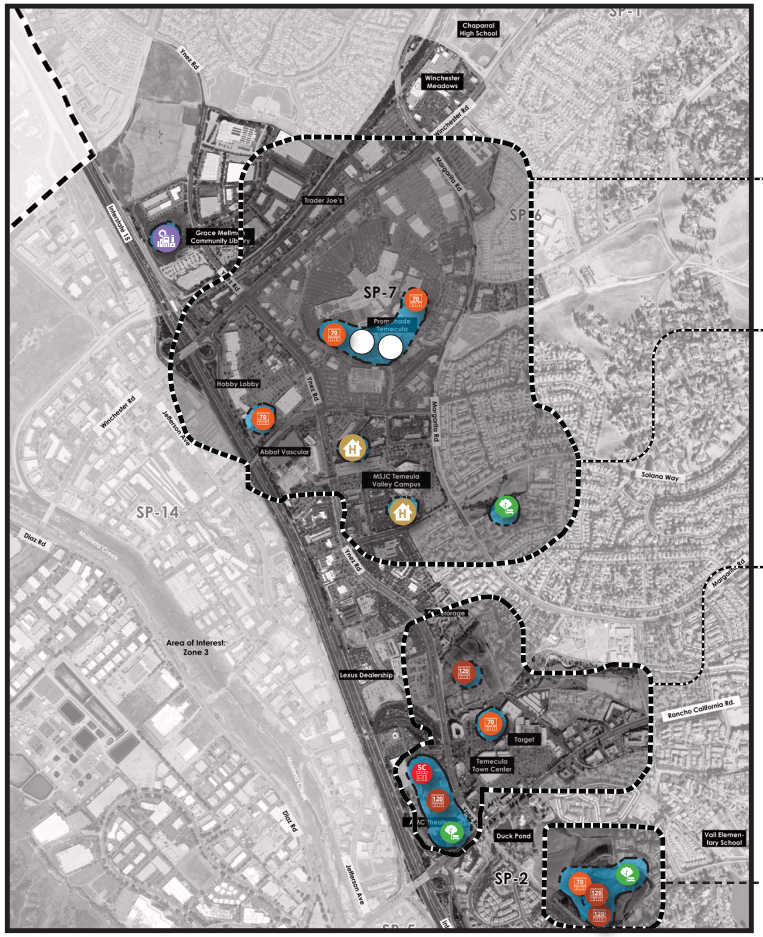
A Palm Plaza Area

B Potential area for mixed-use urban village.

C Vacant lot (north of Target) for potential mixed-use.

STICKER COUNT

TABLE #3 COMMENTS & IDEAS: ZONES 1 & 2



KEY TAKEAWAYS

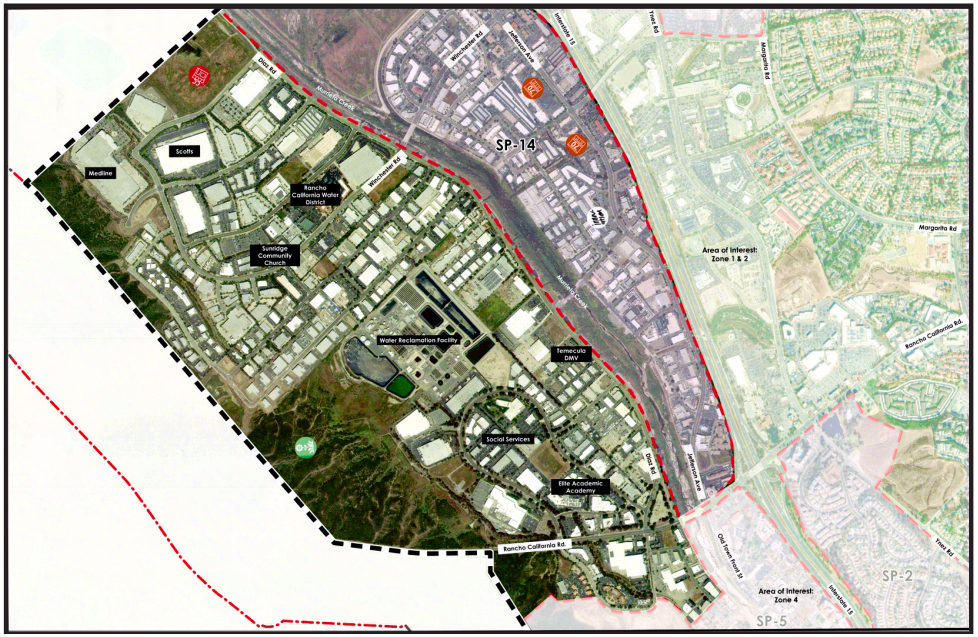
Transition aging, auto-oriented retail centers into long-term, mixed-use districts anchored by housing, hospitality, entertainment, and campus-related uses.

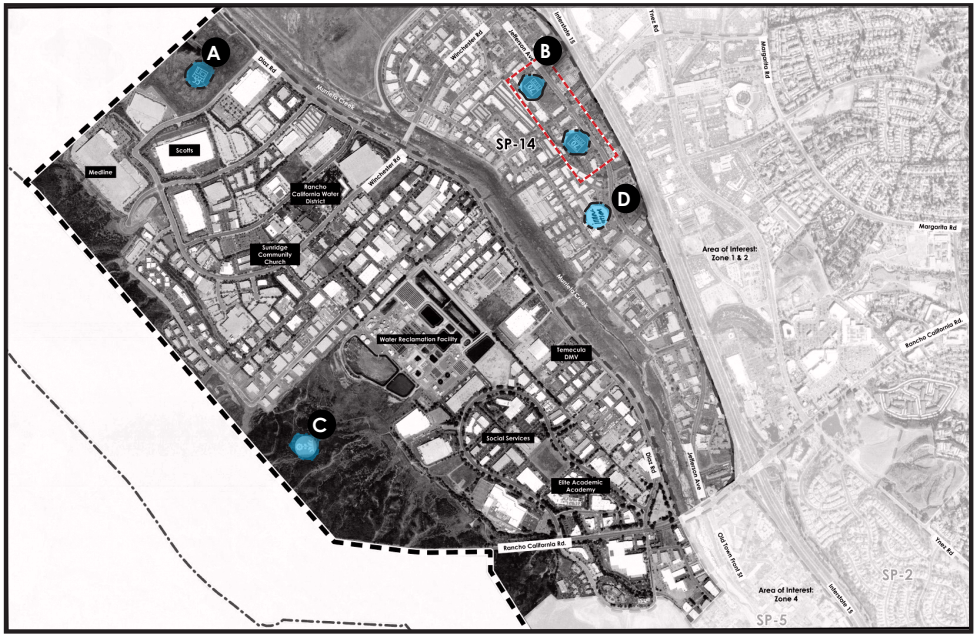
- Recognize the **mall area as a major future redevelopment opportunity**, considering long-term repositioning if the current mall format becomes outdated and Palm Plaza continues to age as a less user-friendly retail environment.
- Repurpose the mall into a **vibrant mixed-use campus district (70 du/ac)** anchored by the expanded **MSJC campus**, including **student housing, multifamily housing, hotel, and arena uses** to support university growth.
- Transform underutilized parking lots and auto-oriented retail into **walkable mixed-use centers with integrated open space**, including: **70 du/ac near Target, 120 du/ac near AMC Theatre.** Incentivize higher-density mixed-use development (up to 120 du/ac) on the vacant lot north of Temecula Town Center and other city-owned parcels.
- Convert the **city-owned vacant lot near Duck Pond** into mixed-use development with open space at **40–120 du/ac**,

STICKER COUNT



SUMMARY COMMENTS & IDEAS: ZONES 1 & 2





STICKER COUNT





BIG IDEAS

- City lacks designated innovation or medical research zone.
- Consider creating an innovation district supporting wet and dry labs.
- Encourage medical research, biotech, and life-saving technologies.
- Potential site: Industrial area between Jefferson, the freeway, and the creek.

A Interest in Community Commercial land uses on city property.

B Interest in mixed-use (70 du/ac) west of Jefferson Ave in SP-14

C Interest in open space along west boundary of the city, southwest of the Water Reclamation Facility.

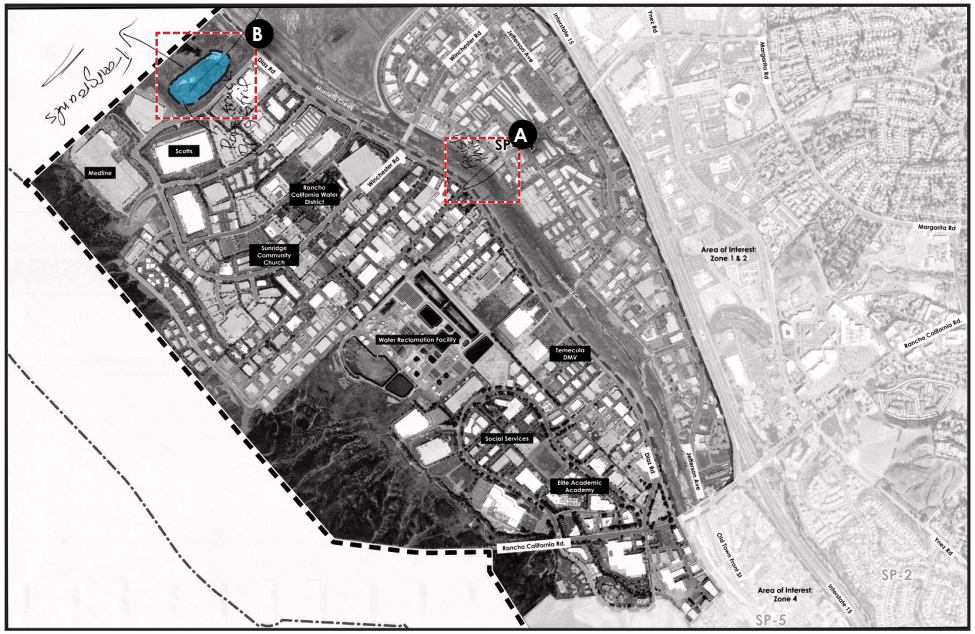
D Innovation (blank stickers)

Temecula

TABLE #1 COMMENTS & IDEAS: ZONE 3

JZMK PARTNERS





STICKER COUNT



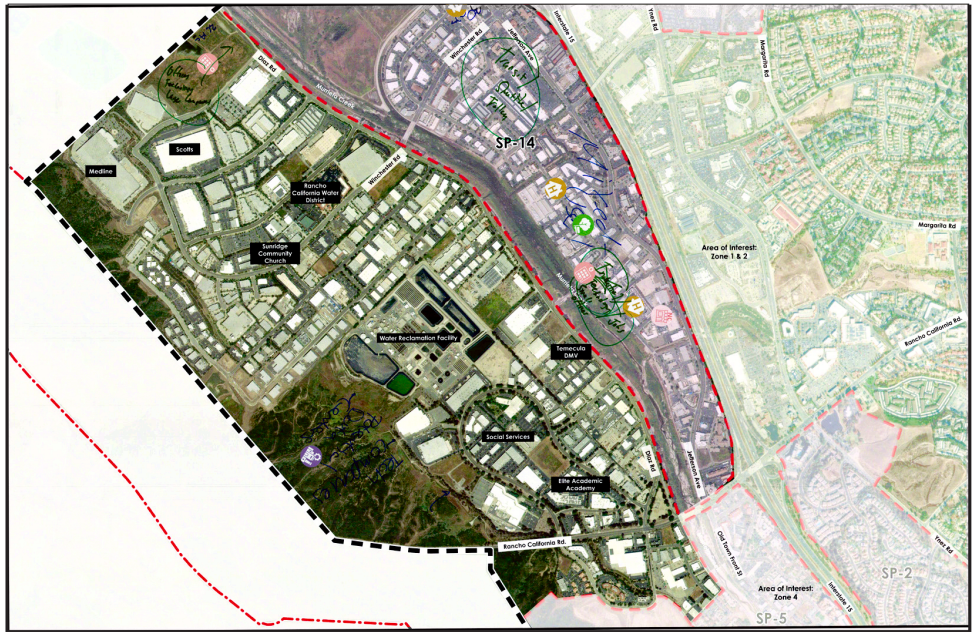
BIG IDEAS

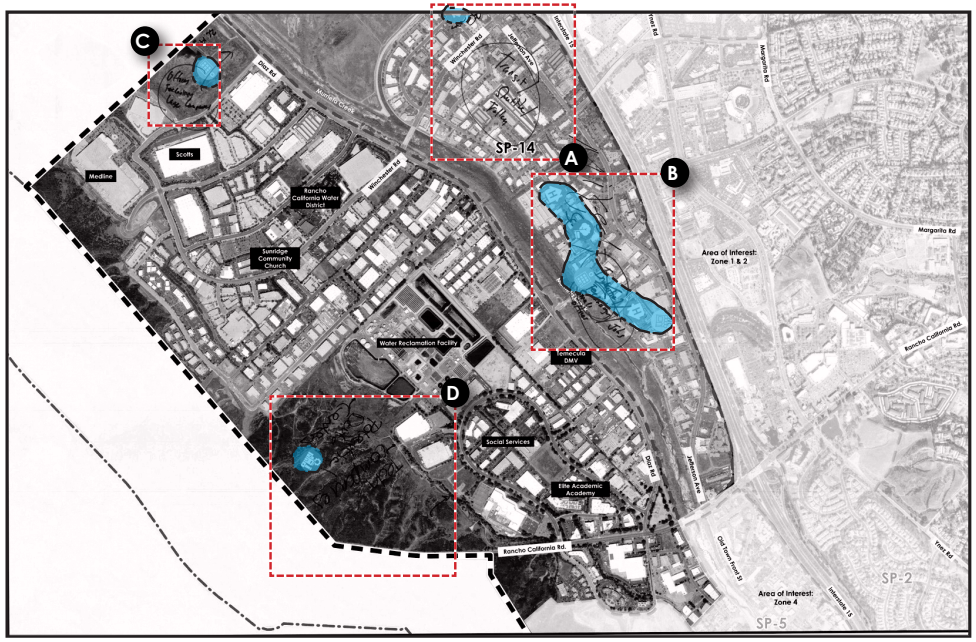
- Fairground: Reclaim Diaz property as city-led fairgrounds and event destination. Revive historic community events while adapting uses to today's Temecula.

Ⓐ Suggest Connection (Overland Dr and Diaz Rd)

Ⓑ Interest in open space and industrial use on Fairground site.

TABLE #2 COMMENTS & IDEAS: ZONE 3





STICKER COUNT



BIG IDEAS

- Potential opportunity to attract tech offices near Diaz Rd. and Murrieta Creek.
- Strengthen local education and workforce training to retain tech talent.
- Support mixed-use, higher-density housing in Uptown with neighborhood retail.

A Consider transit terminus and high density residential in northern part of SP-14.

B Interest in mixed-use area (high residential, office, neighborhood commercial integrated with open space) in Uptown area especially along Jefferson Ave.

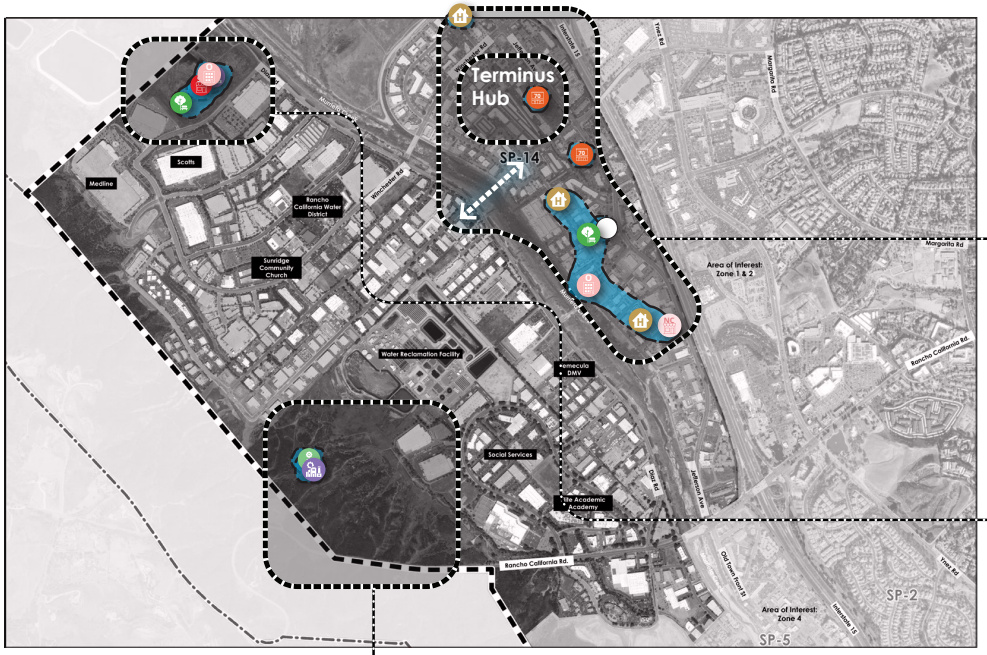
C Interest in office in Fairground site to attract technology jobs, small offices.

D Interest in exploring limited expansion near Rancho California Road without major grading for technology sector offices.

Temecula

TABLE #3 COMMENTS & IDEAS: ZONE 3

JZMK PARTNERS



KEY TAKEAWAYS

Position the Jefferson Ave – Uptown corridor as a connected terminus and innovation zone - anchoring biotech & tech jobs, workforce development, mixed-use housing, and a re-imagined fairgrounds to drive economic growth and community identity.

- Interest in applying **mixed-use (70 du/ac) east of Jefferson Ave within SP-14**, with suggestion to **connect Overland Dr & Diaz Rd** and consider a t**ransit terminus with high-density residential in the northern SP-14 area.** In Uptown—particularly along Jefferson Ave— suggestion for an **integrated mixed-use development combining high-density housing, office, neighborhood commercial, and open space.**

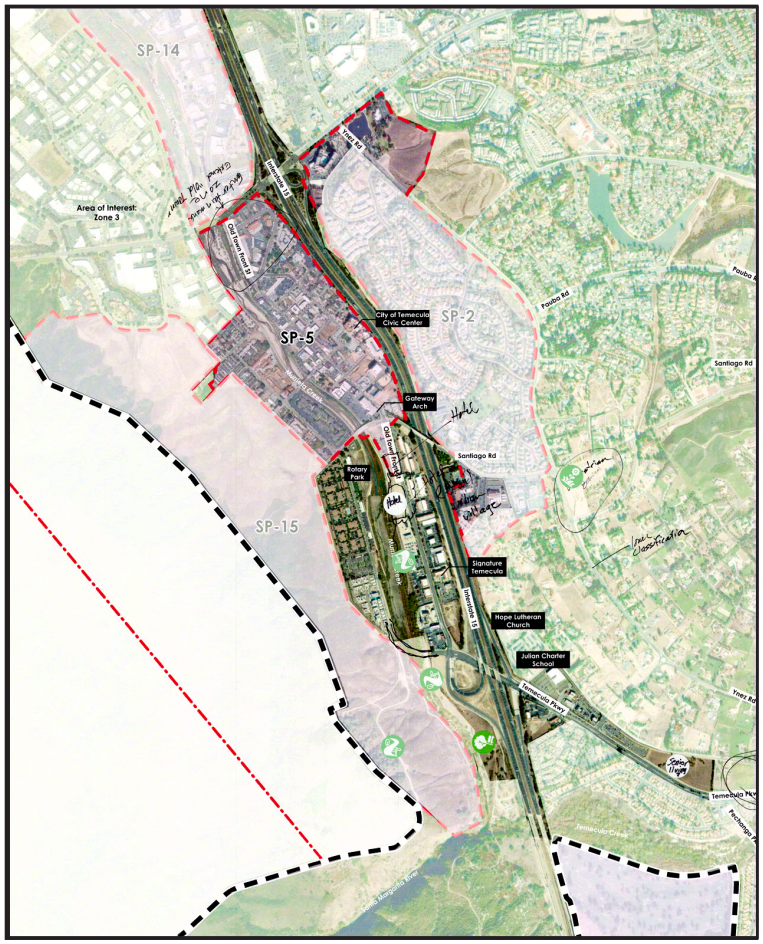
- Interest in leveraging **city-owned property**, particularly the **Fairground site**, as a destination that revives community identity while **integrating community commercial, open space, limited industrial uses, and small-scale office space** to attract technology jobs.

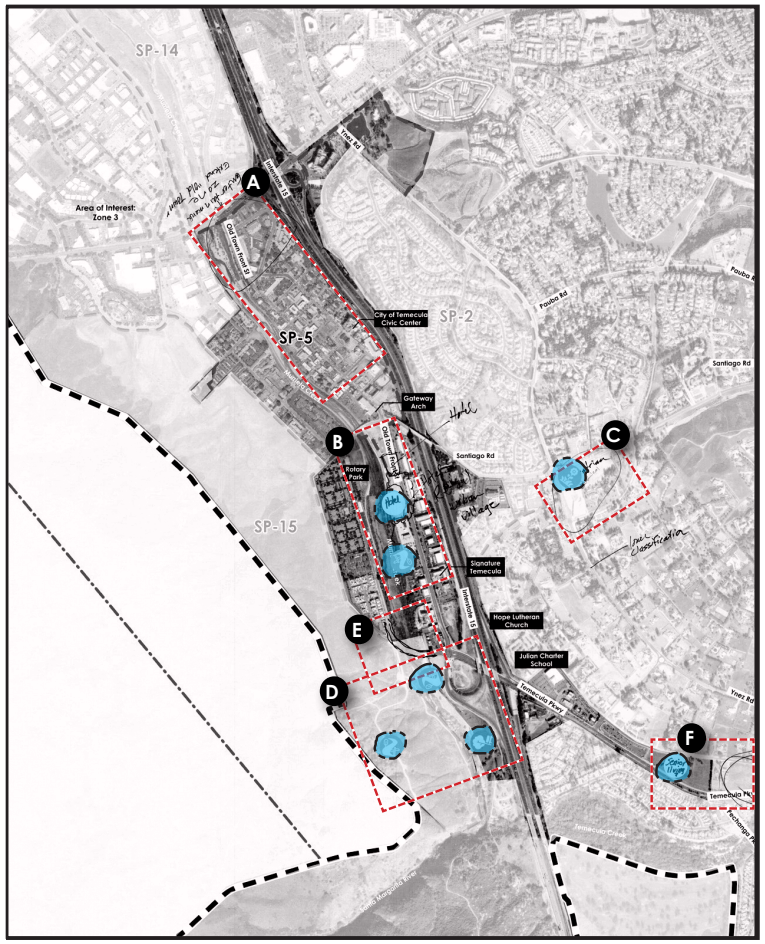
- Interest in leveraging **city-owned property**, particularly the **Fairground site**, as a destination that revives community identity while **integrating community commercial, open space, limited industrial uses, and small-scale office space** to attract technology jobs.

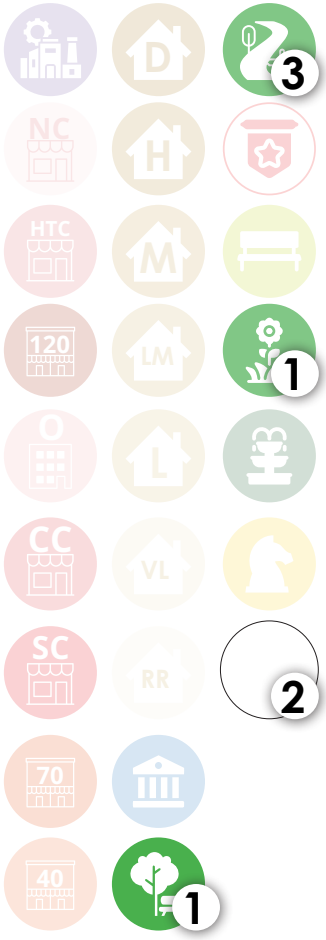
STICKER COUNT



SUMMARY COMMENTS & IDEAS: ZONE 3







BIG IDEAS

- Underbuilt area near Murrieta Creek offers redevelopment opportunity.
- Convert underperforming retail to mixed-use, multi-density clusters around future hotel site.
- Cluster uses to increase walkability and reduce traffic trips.
- Appropriate density and intensity can support urban village concept.

A Extend "Old Town" area, apply Entertainment Overlay zone

STICKER COUNT

B Potential Hotel and Urban Village site. Interest in trail along the creek to hillside (East of city boundary)

C Interest in open space (Botanical/Community garden).

D Interest in open space and trail along the creek (East of city boundary)

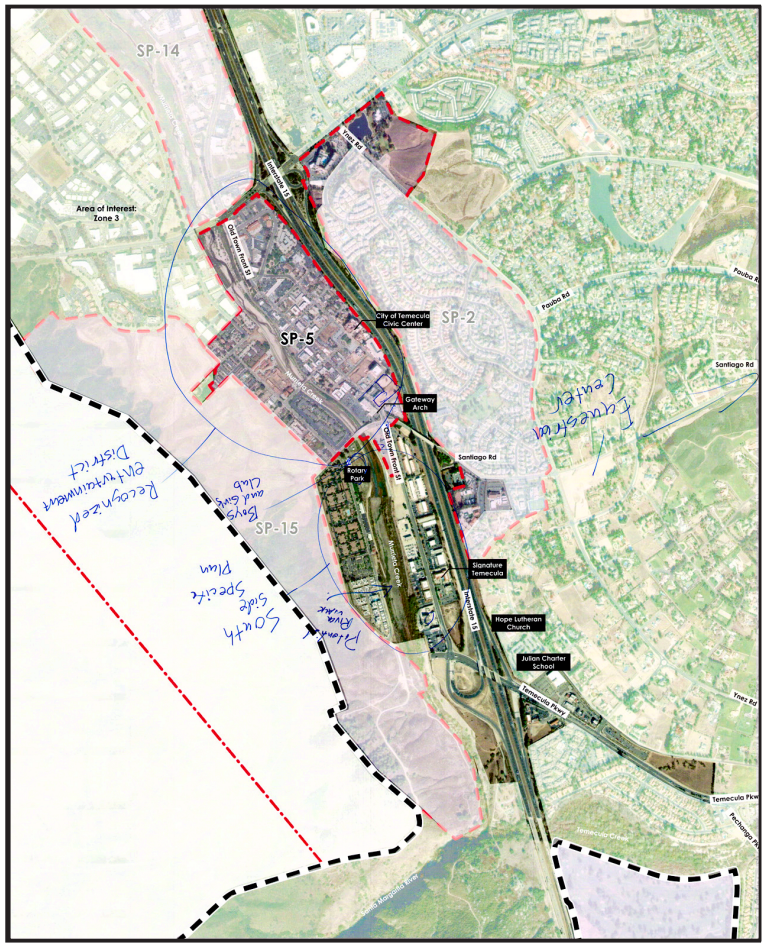
E Suggested connection: Fully extend Temecula Pkwy, crossing the Creek.

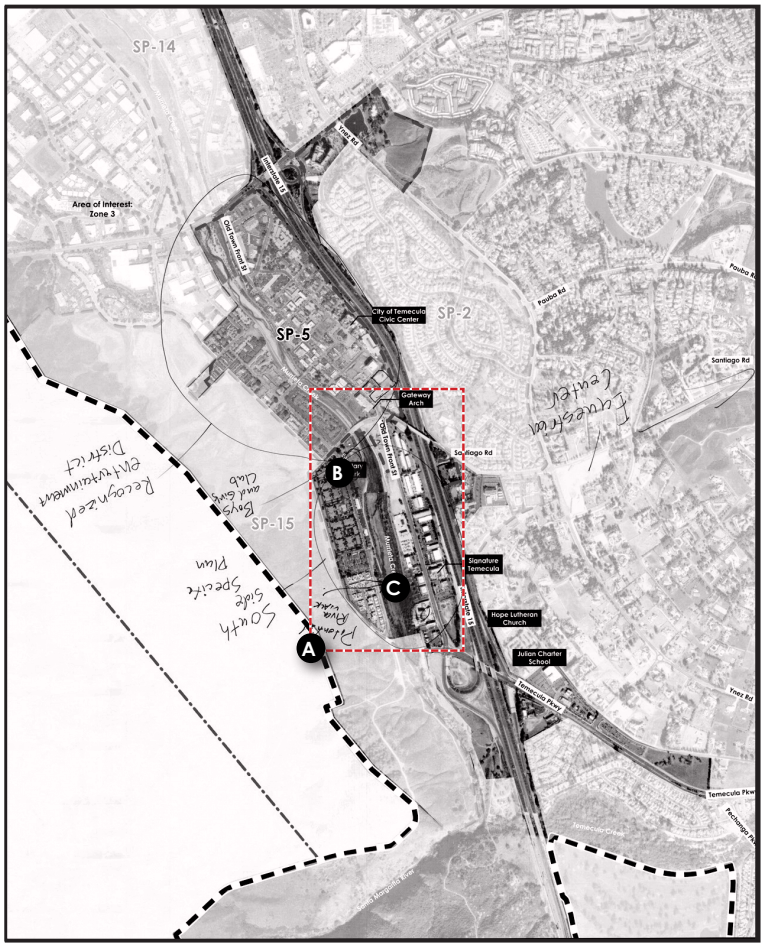
F Interest in senior living in vacant lot near Park and Ride area.

Temecula

TABLE #1 COMMENTS & IDEAS: ZONE 4

JZMK PARTNERS





BIG IDEAS

- Request to revive the South Side Specific Plan.
- Re-evaluate south Old Town area for more creative uses.
- Explore entertainment overlay within existing Old Town district
- Consider softening regulations to encourage entertainment businesses.

A Interest in revising South Side Specific Plan.

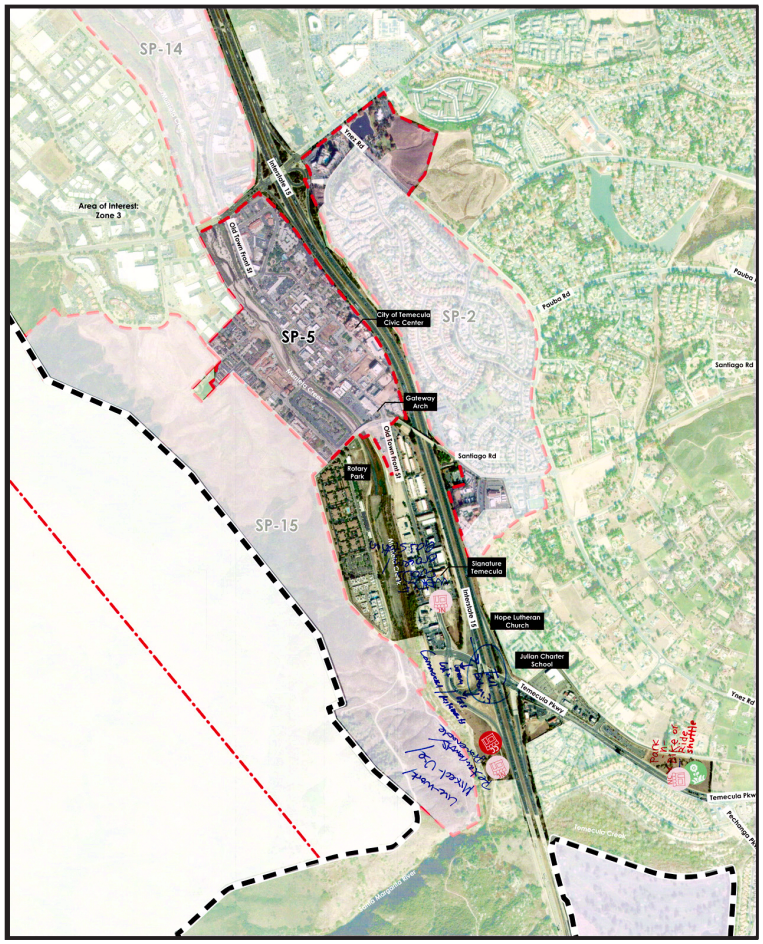
B Suggested site for Boys and Girls Club.

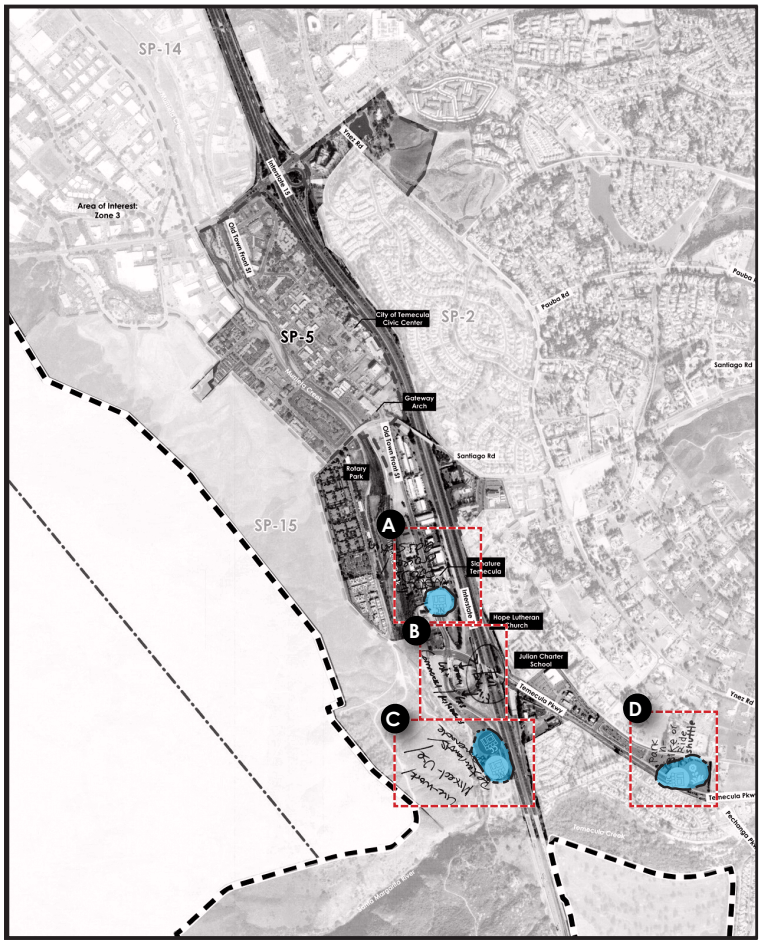
C Interest in Riverside park

STICKER COUNT

TABLE #2 COMMENTS & IDEAS: ZONE 4

JZMK PARTNERS







BIG IDEAS

- Improve multi-modal connections linking Uptown and Old Town.
- Preserve wine country and open space while supporting equestrian needs.

A Interest in small-scale grocery and daily services that are neighborhood-serving. (South of U-Haul, along Old Town Front st).

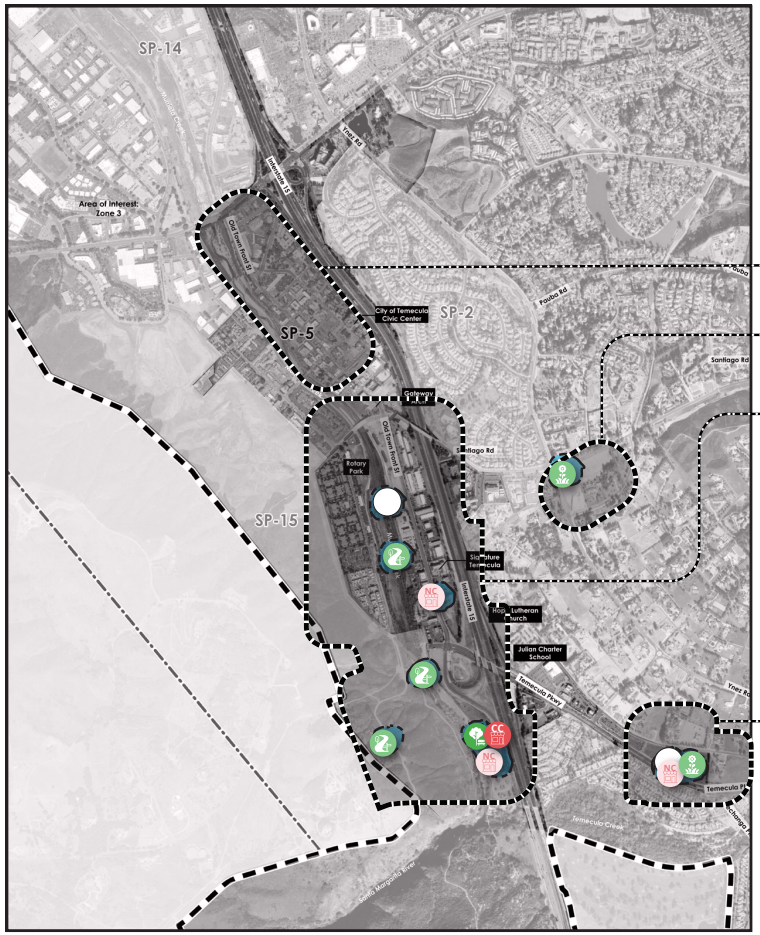
B Suggested connection: Fully extend Temecula Pkwy, crossing the Creek.

C Interest in live-work / mixed-use, retail promenade. Neighborhood Commercial at the end of Old Town Front St.

D Interest in neighborhood commercial, open space. Shuttle service at vacant lot north of Temecula Pkwy near City of Temecula Park & Ride.

STICKER COUNT

TABLE #3 COMMENTS & IDEAS: ZONE 4



KEY TAKEAWAYS

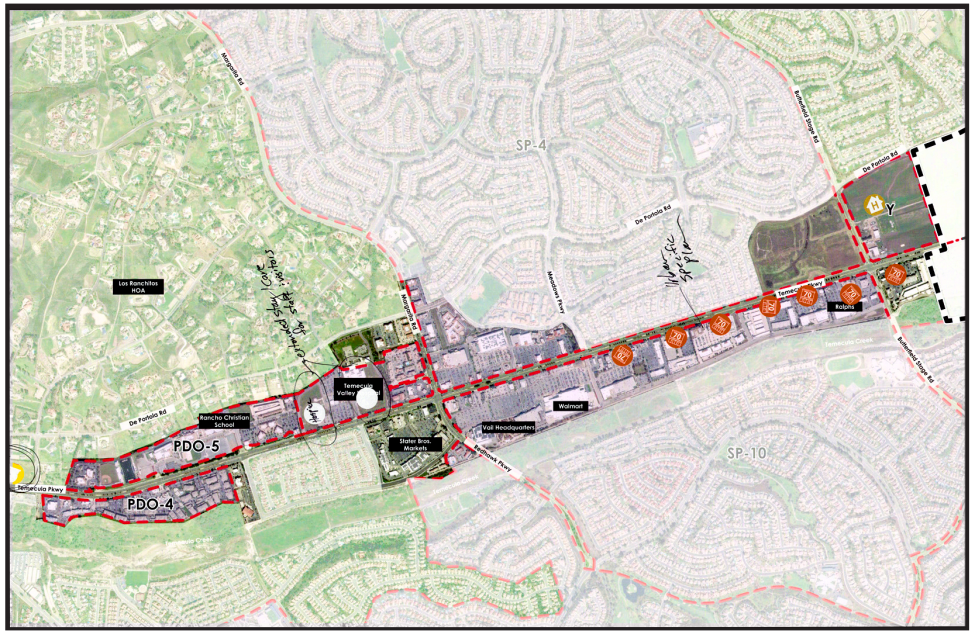
Underbuilt areas near Murrieta Creek present opportunities for mixed-use clusters supporting an urban village and future hotel, alongside reviving the South Side Specific Plan, enabling flexible entertainment uses in Old Town, improving Uptown–Old Town connections, and preserving wine country and open space.

- Interest in **extending "Old Town"** area, apply **Entertainment Overlay zone**
- Interest in **open space (Botanical/Community garden).**
- Interest in **revising the South Side Specific Plan**, including **a potential Boys & Girls Club near Rotary Park**, expanded **Riverside park space, and enhanced open space and creekside trails extending east toward the hillside.** Suggestions to fully **extend Temecula Parkway across the creek** to improve connectivity, while interest in **neighborhood-serving retail, small-scale grocery, live-work/mixed-use, a retail promenade along Old Town Front Street, alongside a potential hotel,** and urban village site to anchor the area.
- Interest in developing the **vacant lot north of Temecula Parkway near the City Park & Ride** with **neighborhood commercial and open space, while also exploring a nearby site for senior living** to leverage transit access and community amenities.

STICKER COUNT

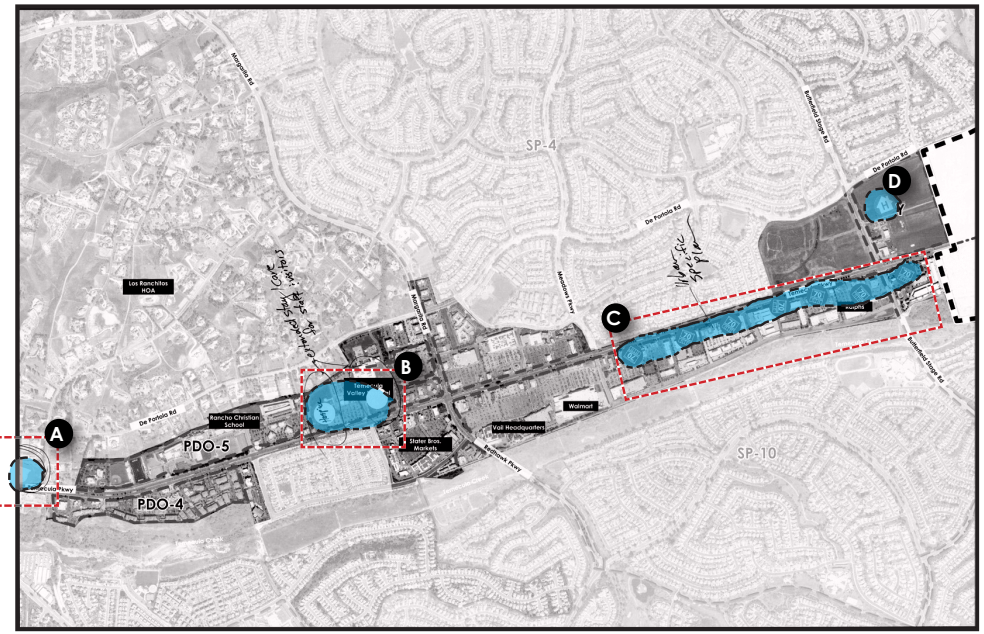


SUMMARY COMMENTS & IDEAS: ZONE 4



STICKER COUNT





BIG IDEAS

- Explore healthcare-related uses near hospital, including extended or hospice care.
- Assess vacant lots along Temecula Parkway for medical support services.
- Desire to create an equestrian center with arena, events space, and trail access.

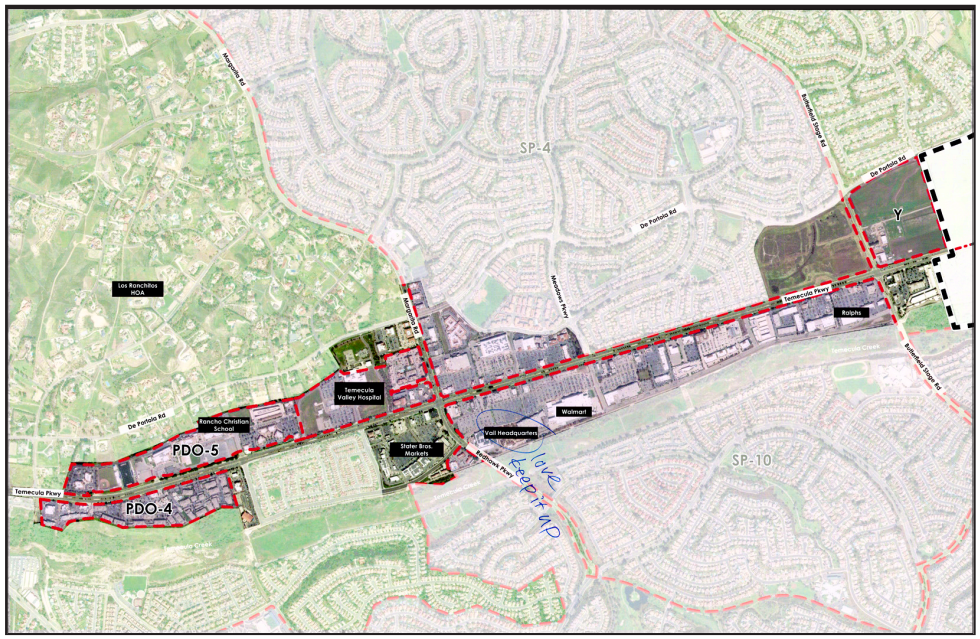
A Suggested site for Equestrian Center

B Suggested site for healthcare-related use

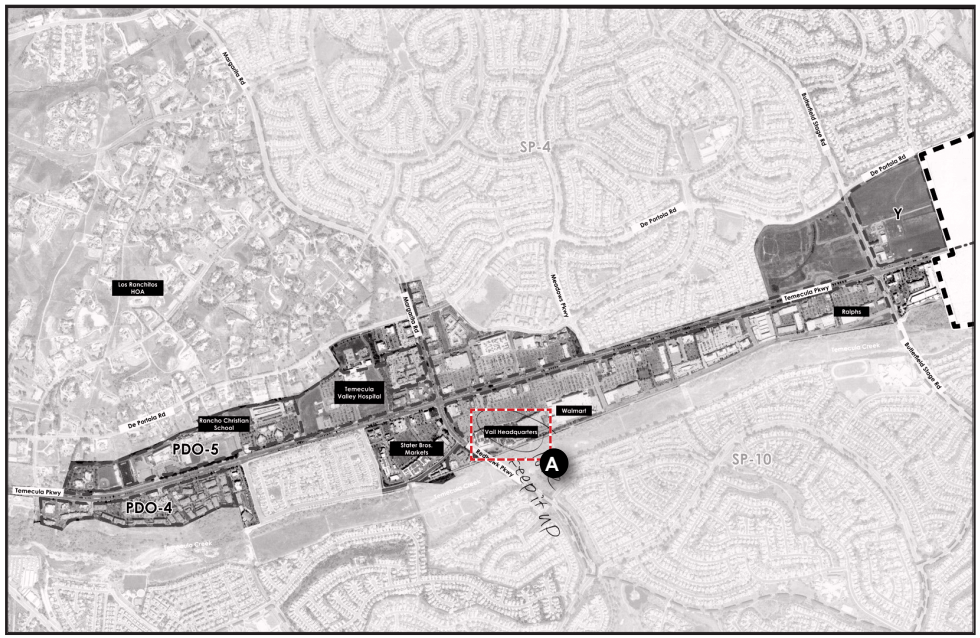
C Interest in mixed-use (70 du/ac). Explore specific plan or overlay zone for hotel use along Temecula Pkwy.

D Interest in high density residential in future Specific Plan area Y.

TABLE #1 COMMENTS & IDEAS: ZONE 5



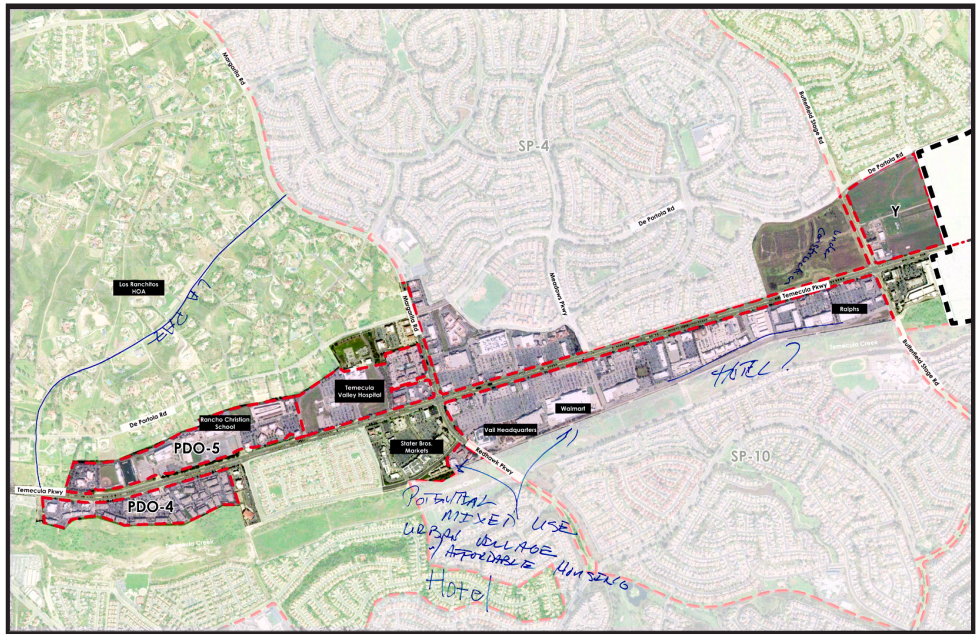
STICKER COUNT

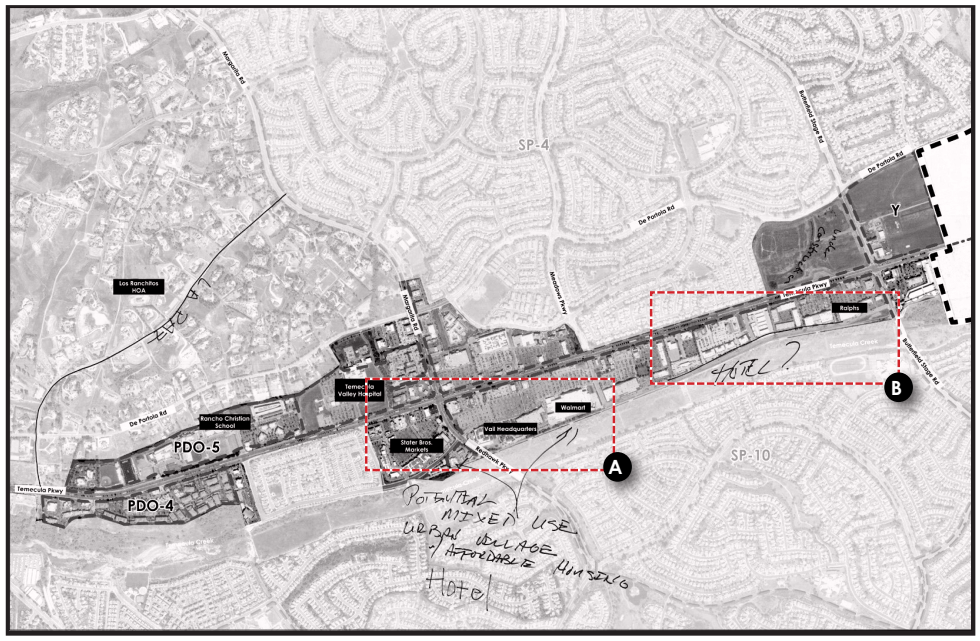


BIG IDEAS

Ⓐ The participants showed favor for the place like Vail Headquarters.

TABLE #2 COMMENTS & IDEAS: ZONE 5





STICKER COUNT

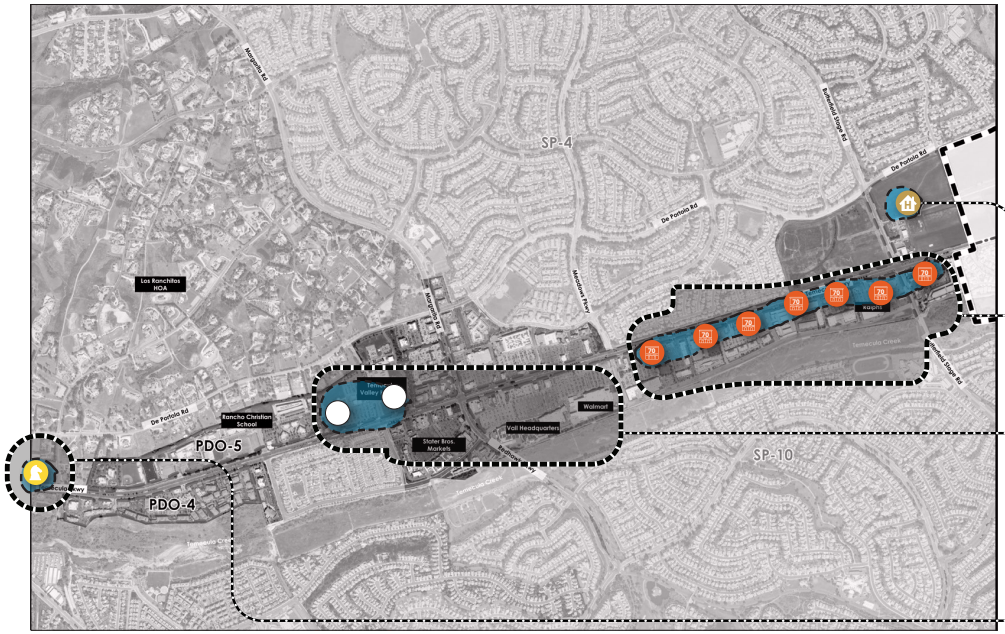
BIG IDEAS

- Zone 5 has limited hotel presence along Temecula Parkway.
- Consider lodging near recreational corridors along Highway 79.
- Leverage trail and open space access as hospitality asset.
- Distribute hotels strategically to avoid overconcentration elsewhere.

A Potential area for mixed-use, urban village/affordable housing along the creek

B Potential area for Hotel.

TABLE #3 COMMENTS & IDEAS: ZONE 5



KEY TAKEAWAYS

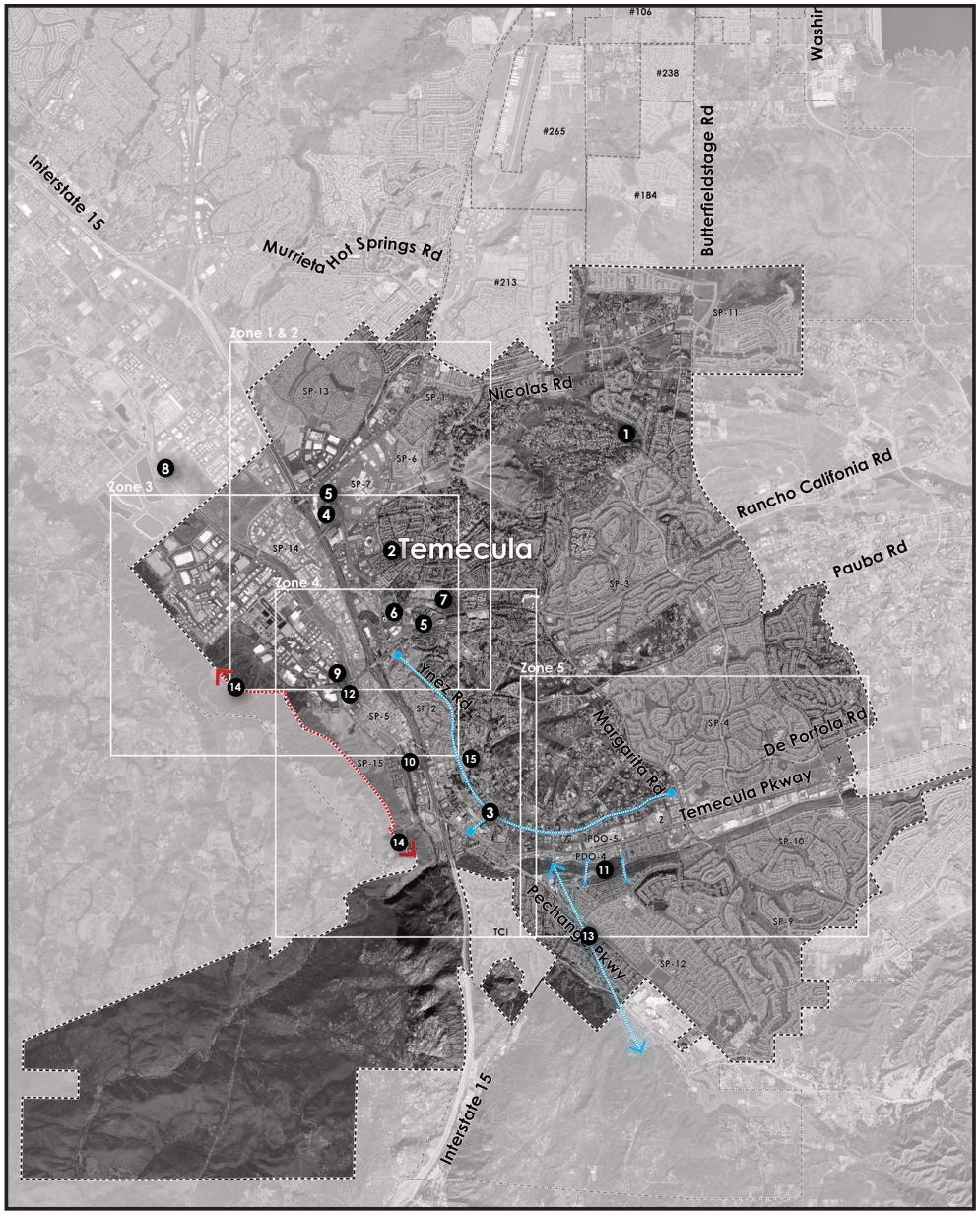
Zone 5 offers opportunities for strategically located hotels along Temecula Parkway that capitalize on trail and open space access, alongside healthcare-support uses near the hospital and a planned equestrian center with arena, event space, and trail connections to reinforce its recreational and service identity.

- Interest in **high density residential** in future specific plan area Y.
- Interest in **mixed-use (70 du/ac)**. Explore **specific plan or overlay zone for hotel use** along Temecula Pkwy.
- Suggest a site **for healthcare-related uses** and explore the area **along the creek—across Temecula Parkway**—for a **potential hotel, mixed-use development, urban village, and affordable housing** opportunity.
- Suggested site for **Equestrian Center**

STICKER COUNT

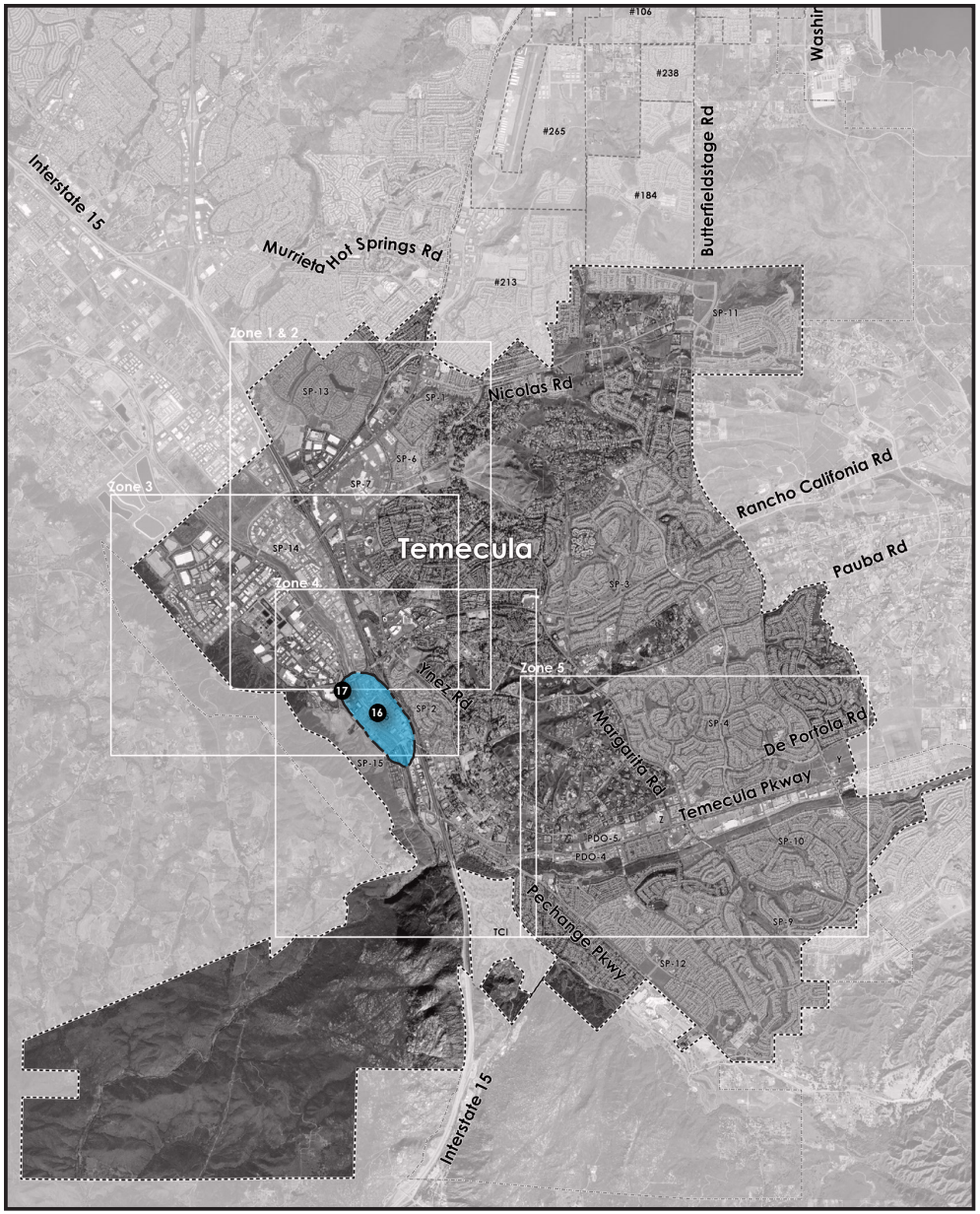


SUMMARY COMMENTS & IDEAS: ZONE 5



KEY TAKEAWAYS

1. Align the parcel's Very Low Density Residential land use with its Open Space Conservation zoning, reflecting stakeholder intent to keep it as open space. *(Barbara Buescher)*
2. Request to **re-draw lot line.** *(Malinda Smith)*
3. Resident **requests canceling the 2-to-4 lane widening on Ynez and De Portola Roads**, citing driveway safety concerns and neighborhood character. *(Louis Todd, Los Ranchitos HOA)*
4. Suggestion: **Reduce parking minimum and re-purpose Palm Plaza South parking space**
5. Community Note: Dangerous 4-way intersection during rush hour
6. Town Center vacant strip mall Plans ? Residential ? Parks ?
7. Welcoming entrance from Rancho Cal Advertise & Eagle Soar.
8. Update Murrieta St Connection *(Cherry Street extension & Murrieta Creek crossing)*.
9. Walkway or bikeway on other side of Diaz Rd. prevents unexpected crossing to move up or down.
10. Suggestion: An open space (park) with nature trail.
11. Future wildlife corridor.
12. Part of SP-5 Redevelopment for Mixed Use tied to Old Town old buildings, and bike trails / walking trails in need of redevelopment.
13. Suggestion: A mountain lion corridor.
14. Suggestion: Forbid more development westward from the city boundary.
15. Consider the lot on the corner of Ynez and Santiago for an equestrian area use, and staging area for trail riding or equestrian center integrated with community garden.



KEY TAKEAWAYS

16. Suggestion: Amend the policy to require free public parking in and around Old Town, as paid parking discourages visitors and has a chilling effect on local businesses. *(Chris Sizemore)*
17. Consider designating the north end of Old Town (west side of the river) as mixed-use, allowing redevelopment that adds housing and walkable access to Old Town and existing trails to create a more complete, walkable community. *(Chris Sizemore)*

- Apply horse scale to city's physical improvements such as roads, trails and pedestrian widening, set back for horse safety distance, commercial and retail setback.
- Provide small neighborhood-serving markets within walking distance, instead of concentrating retail only along Highway 79.

CITY OF TEMECULA
AGENDA REPORT

TO: City Council

FROM: Aaron Adams, City Manager

DATE: May 26, 2026

SUBJECT: Receive and File Presentation from San Diego Gas & Electric (SDG&E) Regarding the Golden Pacific Powerlink Transmission Project and Provide General Direction Regarding the Same

---

PREPARED BY: Betsy Lowrey, Assistant to the City Manager

RECOMMENDATION: That the City Council receive and file a presentation from San Diego Gas & Electric (SDG&E) regarding the Golden Pacific Powerlink Transmission Project, including 500-kilovolt electric transmission lines and tower/pole structures proposed through the City of Temecula, and provide general direction regarding the same.

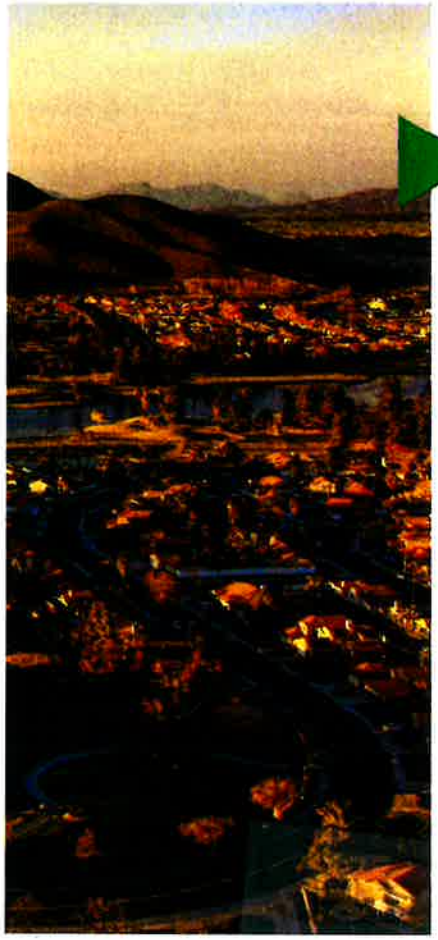
BACKGROUND: San Diego Gas & Electric (SDG&E) plans to build, own, and operate 500-kilovolt electric transmission lines and tower/pole structures along a preliminary route that is proposed through the City of Temecula. Their project is branded as the Golden Pacific Powerlink.

SDG&E is currently conducting public outreach, and has hosted "virtual open houses" on May 12 and May 14 to share information with the general public about their Golden Pacific Powerlink project. SDG&E was invited to present information about their project, including the 500-kilovolt electric transmission lines and tower/pole structures proposed through the City of Temecula, to the City Council on May 26. SDG&E indicated they are unavailable and requested exploring a later date. Should SDG&E not be able to reconsider their availability for a presentation on May 26, staff will reach out to SDG&E to set a new date. In the interim, rather than delay presenting information about this proposed significant project to the full City Council, SDG&E's website is accessible online at https://sdge.com/goldenpacific for review, and outreach materials provided to the City by SDG&E are attached for the City Council to receive and file, and provide general direction regarding same.

ATTACHMENTS:

1. SDG&E postcard mailed to addresses near the project
2. SDG&E Public Outreach Material – Received 4-9-2026
3. SDG&E Public Outreach Material – Received 4-20-2026

More information is online at https://sdge.com/goldenpacific



GOLDEN PACIFIC POWERLINK

You're Invited: A Community Discussion About the Future of the Electric Grid in California

Golden Pacific Powerlink Virtual Public Meetings

Your community. Your questions. Your voice.

As our region grows and energy needs change, planning ahead is essential to keep electricity reliable for homes, schools, and businesses.

The Golden Pacific Powerlink is a 500 kV electric transmission line project identified by the California Independent System Operator – California's transmission system operator – to help the state meet its energy goals as the demand for electricity increases.

SDG&E is beginning early planning on the proposed project and wants to share information, answer questions, and hear directly from the communities that may be affected.

Virtual Public Meetings

Tuesday, May 12:

- Noon
- 5:30

Thursday, May 14:

- Noon
- 5:30

All four meetings will present the same information

Learn more:

Visit us online: sdge.com/goldenpacific
Call: (844) 765-6388
Email: GoldenPacific@sdge.com

https://tinyurl.com/2tfmbakj

Registration is required. Please use the QR code or call 1-844-765-6388.

GOLDEN PACIFIC POWERLINK

SDG&E
8680 Balboa Ave.
San Diego, CA 92120
Mailstop: CPE2R

GOLDEN PACIFIC
POWERLINK

A NEW 500-KV TRANSMISSION LINE

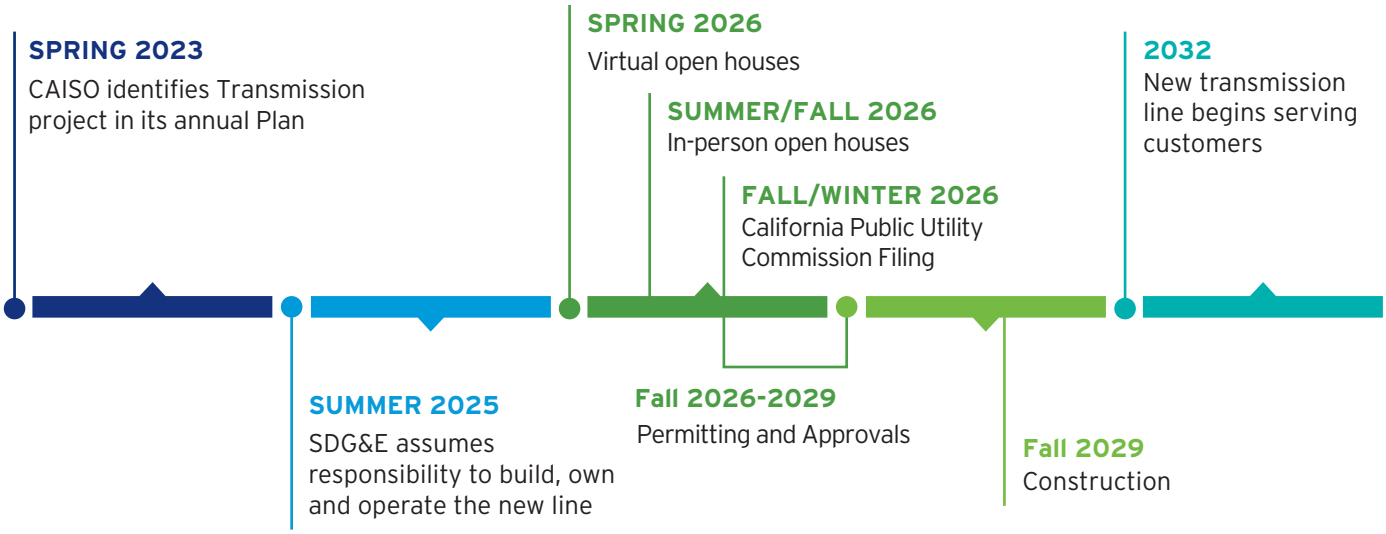
Golden Pacific Powerlink

Delivering Tomorrow's Energy

California is entering a period of unprecedented growth in electricity demand as homes, transportation, businesses, and industry increasingly rely on clean electric power.

San Diego Gas & Electric is planning Golden Pacific Powerlink, a major 500kV transmission investment that will help ensure that even as energy use rises, electricity is there where it's needed most, whether you're turning on the lights, charging a vehicle, powering a home, or running critical services.

Projected Timeline



Estimated dates
Estimated dates



This new line will help keep the region's power supply stable and allow the state to meet its energy goals as our energy needs continue to grow.

- Create a vital, new transmission pathway
- Enhance the region's electrical grid
- Enable greater integration of more electricity generation

Continued on the back ▸



Opportunities for Participation

SDG&E acquired the project and is in preliminary planning. While the project is being developed, we are committed to gathering public input to ensure the you have an opportunity to engage in the process.

Gathering
community feedback to help inform project development.

Hosting
open houses and other engagement opportunities.

Virtual Open Houses:
May 12 and 14 2026; 12 p.m. and 5:30 p.m.
All events will present the same content

In-Person Open Houses: Later in 2026

Following an environmental review and public participation process, the final route will be determined by the California Public Utilities Commission and relevant federal agencies.

SDG&E's Commitment to Safety and Reliability

With over 140 years of experience delivering energy across the region, SDG&E has a strong track record of building and operating critical infrastructure – from transmission lines to battery storage. The Golden Pacific Powerlink will benefit from this expertise, including SDG&E's award-winning wildfire safety program, which has helped prevent major utility-related wildfires for more than 17 years. Safety and reliability will guide every step of the project.

Scan to learn more or email us at:
GoldenPacific@sdge.com

P.O. Box 129831 | San Diego, CA 92112-9831 | 1-800-411-7343 | Connect at **sdge.com**

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GOLDEN PACIFIC POWERLINK

A NEW 500-KV TRANSMISSION LINE

Golden Pacific Powerlink

Delivering Tomorrow's Energy

California is projected to use more electricity than ever as homes, transportation, businesses, and industry increasingly rely on electricity. To ensure the state has enough power to meet growing demand, California's transmission planning process has determined that additional transmission capacity is needed to keep the electric system reliable and resilient.

Through the California Independent System Operator's (CAISO) rigorous, multi-year transmission planning process, Golden Pacific Powerlink was identified as a required project to strengthen the statewide grid, reduce congestion, and improve the delivery of electricity to where it's needed most.

Golden Pacific Powerlink is a proposed new 500-kilovolt (kV) transmission line that SDG&E will build, own, and operate. The project would connect SDG&E's existing Imperial Valley Substation to a new substation to be built near the San Diego–Orange County border, creating a critical new high-capacity pathway to help deliver electricity reliably across Southern California.

Projected Timeline

SPRING 2023
CAISO identifies and approves project in its annual Transmission Plan

SUMMER 2025
SDG&E assumes responsibility to build, own and operate the new line

SPRING 2026
Virtual open houses

SUMMER/FALL 2026
In-person open houses

FALL/WINTER 2026
California Public Utility Commission Filing

Fall 2026-2029
State and federal permitting and approvals

Fall 2029
Construction

2032
New transmission line begins service

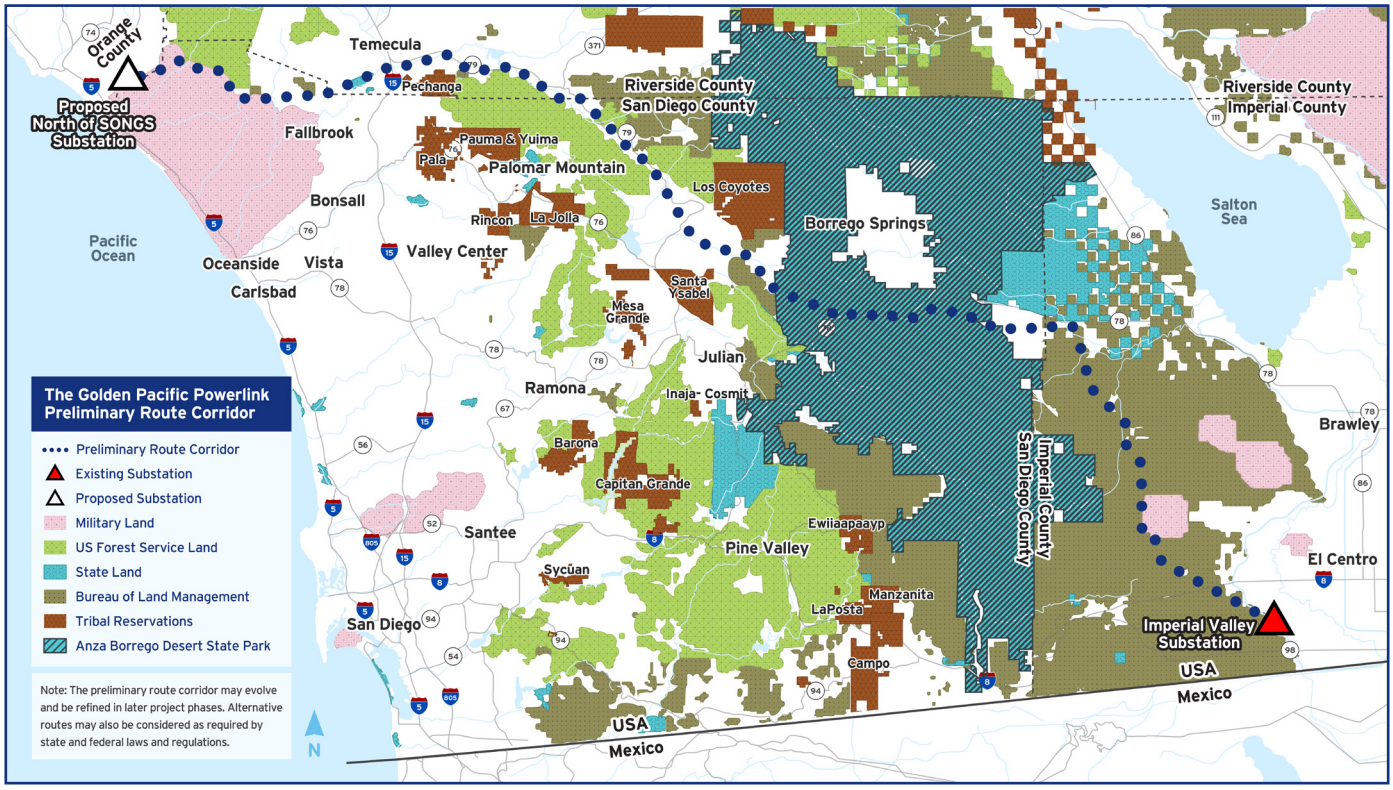
Estimated dates



This new line will help keep the region's power supply reliable and allow the state to meet its energy goals as demand continues to grow.

- Create a vital new transmission pathway
- Enhance the region's electrical grid
- Enable greater integration of more electricity generation

Continued on the back ▸



Opportunities for Participation

Golden Pacific Powerlink is in early planning and preliminary design. As the project moves forward, SDG&E is committed to engaging with communities and gathering public input to help inform project development and environmental review.

Gathering
community feedback to help inform project development.

Hosting
open houses and other engagement opportunities.

SDG&E's Commitment to Safety and Reliability

With over 140 years of experience delivering energy across the region, SDG&E has a strong track record of building and operating critical infrastructure. The Golden Pacific Powerlink will benefit from this expertise, including SDG&E's award-winning wildfire safety program, which has helped prevent major utility-related wildfires for more than 18 years. Safety and reliability will guide every step of the project.

Virtual Open Houses:
May 12 and 14 2026; 12 p.m. and 5:30 p.m.
All events will present the same content

In-Person Open Houses: Later in 2026

Following a comprehensive environmental review process under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), the final route will be reviewed and approved by the California Public Utilities Commission (CPUC) and applicable federal agencies before any construction can begin.

Scan to learn more or email us at:
GoldenPacific@sdge.com

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The messages contained on this document are funded by ratepayers unless otherwise noted.

CITY OF TEMECULA
AGENDA REPORT

TO: City Council

FROM: Aaron Adams, City Manager

DATE: May 12, 2026

SUBJECT: City Council Travel/Conference Report

PREPARED BY: Luisa Saylor, Executive Assistant

RECOMMENDATION: Receive and file City Council travel/conference report.

On April 22-24, 2026, Mayor Jessica Alexander, Council Member James Stewart and Council Member Brenden Kalfus traveled to Sacramento, CA to attend the League of California Cities 2026 City Leaders Summit Conference. Included in this conference was advocacy/lobbying briefing with State officials on City priorities as well as meetings with State officials in Housing and Transportation.

On May 7-8, 2026, Mayor Jessica Alexander traveled to Palm Desert to attend the 2026 Southern California Association of Governments (SCAG) Conference and General Assembly.

ATTACHMENTS:
1. Itinerary – League of California Cities 2026 City Leaders Summit
2. Itinerary – 2026 Southern California Association of Governments (SCAG) Conference and General Assembly

▼ WEDNESDAY

9:00 a.m. - 5:30 p.m. Registration Open

10:00 a.m. - 12:00 p.m. Opening General Session *show details*

12:00 - 5:00 p.m. Lunch on Your Own/Lobbying at the Capitol *(contact your Regional Public Affairs Manager)*

1:30 - 4:30 p.m. Events at the Convention Center *show details*

2:00 - 4:00 p.m. NEW State Agency Expo *show details*

5:00 - 7:00 p.m. Legislative Reception *show details*

▼ THURSDAY

7:30 a.m. - 4:00 p.m. Registration Open

7:30 a.m. - 5:00 p.m. Elite Sponsor Tables Open

7:30 - 8:30 a.m. Networking Breakfast

8:30 - 9:45 a.m. Securing our Future Water Supply *show details*

8:30 - 9:45 a.m. How Local Governments Can Partner with Youth for Lasting Change *show details*

10:00 - 11:15 a.m. What California Cities Are Doing to Support Homeless Veterans *show details*

10:00 - 11:15 a.m. Rumor Has It: Tackling Misinformation *show details*

11:30 a.m. - 12:45 p.m. 2026 Cities Gubernatorial Candidate Forum *show details*

12:45 - 1:45 p.m. Networking Lunch

2:00 - 3:15 p.m. The California State Budget, Federal Uncertainty, and What it Means for Local Leaders *show details*

2:00 - 3:15 p.m. Building Family-Friendly Cities: Child Care as Critical Infrastructure *show details*

3:15 - 3:45 p.m. Sponsor Break

3:45 - 5:00 p.m. The New Grants and Economic Development Playbook *show details*

3:45 - 5:00 p.m. Local Government and Immigration Enforcement: Policy, Practice, and Community Impact *show details*

▼ FRIDAY

8:00 - 11:00 a.m. Registration Open

8:00 - 9:00 a.m. Networking Breakfast

9:00 - 10:15 a.m. AI Applications in Local Government: Empowering Public Safety, Transportation, Urban Planning and Citizen Services *show details*

10:30 a.m. - 12:00 p.m. Closing General Session: 13 Ways to Kill Your Community *show details*

2026 REGIONAL CONFERENCE & GENERAL ASSEMBLY



May 7-8, 2026
JW Marriott Desert Springs Resort & Spa

The 2026 Regional Conference and General Assembly is Southern California's largest gathering of elected and industry leaders.

Join SCAG May 7-8 at the JW Marriott in Palm Desert for panels, networking, and activities addressing the biggest challenges facing the region in resilience, housing affordability, mega-events, and the emerging AI economy.

REGISTER HERE (HTTPS://CVENT.ME/1XKD23?REFID=WEB)

Agenda

TIME	AGENDA
MAY 6 | WEDNESDAY	
4 p.m.	EXECUTIVE/ADMINISTRATION COMMITTEE MEETING
6 p.m.	PRESIDENT'S RECEPTION (Invitation Only)
MAY 7 | THURSDAY	
8 a.m.	REGISTRATION, NETWORKING, AND CONTINENTAL BREAKFAST
9 a.m.	REGIONAL COUNCIL MEETING
10 a.m.	WELCOME AND OPENING REMARKS
11 a.m.	GENERAL ASSEMBLY MEETING
12:15 p.m.	SUSTAINABILITY AWARDS LUNCHEON

TIME	AGENDA
2:15 p.m.	**BREAKOUT SESSIONS I** **ALIGNING LAND, CAPITAL, AND INFRASTRUCTURE FOR SUSTAINABLE COMMUNITIES** *Sponsored by National CORE* Southern California's housing crisis requires holistically addressing systems of housing production. This panel will discuss how jurisdictions can effectively align land availability, financing, and utility capacity to turn housing goals into reality. Panelists from municipal leadership, finance, and technical consulting will demonstrate how integrated regional resources help communities bridge planning and implementation. Attendees will gain practical insights into how this alignment can accelerate the development of sustainable neighborhoods across the region. Moderator: **David Pollock**, Executive Director, Ventura Council of Governments Panelists: • **Adam Eliason**, Trust Manager/Affordable Housing Consultant, CivicStone • **Alicia Gonzalez**, Associate Vice President, MBI • **Mike Balsamo**, Chair, Building Industry Association of Southern California • **Paige Montojo**, Special Projects Manager, City of Riverside **HARNESSING MEGA-EVENTS TO ACCELERATE SOUTHERN CALIFORNIA'S MOBILITY** *Sponsored by WSP* Mega-events like the 2028 Summer Olympic and Paralympic Games present a unique opportunity for Southern California to accelerate mobility improvements, strengthen regional coordination, and globally highlight local communities. This panel will explore how public agencies, local jurisdictions, and private-sector partners are advancing multimodal transportation solutions to prepare for the LA28 Games. Panelists will discuss the scale of games-related travel demand and the governance structures guiding regional planning efforts, highlight resources and coordination that support cities and local partners, and share how communities are leveraging the LA28 Games to advance mobility projects and improve experiences for residents and visitors. Together, these sessions will illustrate how cross-sector collaboration

TIME	AGENDA
	translates mega-event preparation into lasting mobility, economic, and community benefits. Moderator: **Aaron Gaul**, TDM Principal, Alta Planning + Design Panelists: • **Bill Panos**, Senior Vice President and Head of Transportation, LA28 • **Marcel Porras**, Deputy Chief Innovation Officer, LA Metro • **Anthony Brenneman**, Executive Director, Orange County Sports Commission • **Michael Krouse**, President/Chief Executive Officer, GOCAL Greater Ontario California
2:15 p.m.	**STUDENT SHOWCASE**
3:15 p.m.	**BREAK AND NETWORKING**

TIME	AGENDA
3:45 p.m.	**BREAKOUT SESSIONS II** **STRATEGIES FOR PLANNING, BUILDING, AND FUNDING RESILIENT INFRASTRUCTURE** *Sponsored by Podium* As Southern California faces intensifying shocks and stressors, jurisdictions are undertaking the critical work of planning and implementing resilient infrastructure that can support both daily needs and future disruptions. This panel will explore how to assess infrastructure vulnerabilities, identify priority projects, and strengthen community resilience. Speakers will share methods for evaluating resilience needs, lessons from recent projects, and practical funding strategies to help jurisdictions move from planning to implementation. Moderator: **Alex Wigglesworth**, Journalist, Los Angeles Times Panelists: • **Jude Schneider**, Senior Advisor, Business Resiliency, Southern California Edison • **Geoffrey Danker**, Public Policy & Planning Manager, SoCal Gas • **Daniel Soltero**, Program Manager, Western Riverside Council of Governments • **Rita Kampalath**, Chief Sustainability Officer, County of Los Angeles **FORECASTING THE FUTURE OF AN AI-FUELED ECONOMY** *Sponsored by Prologis* Economic progress in 2025 was characterized by AI expanding into an ever-increasing number of industries. AI technologies are generating high valuations and economic output, reducing the need for positions that have been pathways to stable, well-paying white-collar careers. However, AI will also create more high-demand positions over the next two years that can help to offset job losses. How are workforce development and training impacted? What defensible skills do the current and future workforce require? How can AI and AI tools be leveraged in the public sector to promote data-driven decision making, capacity building, and increased efficiency and cost savings? Experts from across sectors will share strategies to leverage opportunities and withstand challenges.

TIME	AGENDA
	Moderator: **Dara Wheeler**, Infrastructure Advisor, Rawlins Infrastructure Consulting Panelists: • **Biju Kewalram**, Chief Strategy Officer, BrightStar Care of Huntington Beach • **Claudia Preciado**, Senior Director of Customer Partnerships & Business Development, Hayden AI • **Kevin Gray**, Chief Technology Officer, Metrolink
3:45 p.m.	**STUDENT SHOWCASE**
5:30 p.m.	**EVENING RECEPTION**
MAY 8 | FRIDAY	
8 a.m.	**REGISTRATION**
8:30 a.m.	**BREAKFAST**
9 a.m.	**WELCOME**
9:10 a.m.	**STUDENT SHOWCASE AWARDS**
9:15 a.m.	**KEYNOTE ADDRESS**

TIME	AGENDA
10 a.m.	**PLENARY PANEL SESSION** **THE FUTURE OF REGIONS: INNOVATING INSTITUTIONS FOR A NEW ERA** *Sponsored by HNTB* Regions today face unprecedented disruption—from accelerating climate impacts to transformative technological advances and changing global dynamics. The forces reshaping communities demand adaptive, forward-thinking public institutions, yet many agencies remain constrained by structures designed for a different time. This session brings together innovative leaders to explore how regional leadership, bold collaboration, and renewed institutional vision can unlock new pathways to progress. We will examine approaches and partnerships that break down silos and accelerate implementation, providing tools that rise to the demands of the moment and the future. Moderator: **Kate Gordon**, Chief Executive Officer, California Forward Panelists: • **Kellie Kao Miles**, Executive Director, Urban Land Institute Los Angeles • **Chuck Wemple**, Executive Director, Houston-Galveston Area Council • **Darrell Steinberg**, Former Mayor, City of Sacramento and Former President Pro Tem, California State Senate
11:15 a.m.	**CONFERENCE WRAP-UP**

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CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: May 26, 2026

SUBJECT: Community Development Department Monthly Report

RECOMMENDATION: That the City Council receive and file the Community Development Department monthly report.

The following are the highlights for Community Development for the month of April 2026.

CURRENT PLANNING ACTIVITIES

In April 2026, Planning has processed forty-four (44) new applications (not including Home Occupations) and four (4) Public Hearings were conducted. A detailed account of planning activities is attached to this report.

Planning Statistics	April
Long Range	11
Conditional Use Permit	3
Entetainment License	1
Massage Permit	1
Modifications	14
Pre-Applications	1
Sign Program	1
Temporary Use Permit	4
Vendor License	2
Zoning / Planning Letter	4
Total	**42**

Tierra Vista Road Townhomes (PA25-0263): A Development Plan application for an approximately 54,444 square foot townhome development that consists of six (6) new buildings that will provide 23 units, a pool, a play area, BBQ area and dog park at an existing vacant lot west of Ynez Road and north of Tierra Vista Road (944-330-008). **(MARQUEZ)**

Lantern Crest Retail Center (PA25-0355) and Conditional Use Permit for Drive-Thru (PA25-0356): A Development Plan application for an approximately 12,260 square foot one-story retail center. The retail center will consist of four (4) individual retail units and (1) restaurant with a drive-thru at the east of the building. The project is generally located on the corner of northwest corner of Equity Drive and Ynez Road (APN: 916-400-068) **(MARQUEZ)**

Panera Bread (PA25-0049) and Conditional Use Permit (PA25-0050): A Development Plan to allow for a Panera Bread restaurant (with drive-thru) totaling approximately 3,145 square feet. The project is generally located at the northwest corner of the Temecula Parkway and Bedford Court intersection (APN: 922-170-035) **(MARQUEZ)**

Rancho-12 Tentative Tract Map (PA22-0047): The City is processing a 12-lot single-family development located at 31670 Rancho California Road. **(JONES)**

Be Good Hotel (PA22-0995): The City is processing a Development Plan application to review a four-story hotel featuring nine rooms, restaurant, and subterranean parking. The project is generally located on the northwest corner of Fourth Street and Mercedes Street. **(CARDENAS)**

Redhawk Specific Plan Amendment (PA23-0327): The City is processing an amendment to the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan (related Planning Application number PA23-0251 CUP). The project is scheduled for Planning Commission on May 6, 2026. **(JONES)**

Front and Main (PA23-0492): The City is processing a Development Plan application for an approximately 13,600 square foot structure totaling three-stories. The project is generally located approximately 130 feet east of the Old Town Front Street and Main Street intersection at APN 922-034-037. **(CARDENAS)**

Cubesmart AT&T Wireless Antenna Facility (PA22-0470): The City is processing a Wireless Antenna Facility application for a proposed 40' tall mono-eucalyptus tree located behind the existing CubeSmart Self Storage facility located at 44618 Pechanga Parkway. **(CARDENAS)**

Tony's Car Wash (PA23-0321): The City is processing a Development Plan application for a proposed 6,828 square-foot car wash facility consisting of a car wash tunnel, detailing tunnel, an office, and vacuums on the vacant 1.99-acre property located approximately 200 feet southwest of Temecula Parkway and Jedediah Smith Road. **(CARDENAS)**

Vertical Bridge WAF (PA23-0351): The City is processing a Wireless Antenna Facility application (Conditional Use Permit) for a new 77-foot wireless tower facility and associated ground equipment at the Redhawk Golf Course open space area between Camino Rubi and Corte Mislanca. **(CARDENAS)**

Small Steps Industrial (PA24-0180): The City is processing a Development Plan application for a proposed 8,000 square foot industrial building on the vacant .59-acre parcel located on the northwest corner of Felix Valdez Avenue and Baldaray Circle. **(CARDENAS)**

MS Mountain View Building 17 (PA24-0246): The City is processing a Development Plan application for Building 17, a 69,095 square foot building located on the west of the corner of Via Industria and Avenida Alvarado. **(CARDENAS)**

Butterfield Stage Residential: A Planned Development Overlay (PA25-0232), Tentative Tract Map (PA25-0230), and a Development Plan (PA25-0231) to allow for a 158-unit single-family market rate residential project. Units will range in size from 1,615 to 2,434 square feet. The project is generally located on the northeast corner of Butterfield Stage Road and De Portola Road. **(JONES)**

Temecula Town Center Residential: A General Plan Amendment (PA25-0331) to remove Table LU-6 from the Land Use Element (Mixed Use Overlays); a Development Plan (PA25-0332) to review 85 attached townhomes within 14 structures, each structure is three stories; and, a Tentative Tract Map (PA25-0333) to reconfigure an existing parcel to allow for an attached residential project. **(JONES)**

LONG RANGE PLANNING

General Plan Update: The Long Range Planning Division has developed a four-phase, multi-year process to update the General Plan. Phase I is complete and included updates to Housing and Public Safety Elements. Phase I also included an update to the City's Traffic Impact Analysis (TIA) Guidelines to analyze Vehicle Miles Traveled (VMT) for the California Environmental Quality Act (CEQA). Phase II is in process and includes an update to the Quality of Life Master Plan (QLMP), reconciling the City's GIS Maps on a parcel-by-parcel basis, a baseline EIR analysis of the City's Circulation Element, and developing a Complete Streets Policy document. Phase III will include a Fiscal Land Use Study to analyze the City's remaining development capacity and market absorption potential for residential, commercial, and industrial development. The RFP for the General Plan managing consultant was awarded to Sagecrest Environmental (contract approved January 28, 2025). The RFP for the General Plan consultant was released and interviews held with the top applicants the week of April 28, 2025. The selection committee chose De Novo Planning Group to lead the General Plan effort. The contract was approved by the City Council on May 27, 2025. A General Plan visioning workshop is being held in each of the five Council Districts, and the first GPAC meeting was held on October 9, 2025, at the Conference Center. This first meeting focused on presenting the "Vision and Values" that was gathered from 5 District outreach events. The second GPAC meeting was held on November 13, 2025; this meeting focused on the Circulation Element and the priorities of the community regarding transportation. The third GPAC meeting was held on January 8, 2026, and focused on Economics. The fourth GPAC meeting was held on February 12, 2026, specifically focused on Land Use. Staff and the consultant team presented a draft land use alternatives plan to the CC General Plan Update Subcommittee on March 24, 2026, and followed up on March 31, 2026, based on feedback provided. The fifth (5th) GPAC meeting is scheduled for April 9, 2026, and will focus on these land use alternatives. **(PETERS)**

Local Hazard Mitigation Plan AB 2140 Compliance (LR25-0056): A proposed City Council Resolution to include reference to the Local Hazard Mitigation Plan (LHMP) in compliance with AB2140. The proposed resolution would reduce the City's costs in circumstances where FEMA declares an emergency. Staff is working with the City Attorney's office to ensure documents comply with both state and federal requirements. **(COLLINS)**

Citywide CWPP (LR25-0464): Staff has drafted an RFP and is preparing to release. **(COLLINS)**

Administrative Use Permit (LR24-0417): Staff is preparing a draft ordinance to implement an administrative use permit (AUP) specifically for alcohol uses (primary and secondary) that are not permitted by right such as grocery stores, restaurants serving beer and wine, etc. **(COLLINS)**

ADU Ordinance (LR26-0136): The Ordinance has been drafted to be complaint with updated/new state laws. Staff is preparing supporting documents to include staff report and environmental documents. Once complete will be scheduled for Planning Commission and City Council Subcommittees for their review. **(COLLINS)**

Uptown Temecula Specific Plan Amendment (LR19-1458): An amendment to the Uptown Specific Plan to implement the following changes: modify graphics to reflect consistency with text regarding allowable frontage types, amend street cross sections (graphics), amend plant pallet and silva cell requirements for street trees, implement a street naming convention, amend streetlight spacing and other typographical errors. Staff has reached out to Spurlock Consulting for assistance in updating the Sidewalk and Streetscape Standards and is awaiting a scope of work and timeline. Public Works is drafting new street sections for the Specific Plan. Spurlock Consulting has provided a scope of work for the proposed changes to the Streetscape and Sidewalk Standards and staff has executed the agreement for services and will begin updating the graphics as requested. Planning and Traffic Engineering have been working on updated street cross sections and a map to identify cross section placements. The project is scheduled for Planning Commission on May 6, 2026. **(JONES)**

Wayfinding Guide (LR23-0167/LR24-0344): The City was working with a consultant, Alta Planning + Design, Inc., to implement a bicycle wayfinding system for the bike lanes and trails throughout the city. The Multi-Use Trails and Bikeways Master Plan that was adopted in 2016 will act as an implementation and style guide to create an interconnected network designed to encourage more residents to use active transportation. Alta drafted a wayfinding strategy memo that outlines best practices for destination selection, sign placement, and sign programming in 2024, however, for ease of production and cost purposes, staff decided to open a contract with Brand Assassins to finish out the project. A kickoff meeting with Brand Assassins was held in February 2025, and designs are underway. Staff and the consultant presented a draft design to the City Council Trails/Open Space Ad Hoc Subcommittee on May 13, 2025. Staff has been working with the consultant on finalizing a design based off of the feedback received. A project update meeting with the City Council Trails/Open Space Ad Hoc Subcommittee was held on February 24, 2026. The subcommittee directed staff to explore opportunities to rename the trails to ensure the names are more relevant and intentional. Staff had four (4) mockup signs prepared with proposed new design and will present to Trails/Opens Space Subcommittee on May 5, 2026 for review and comment. **(COLLINS)**

SB 1186 (LR24-0090): A draft Ordinance has been prepared to implement the requirements of SB1186. This item is scheduled to be heard at the Planning Commission meeting on October 15, 2025, and City Council on November 18, 2025. The City Council tabled the item and requested additional research be completed on the subject and to bring it back at a future date. **(COLLINS)**

Old Town Parking Sensors (LR22-0857): The project is a continuation of the Old Town Parking White Paper that discussed various technology solutions designed to track and report on parking in Old Town in real time. The white paper recommended that the City utilize parking sensors to monitor parking in Old Town. Staff has circulated a Request for Proposal from companies offering parking sensors. Responses were received and reviewed by staff. The companies that submitted the top two highest rated proposals were invited to provide a demonstration to staff. Demonstrations were held in April and a vendor was selected (Frogparking, Inc.). The agreement for the Frogparking Sensors was taken to City Council on November 12, 2024. Sensor installation for the pilot program (Phase I) was completed on February 11, 2025. The pilot covered parallel parking spaces along Old Town Front Street between Main Street and the northern entry arch. On August 5, 2025, staff made a presentation to the City Council Old Town Steering Committee updating them on the results seen during the pilot program. Staff also discussed with the committee their thoughts on bringing before the entire council a recommendation to move forward with Phase II of the project. The subcommittee was in favor of this idea. Implementation of Phase II was presented to the City Council on October 28, 2025 for consideration. The City Council approved moving forward with Phase II. Installation began on April 1, 2026. **(JONES)**

Private Paid Parking in Old Town (LR25-0295): Staff presented an update to the Old Town Local Advisory Committee (OTLAC) on January 22, 2026, and received direction related to ongoing concerns surrounding privately owned parking lots within Old Town. At the hearing the 3 committee members were supportive of regulating the legal non-conforming parking lots while ensuring not approved/unpermitted lots would be dealt with through the City's normal nuisance abatement process. Staff met with the Old Town Steering Subcommittee on March 31, 2026, to provide an update on feedback received from OTLAC and for additional direction. Staff will begin business, stakeholder and visitor outreach and draft an ordinance to implement the Subcommittees direction. **(COLLINS)**

Shopping Cart Ordinance Amendment (LR25-0444): An ordinance amending Title 9 (Public Peace, Morals and Welfare) of the Municipal Code to implement the requirements of SB 753 which amends the fees City's may charge for shopping cart recovery among other changes. Staff is working to identify needed changes and will bring forward an ordinance for subcommittee review in the near future. **(COLLINS)**

Annual Municipal Code MX Ordinance (LR26-0008): An annual effort to "cleanup" the municipal code by adopting an ordinance to correct minor errors, omissions, and clarify policy that have been identified as deficient. Staff has prepared an ordinance and will present it to the Planning Commission on June 3, 2026 and City Council on July 14, 2026. **(COLLINS)**

HOUSING

Uptown Temecula Request for Proposal (RFP): The City has been working closely with the Supportive Housing and Services Ad Hoc Subcommittee to create a draft RFP for the City owned vacant land parcel located in Uptown Temecula. The RFP was made live on June 4, 2025. The City received six (6) proposals. City Council has decided to update the RFP to include two City owned parcel in the RFP which would make the buildable area larger than the original RFP. Staff will be working with the Supportive Housing and Services Ad Hoc Subcommittee to draft a new RFP and re-issue. The parcel is right next to the French Valley off ramp headed south on the I-15 Freeway and it is planned to be used for an affordable housing project. **(URIAS)**

BUILDING & SAFETY

Building and Safety statistics for April 2026 are highlighted in the following table.

Building & Safety Statistics	April
Permits	359
New Single Family Units	26
Accessory Dwelling Units (ADU)	1
New Commercial Building	0
Photovoltaic - SolarAPP+ (Instant permit)	36
Photovoltaic (Standard/Expedited)	42
Tenant Improvement	1
Non Construction C of O	37
Number of Active Plan Checks	185
Number of New Plan Checks	57
Number of Finaled Permits	244
Inspections	2568
Inspections Per Day	117
Inspections Per Person Per Day	23
Stops Per Month	714
Visitors to Counter	758

Non-Construction Certificate of Occupancy

- Sports Treasures (6,834 SF)
- Urban Swirl Frozen Yogurt (1,030 SF)
- Innovative Implant and Oral Surgery (5,306 SF)

Tenant Improvement

- Carrington College - (1,360 SF)

CODE ENFORCEMENT

During the month of April, Code Enforcement responded to 76 web inquiries. In addition, the division opened 831 code cases and conducted 689 regular inspections.

Code Enforcement Statistics	April
Abandoned or Inoperable Vehicle	5
Vacant Home / Prop. Maintenance /Infestation/ Mold	38
Business or Home Occupation w/o license/CUP	3
Trash and Debris / Dumping	4
Overgrown Vegetation / Weeds / Fire Hazard	703
Green Pool / Vector Control / Stagnant Water	1
Graffiti	22
Noise/Nuisance/Animal Control	14
Trailer / RV Stored/Boat/Parking	11
Construction w/o Permit/Building Code	7
Encroach Public ROW / Trash Cans	8
Zoning/Signs	15
Public Safety & Health	1
Total Number of Cases	**832**

Foreclosure Tracking: Code Enforcement works with the local real estate community to monitor foreclosures, defaults and real estate owned properties.

Foreclosure Statistics	April
Residential - Default	48
Residential - Foreclosure	26
Residential - REO	12
Total - Residential	**86**
Commercial - Default	12
Commercial - Foreclosure	9
Commercial - REO	2
Total - Commercial	**23**

ATTACHMENT: Current Planning Activity Report

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA26-0141	43517 Ridge Park Dr Temecula, CA 92590	940-330-001	Marcella Mills	04/01/2026		LA-Architects	LA-Architects	43517 RIDGEPARK LLC	PL Modifications	Out
Case Title / Description: Ridge Park Drive MOD: a Modification Application for the addition of an approximately 130 square foot enclosure to house equipment for an adjacent business located at 43517 Ridge Park Drive.										
PA26-0142	43363 Messina St Temecula, CA 92592	955-422-008	Marcella Mills	04/01/2026	04/16/2026	Thomas Zahn		Denis Kremm	PL Modifications	Approved
Case Title / Description: Kremm Residence MOD: a Modification Application for the addition of an approximately 143 square foot balcony at an existing residence located at 43363 Messina Street.										
PA26-0148	27715 Jefferson Ave , 108 Temecula, CA 92590	921-400-024	Yannin Marquez	04/06/2026		Michael Kavanaugh		JEFFERSON PLAZA CENTER	PL Massage Permits	Approved
Case Title / Description: MK the Studios MEP: a Massage Establishment Permit for MK the Studios to offer massage services in one room within a salon establishment located at 27715 Jefferson Avenue Suite 108.										
PA26-0150	42105 Dlr Dr Temecula, CA 92591	921-730-072	Marcella Mills	04/06/2026	04/10/2026	Nicole Beltz	Rocket Close LLC	GILMORE HOLDINGS	PL Zoning or Planning Letter	Completed
Case Title / Description: 42105 DLR Drive ZL: a Zoning Letter Request for the property located at 42105 DLR Drive (APN: 921-730-072)										
PA26-0151	41980 Winchester Rd Temecula, CA 92590	909-310-072	Marcella Mills	04/06/2026		Kyle Stephens		EXETER 41980 WINCHESTER	PL Modifications	Out
Case Title / Description: Cart.com Generator MOD: a Modification Application for the addition of approximately 600 linear feet of fencing and an emergency generator at an existing industrial building located at 41980 Winchester Road.										
PA26-0152	27570 Jefferson Ave Temecula, CA 92590	910-310-006	Marcella Mills	04/07/2026		Ryan Ybarra		KAZI	PL Sign Program	Out
Case Title / Description: Sinclair Gas Station SP: a Sign Program to accommodate five new signs at a Sinclair Gas Station located at 27570 Jefferson Avenue, as required by the Uptown Temecula Specific Plan										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA26-0153	42081 3Rd St , A Temecula, CA 92590	922-046-012	Marcella Mills	04/08/2026		Michael Marx	Marx Cellars LLC	FI THIRD STREET 34 LP	PL Entertainment License	Out
Case Title / Description: Humble Somm Class II EL: an Entertainment License application for Humble Somm restaurant to obtain a Class II Entertainment License at 42081 3rd Street Unit A.										
PA26-0154	41980 Winchester Rd Temecula, CA 92590	909-310-072	Marcella Mills	04/08/2026	04/13/2026	Darren Mefford		EXETER 41980 WINCHESTER	PL Zoning or Planning Letter	Completed
Case Title / Description: 41980 Winchester Road ZL: a Zoning Letter Request for the property located at 41980 Winchester Road (APN 909-310-072)										
PA26-0156	26493 Ynez Rd , Suite B Temecula, CA 92591	910-300-018	Marcella Mills	04/13/2026		Andrew Hinman		KIMCO PALM PLAZA	PL Conditional Use Permit	Plan Review
Case Title / Description: Goldfish Swim School CUP: a Conditional Use Permit for a children's swim school to operate within an existing commercial building located at 26493 Ynez Road Suite B.										
PA26-0158	28061 Jefferson Ave Temecula, CA 92590	921-060-009	Marcella Mills	04/13/2026		Ray Crain		JEFFERSON ETC	PL Modifications	Plan Review
Case Title / Description: Santa Rosa Building Landscape MOD: a Modification Application for the removal of turf and installation of drought tolerant landscaping at the Santa Rosa Building located at 28061, 28011 and 28007 Jefferson Avenue.										
PA26-0159	1 Better World Cir Temecula, CA 92590	940-310-059	Jaime Cardenas	04/13/2026		Nicole Flint			PL Modifications	Plan Review
Case Title / Description: 1 Better World Circle Solar Carport MOD: a Modification Application for the installation of 456 solar carport modules across the parking lot of the office campus located at 1 Better World Circle.										
PA26-0160	Pm 18254:23 Temecula, Ca	940-320-016	Marcella Mills	04/13/2026		BRLS SoCal LLC	BRLS SoCal LLC	SB ALTAIR	PL Modifications	Plan Review
Case Title / Description: Altair Village C MOD: a Major Modification Application for Village C of the Altair Specific Plan, originally approved under PA23-0440, to change from 212 attached rowhomes to 176 detached single-family dwellings and duplexes.										
PA26-0161	32101 Sommers Bend Temecula, CA	964-640-031	Jaime Cardenas	04/13/2026	05/05/2026	Kimberly Hull		CITY OF TEMECULA	PL Vendor License	Approved
Case Title / Description: The Local Candy Cart VL: a Vendor's License Application for a proposed roaming vendor selling packaged candies.										
PA26-0162	32101 Sommers Bend Temecula, CA	964-640-031	Jaime Cardenas	04/14/2026		Gabriel Melo		CITY OF TEMECULA	PL Vendor License	Approved
Case Title / Description: Melo's Ice Cream VL: A Vendor License Application to allow a roaming cart selling pre-packaged ice cream.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA26-0163	27727 Jefferson Ave Temecula, CA 92590	921-400-029	Marcella Mills	04/15/2026	04/16/2026	Chelsea Freeman		OLD JAYHWAWKER INV	PL Temporary Use Permit	Approved
Case Title / Description: MOMFest Lionheart Gym TUP: a Temporary Use Permit for Lionheart Gym to host a community event with workout classes, local vendors and family-friendly activities on April 18, 2026 from 10:00 AM to 1:00 PM. There is no live entertainment or alcohol proposed.										
PA26-0164	40705 Winchester Rd , A104 Temecula, CA 92591	910-290-019	Marcella Mills	04/15/2026		Hide Iwagami		Winchester Marketplace	PL Modifications	Plan Review
Case Title / Description: Kura Sushi Outdoor Patio MOD: a Modification Application for the addition of a nineteen-foot-long metal railing and six metal benches in the outdoor area in front of Kura Sushi located at 40705 Winchester Road, Unit A104.										
PA26-0165	27464 Commerce Center Dr , C And D Temecula, CA 92590	921-480-053	Yannin Marquez	04/15/2026		Jiles Smith		Hiroyuki Matsushita	PL Conditional Use Permit	Applied
Case Title / Description: Temecula Valley Fine Art Museum and Gallery CUP: A Conditional Use Permit for Temecula Valley Fine Art Museum and Gallery to operate an art museum at 27464 Commerce Center Drive, Suites C and D.										
PA26-0166	42095 Zevo Dr , A11 Temecula, CA 92590	909-372-032	Marcella Mills	04/16/2026	04/16/2026	Chelsea Freeman		CALIF BUSINESS CONDOS TEMECULA	PL Temporary Use Permit	Approved
Case Title / Description: Lionheart Trivia Event TUP: a Temporary Use Permit for Lionheart Gym located at 42095 Zevo Drive to host a trivia event on April 19, 2026 from 12:00 PM to 3:00 PM with no alcohol or live entertainment.										
PA26-0169	40335 Winchester Rd Temecula, CA 92591	920-080-004	Jaime Cardenas	04/20/2026		Shubhangi Ram Zumale		TEMECULA MARKETPLACE	PL Conditional Use Permit	Plan Review
Case Title / Description: Postal Annex U-haul CUP: a Conditional Use Permit for an ancillary U-Haul van (only) rental business to operate in conjunction with the existing Postal Annex located at 40335 Winchester Road, Suite E.										
PA26-0170	Temecula, CA	957-080-027	Yannin Marquez	04/20/2026		Maile Macabio		CARDINAL INV PROP-SERAPHINA	PL Modifications	Plan Review
Case Title / Description: Oak Creek Tract MOD: A Modification Application for changes to the entitled plans that include removal of a window at the dining room on the 1st floor of all floor plans and replacement of the fencing material of three small sections near the open space water course from 2" tube steel over 3' block with 5'6" tube steel for the Oak Creek tract homes.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA26-0171	30003 Rancho California Rd Temecula, CA 92591	944-370-014	Scott Cooper	04/22/2026		John Watson		Temecula Village Development, LP	PL Modifications	Plan Review
Case Title / Description: A Modification (Planning Review Only) to a previously approved Development Plan (PA20-0325) to add a stair tower ventilation hood to the exterior of each of the six (6) buildings. The project is located on the south side of Rancho California Road, approximately 150 feet west of Cosmic Drive.										
PA26-0172	45700 Classic Way Temecula, CA 92592	922-323-008	Jaime Cardenas	04/23/2026		Lorena Garcia		William Andrews	PL Modifications	Plan Review
Case Title / Description: Andrews Sunroom MOD: a Modification Application for a 162 square foot sunroom at the rear of the existing single-family home located at 45700 Classic Way.										
PA26-0173	43920 Butterfield Stage Rd Temecula, CA 92592	966-010-008	Marcella Mills	04/24/2026		Ray Crain		Temecula Pkwy Self Storage	PL Modifications	Plan Review
Case Title / Description: Temecula Parkway Self Storage Landscape MOD: a Modification Application for the removal of turf and installation of drought tolerant landscaping at Temecula Parkway Self Storage located at 43920 Butterfield Stage Road.										
PA26-0175	42180 Sarah Way Temecula, CA 92590	921-030-033	Marcella Mills	04/24/2026		Jennifer Rasmussen		Anthony Bellantuano	PL Modifications	Plan Review
Case Title / Description: Sarah Way Propane and Generator MOD: a Modification Application for the addition of a 500-gallon propane tank and a generator to the rear of an existing commercial building located at 42180 Sarah Way.										
PA26-0176	28676 Old Town Front St Temecula, CA 92590	922-044-009	Marcella Mills	04/24/2026	04/30/2026	Megan Coleman		FRONT STREET HOLDINGS	PL Temporary Use Permit	Approved
Case Title / Description: Swing Inn Rod Run TUP: a Temporary Use Permit for the Swing Inn Cafe located at 28676 Old Town Front Street to serve food and alcohol during the Rod Run event in the parking lot adjacent to the restaurant. There is no live entertainment proposed. The dates for the event are May 1-2, 2026 from 10:00 AM to 11:59 PM.										
PA26-0177	41740 Enterprise Cir North Temecula, CA 92590	909-282-007	Marcella Mills	04/27/2026		Ray Crain		Dunbar Enterprises LLC	PL Modifications	Plan Review
Case Title / Description: Dunbar Landscape MOD: a Modification Application for the removal of turf and installation of drought tolerant landscaping at the Dunbar Enterprise Building located at 41740 Enterprise Circle North.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA26-0179	32240 Temecula Pky Temecula, CA 92592	959-410-012	Marcella Mills	04/28/2026		Micaela Caco-Negrete		Lahaina Partners	PL Temporary Use Permit	Plan Review
Case Title / Description: Villages Reception TUP: a Temporary Use Permit for a private gathering on the patio of an existing commercial building on May 29, 2026 from 5:00 PM to 10:00 PM, located at 32240 Temecula Parkway. There is no alcohol or live entertainment proposed. Food can be purchased by guests from the surrounding restaurants.										
PA26-0180	39782 Winchester Rd Temecula, CA 92591	920-100-047	Marcella Mills	04/29/2026		Andres Campos		LIPT WINCHESTER ROAD INC	PL Modifications	Plan Review
Case Title / Description: Golf Galaxy MOD: a Modification Application for the replacement of awning fabric at a new Golf Galaxy store to be located at 39782 Winchester Road.										
PA26-0181	29400 Rancho California Rd Temecula, CA 92591	921-320-062		04/29/2026		Rebekah Fox	Blew & Associates	24th Street Holdings	PL Zoning or Planning Letter	Plan Review
Case Title / Description: 29400 Rancho California Road ZL: a Zoning Letter Request for the property located at 29400 Rancho California Road (APN 921-320-062)										
PA26-0182	41540 Winchester Rd Temecula, CA 92590	909-270-043	Marcella Mills	04/29/2026		Rebekah Fox	Blew & Associates	24th Street Holdings	PL Zoning or Planning Letter	Plan Review
Case Title / Description: 41540 Winchester Road ZL: a Zoning Letter Request for the property located at 41540 Winchester Road (APN 909-270-043)										
PA26-0184	33353 Temecula Pky Temecula, CA 92592	966-010-010	Marcella Mills	04/30/2026		Ray Crain		BRSC 3 6	PL Modifications	Plan Review
Case Title / Description: Butterfield Ranch Shopping Center Landscape MOD: a Modification Application for the removal of turf and installation of drought tolerant landscaping at the Butterfield Ranch Shopping Center located at 33353 Temecula Parkway Butterfield Stage Road.										
PREAPP26-0144	Temecula, CA	959-050-009	Jaime Cardenas	04/02/2026		Christopher Campbell		CHAKRA TRUST DTD 5/21/2013	PL Pre-Application	Plan Review
Case Title / Description: Chakra Mix-Use Pre-app: a proposed General Plan land use proposal for a proposed mixed-use commercial shopping center with retail, medical office, hotel, and drive-thru.										

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: John Crater, Division Chief

DATE: May 26, 2026

SUBJECT: Fire Department Monthly Report

PREPARED BY: Tyren Hundley, Management Analyst

RECOMMENDATION: That the City Council receive and file the Fire Department Monthly Report for April 2026.

CITY OF TEMECULA

FIRE DEPARTMENT

Operations | Prevention | Training | Emergency Management

MONTHLY REPORT | APRIL 2026

5 Stations

5 Engines

1 USAR | 1 Truck | 1 Squad

Population - 112,194

2

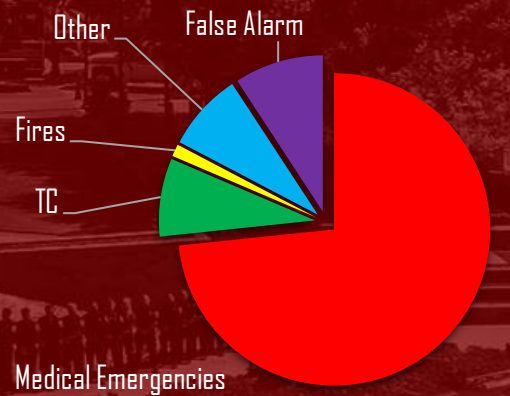
ISO Rating

MARCH CALL BREAKDOWN

TYPE:	#
COMMERCIAL FIRE	2
MULTI-FAMILY FIRE	0
RESIDENTIAL FIRE	0
WILDLAND FIRE	1
VEHICLE FIRE	6
OTHER FIRE	7
RESCUE	0
RINGING ALARM	6
FALSE ALARM	106
HAZMAT	1
TOTAL:	129

TYPE:	#
TRAFFIC COLLISION	73
MEDICAL EMERGENCY	692
OTHER MISCELLANEOUS	11
PUBLIC ASSIST	41
STANDBY	13
TOTAL:	830

APRIL 2026



959

2026 Year to Date Calls

3,692

683

CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Mark Rigali, Captain

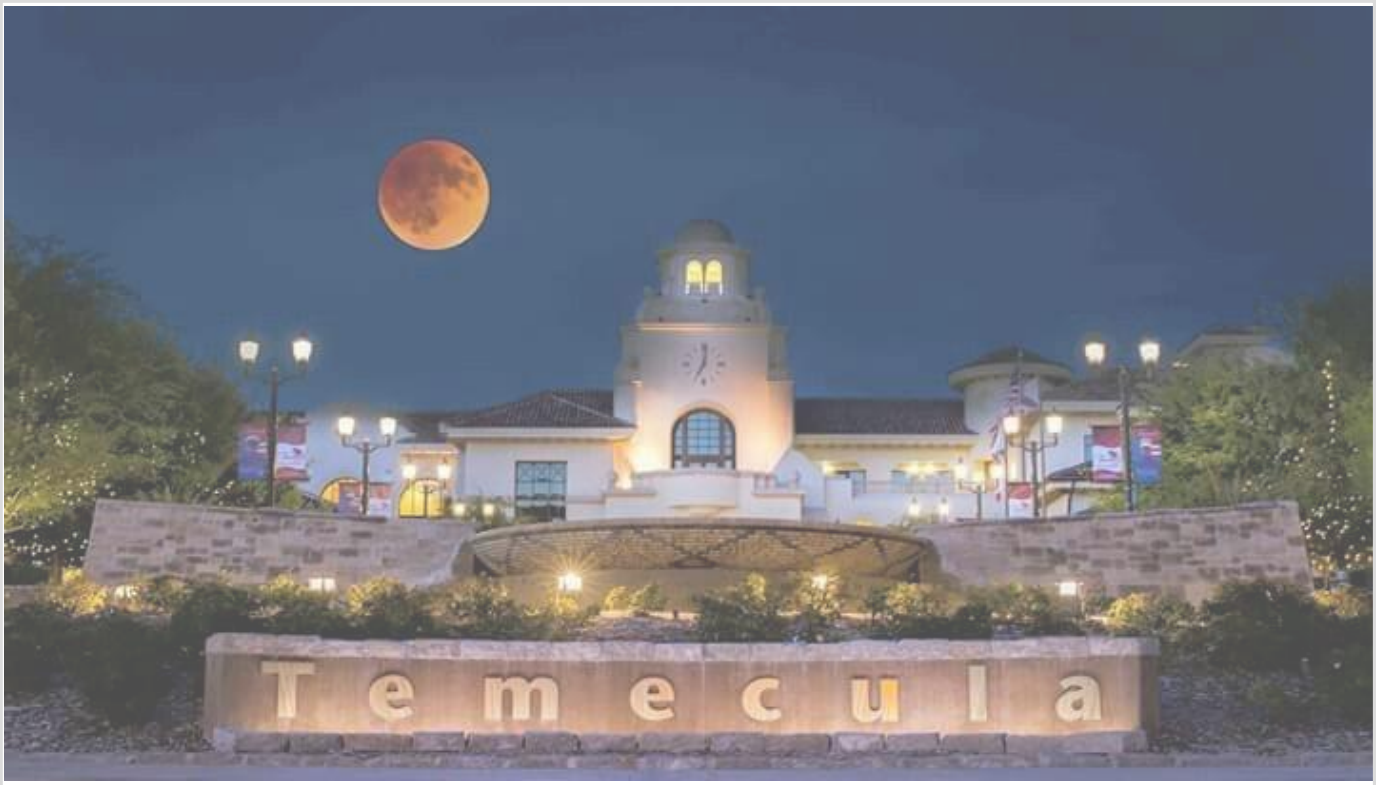
DATE: May 26, 2026

SUBJECT: Temecula Sheriff's Monthly Report (April 2026)

PREPARED BY: Jeret McClellan, Sergeant

RECOMMENDATION: That the City Council receive and file monthly report.

ATTACHMENTS: Monthly Report



MONTHLY REPORT

CAPTAIN MARK RIGALI

APRIL 2026



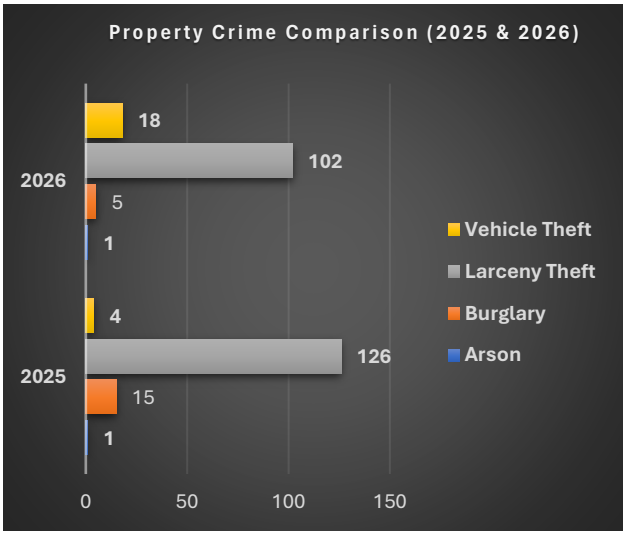
This report is dynamic in nature, and as such, each monthly report is compiled to take advantage of the latest RMS information being entered at the station level. As a result, crime totals will not be static from month to month.

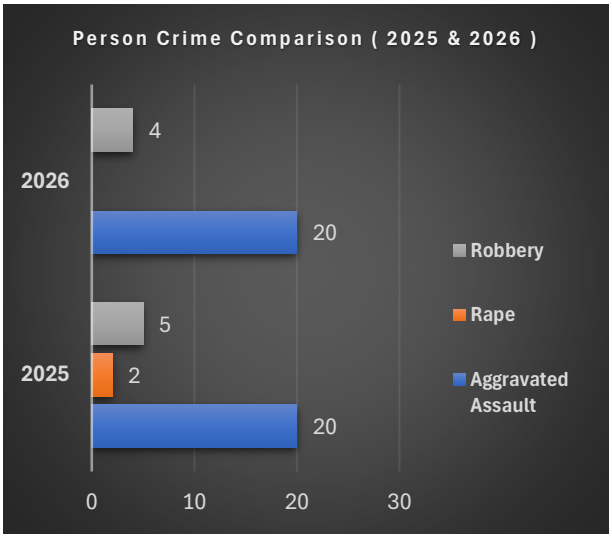
PART 1 CRIMES

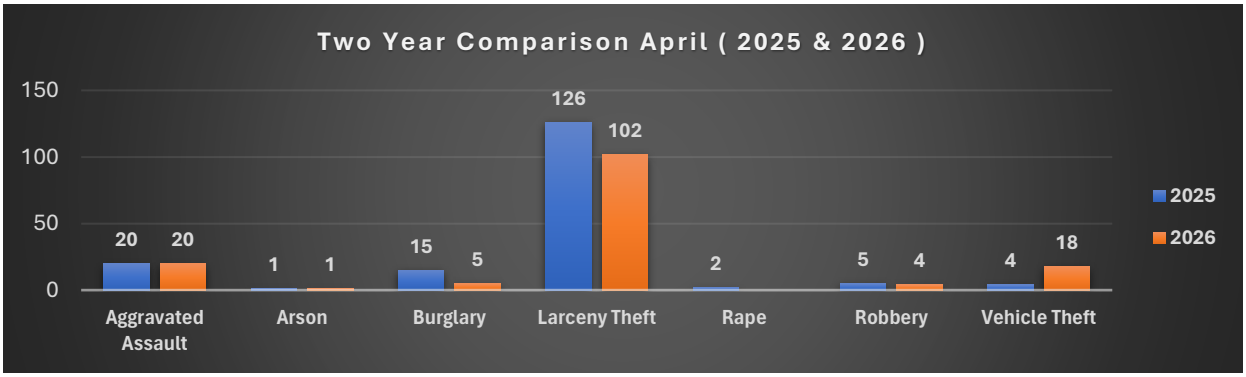
City of Temecula

Part 1 Crime**	March	April
Homicide	0	0
Rape	3	0
Robbery	2	4
Aggravated Assault	21	20
Burglary	6	5
Vehicle Theft	15	18
Larceny Theft	114	102
Arson	1	1
Total	162	150

Two Year Data Comparison For April (2025 & 2026)



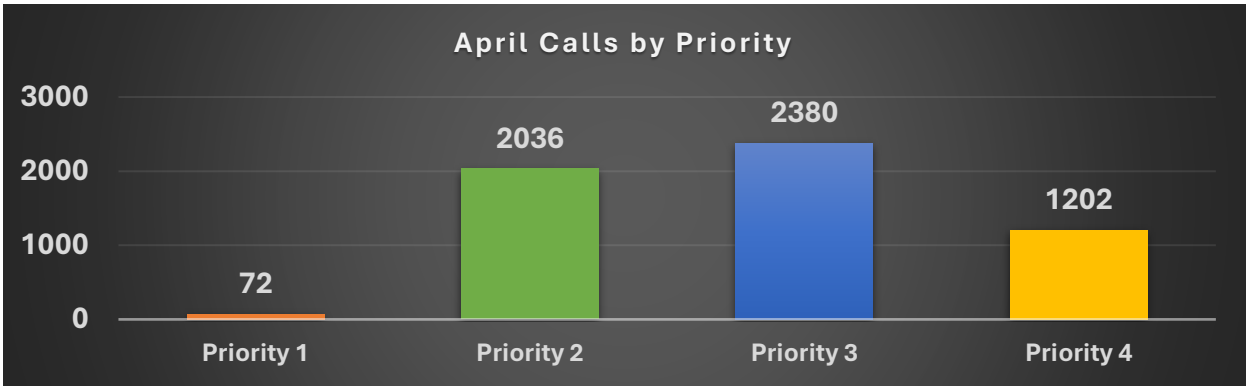




RESPONSE TIME

City of Temecula

Average Response Time **	March	April
Priority 1	4.60	5.03
Priority 2	10.9	9.85
Priority 3	17.41	16.61
Priority 4	19.53	20.6



Priority 1: Involved circumstances that pose, or did pose in the immediate past, a clearly defined threat to human life or property, and which involve a high level of violence or the potential for serious injury.

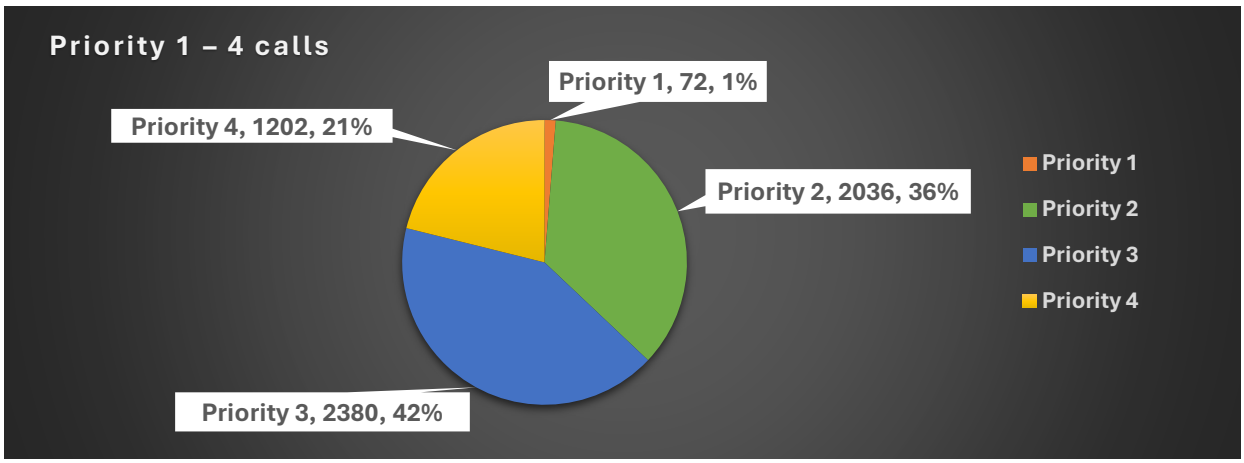
Priority 2: Involve circumstances of an urgent, but not life-threatening nature. They are generally disturbances with a potential for violence, minor assaults and batteries, etc.

Priority 3: Involve circumstances that are neither urgent nor life-threatening.

Priority 4: Except for a few felonies, most past incidents are classified as Priority 4.

Priority 5 & 9 : Those calls meeting the criteria for Code 5 & Patrol calls (NOT SHOWN).

All Calls for Service for City of Temecula: 5753



INVESTIGATIONS

Investigations Team

Activity	April
Beginning Caseload	127
Number of Assigned Cases	24
Number of Closed Cases	19
Number of Arrests	1
Number of Search Warrants Written	24
Out of Custody Filings	5
Cell Phone Forensic Exams	8
Supplemental Reports	38
Call Outs	9
Exigency Orders	10
CPS / APS Referrals Received	114
Supplemental Reports Written	38
Forensic Interviews (Sex & Physical Abuse)	6

Sex Offenders | Arson Offenders – Southwest Station

Sex Registrant | Arson Registrant Team	April
Total # of Sex Registrants	125
Total # of Arson Registrants	10
Total # of Sex Offenders processed	23
Total # of Transient Sex | Arson Registrants	5 | 2
Total # of Sexually Violent Predators	1
In Violation	1

INVESTIGATIONS

Notable Cases

04/06/26 - Investigators were called out to assist patrol deputies with a school violence threat. A local preschool was threatened by phone by an unknown suspect. Through collaboration with other investigators, the threats were determined to be made by a suspect in Florida. The suspect was identified and arrested by law enforcement in Florida. Case agents: Investigator Gasparini.

4/9/2026 – Investigators were called out to assist patrol deputies with an investigation of a defrauded vehicle sale involving a suspect with a stolen identity. The investigation revealed that a suspect, Brittany Ball, stole a victim's identity and used the stolen identity to obtain a vehicle from a local business. The defrauded vehicle was recovered. The suspect was booked into jail for identity theft charges. Case agents: Investigator Mills and Corporal Au. TE260990071

4/18/26 - Investigators were called out to assist in a missing 78-year-old male case. A resident went missing, which prompted a Silver Alert. The investigators located the subject in the city of Hemet, and he was safe. Case Agents: Master Investigator Marquez and Deputy Risen.

04/27/26 - Investigators were called out to assist in a missing 12-year-old juvenile case. A local juvenile went missing, which prompted an Ebony Alert. During the follow-up investigation, the juvenile returned home and was safe. Case Agents: Investigator Oxley

SET

SPECIAL ENFORCEMENT TEAM

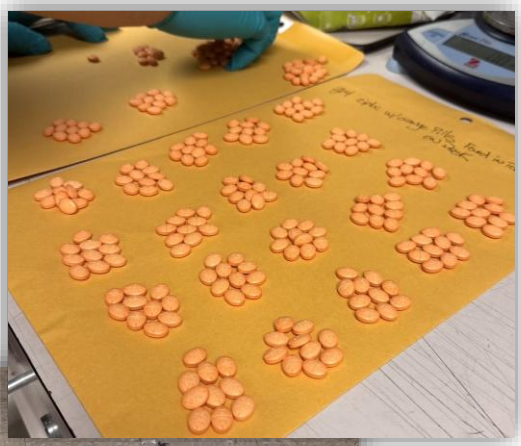
Team Activity	April
On-view Felony Arrests	15
On-view Misdemeanor Arrests	13
Felony Arrest Warrants Served	2
Misdemeanor Arrest Warrants Served	4
Follow – up Investigations / Search Warrants	36
Pedestrian Checks	25
Traffic Stops / Vehicle Checks	99
Contraband Recovered	
Firearm / Weapon	5
Stolen Property	0
Vehicles Recovered	0
Cash (dollars)	$77,544
Cocaine (grams)	2.8
Heroin (grams)	120.2
Pills (count)	87
Marijuana (grams)	145,190.38 (320.09 lbs)
Marijuana plants	354
Fentanyl (grams)	25.2
Ketamine (grams)	105
MDMA (g)	158.6
LSD (tabs)	19
Methamphetamine (grams)	9,421.06 (20.77 lbs)
Psilocybin (grams)	318.155

Notable Cases

In January, a suspicious death occurred in the City of Temecula, possibly an overdose death. The Overdose Death Investigation & Narcotics Unit responded and analyzed the victim's phone. SET assisted, and an investigation resulted in a possible subject who sold the victim cocaine days before she passed. In April, probable cause was established to pursue a search warrant at the subject's residence. SET & METRO conducted the search warrant. They located an indoor marijuana grow and seized firearms, over 60 grams of cocaine, illegal fireworks, and miscellaneous narcotics.

The following suspects were arrested for multiple narcotics charges:
Michael Del Campo (Menifee resident), Robert Del Campo (Menifee resident), and Angelina Hughes (Temecula resident).







RBST

ROBBERY | BURGLARY SUPPRESSION TEAM

Team Activity		April
Beginning Caseload		53
New Cases Assigned		14
Total Cases Closed		13
Search Warrants prepared / served		30
Arrests		7
Out of Custody Filings		3

Notable Cases

CORE TEAM

Community Outreach Resource & Engagement Team

Team Activity	April
Reports Written	5
On-Sight Felony Arrests	3
On-Sight Misdemeanor Arrests	3
Felony Arrest Warrants Served	1
Misdemeanor Arrest Warrants Served	13
Traffic / Misc. Citations	6
Area Checks	42
Camp Checks	12
Pedestrian Checks	11
Traffic & Vehicle Checks	35
Outreach Attempts / Success	40 / 2
Over the Counter Reports	2
602 Letters / Properties	12
Business License / 2nd Hand Dealer Applications	3

Outreach Efforts / Camp Checks

OUTREACH EFFORTS:

In collaboration with the City H.O.T and Social Workers Action Group (S.W.A.G.) **20 subjects were contacted and offered services, all declined.**

PROBLEM LOCATIONS/AREAS:

Remington
Business Park
Ridge Park
Sabella
Empire Creek
Solana Way (ABC Daycare)
Temecula Creek (Temecula Pkwy)

CRIME PREVENTION

Team Activity

Team Activity	March
Crime Prevention / Neighborhood watch meetings	6
Safety Presentations / Trainings	2
Special Events	2
Residential / Business security surveys conducted	0
Residences / Businesses visited for past crime follow-up	0
Station Tours	2
Planning Review Projects	1
Temp Outdoor Use Permits	4

METRO TEAM

METRO DISTRICT TEAM

Team Activity	April
On-Sight Felony Arrests	2
On-Sight Misdemeanor Arrests	4
Felony Arrest Warrants Served	4
Misdemeanor Arrest Warrants Served	5
Bar / Business Check	90
D.U.I. Arrests	11
Traffic / Parking Citations	171
Firearms Seized	0



TRAFFIC TEAM

Traffic

Traffic	April
Citations issued for Hazardous Violations	1238
Non-Hazardous Citations	218
Parking Citations	250
Stop Light Abuse / Intersection Program (S.L.A.P.) Citations	160
Seatbelt Citations	10
Non-Injury Collisions	17
Cell Phone Citations	275
Injury Collisions	21
D.U.I. Arrests	30
OTS / City Funded Special Operations	4
Commercial Enforcement Citations	68
Written Warnings Issued	526
Pedestrian Related Collisions	2
Hit and Run	17



PROMENADE MALL

Promenade Mall Police Storefront

Team Activity	April
Total Calls For Service	274
Felony / Arrest Filings	10
Misdemeanor Arrest / Filings	24
Traffic Citations	12
Total Customers Served	545
Fingerprints / Live Scans	114
Total Receipts	$6,748

Notable Cases

SRD's

SCHOOL RESOURCE DEPUTIES

Team Activity	April
Felony Arrest	1
Misdemeanor Arrests	6
Reports	29
Citations	26
Meetings / Presentations	43

Programs/presentations conducted by SRD's: Youth Court

OLD TOWN STOREFRONT

Old Town Police Storefront

Team Activity	April
Total Customers Served	567
Fingerprints / Live Scan	96
Police Reports Filed	1
VICR Releases	20
Citations signed off	25
Total receipts	$7,585.00

VOLUNTEERS

Volunteers

Team Activity	April
Chaplain Hours	39.50
Community Action Patrol (CAP) hours	384.55
Reserve Officer hours (patrol)	0.00
Volunteer Patrol hours	28.50
Explorer hours	32.00
Station / Administration	76.00
Mounted Posse Hours	643.50
Total Volunteer hours	1,147.05
Call Out Events	1
Special Event Hours	323.00
Area Checks	30
Traffic / Misc. Citations	3





SPECIAL EVENTS

EVENTS IN PICTURES

Citizens Volunteer Academy Graduation!

Congratulations
Volunteer Christine Payne





SPECIAL EVENTS

EVENTS IN PICTURES



Thank you to the incredible dispatchers who keep us all safe!

April 25th is National Prescription Drug Take Back



SPECIAL EVENTS

EVENTS IN PICTURES

April 22nd is Administrative Professionals Day!



Thank you to our AMAZING Administrative staff at SWS!





CITY OF TEMECULA
AGENDA REPORT

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: May 26, 2026

SUBJECT: Public Works Department Monthly Report

RECOMMENDATION: Receive and file the Public Works Department Monthly Report for Capital Improvement Projects, Maintenance Projects, and Land Development Projects. This report may also be viewed on the City's website at:

http://temeculaca.gov/270/Capital-Improvement-Projects-CIP

City of Temecula

DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT

May 26, 2026

CAPITAL IMPROVEMENT PROJECTS

CIRCULATION PROJECTS

Diaz Road Expansion, PW17-25

Description Improve Diaz Road to meet the roadway classification of Major Arterial (4 Lanes Divided), between Cherry Street and Rancho California Road. The 2.2-mile stretch will be widened, extended, and/or improved to create a contiguous Major Arterial segment. The project will be developed and constructed in two phases. Phase 1 will include improvements on Diaz Road from Winchester Road to Rancho California Road. Phase 2 will include improvements to Diaz Road from Cherry Street to Winchester Road.

Cost: $17,050,991

Status: The environmental Initial Study has been approved, Mitigated Negative Declaration adopted, and Notice of Determination filed in May 2022. Design is 60% complete. Regulatory permit applications must be resubmitted for the U.S. Army Corps of Engineers (USACE) 404 Nationwide Permit and California Department of Fish and Wildlife Services (CDFW) Streambed Alteration 1602 due to the change in scope of the Murrietta Creek Phase 2B Project, headed by ACOE and Riverside County Flood Control and Water Conservation District (RCFC&WCD). Current activities include design coordination with utility purveyors (SCE, RCWD, and EMWD) and City project PW16-05 Murrieta Creek Bridge at Overland Drive, and RCFC&WCD of regulatory permit applications for SWRCB 401 Water Quality Certification and USACE Section 408. Staff is evaluating mitigation options for Temecula Creek to comply with regulatory permits. Construction previously anticipated to start in Spring of 2024 is now delayed to late 2027 due to coordination with USACE and RCFC&WCD on their Murrietta Creek Phase 2B Project, and the federal Funding of $2M added to the project for the Federal 26/27 fiscal year. Federal Funding requires completion of certain environmental documentation, such as under the National Environmental Policy Act (NEPA), prior to project construction, which is anticipated to take approximately 1 year to complete once funding is authorized.

French Valley Parkway/Interstate 15 Improvements - Phase II, PW16-01

Description: Design and construction of the two-lane northbound collector/distributer road system beginning north of the Winchester Road interchange on-ramps and ending just north of the Interstate 15/Interstate 215 junction with connection to Interstate 15 and Interstate 215.

Cost: $139,751,346

Status: The project was opened for public use on April 28, 2025. For detailed information, please visit the project website at TemeculaCA.gov/FVP2.

CIRCULATION PROJECTS *(Continued)*

French Valley Parkway/Interstate 15 Improvements - Phase III, PW19-03

Description: Design and construction of the full-width French Valley Parkway from Jefferson Avenue to Ynez Road, including the bridge overcrossing of Interstate 15 and the northbound on-ramps.

Cost: $69,256,794

Status: Design, environmental, and right-of-way activities started in April 2025 and are expected to be complete in March 2029.

Murrieta Creek Bridge at Overland Drive, PW16-05

Description: Design and construction of a new bridge crossing over Murrieta Creek between Rancho California Road and Winchester Road.

Cost: $31,944,641

Status: Design plans are 90% complete. The project has received MSHCP conformance. NEPA approval was achieved in October 2023. CEQA was approved in February 2024. Construction start is anticipated in Summer 2027, depending on the availability of HBP funds. Staff continue to work with Caltrans to advance HBP funds to earlier fiscal years to meet the project schedule. Also, additional coordination with ACOE and RCFC is required, as Murrietta Creek Phase 2B will likely be under construction concurrently with this project. As of May 2024, Caltrans has authorized full funding for PE and ROW Phases, so all preconstruction activities are currently authorized for HBP funds. ROW phase has started and is anticipated to be completed by Summer 2027. On January 27, 2026, the City Council authorized the project to proceed with ROW negotiations with RCFC&WCD.

Overland Drive Widening, PW20-11

Description: This project includes widening Overland Drive from Jefferson Avenue to Commerce Center Drive to two lanes in each direction, and the completion of missing segments of sidewalk, streetlights, and the installation of the traffic signal at Commerce Center Drive and the modification of the traffic signal at Jefferson Avenue.

Cost: $6,857,804

Status: On July 3, 2024, the Initial Study/Mitigated Negative Declaration (IS/MND) started the 30-day public notice for comments. It was completed on August 2, 2024. Design is in progress. The City consultant and staff are working on the project's right-of-way requirements and temporary construction easements.

CIRCULATION PROJECTS *(Continued)*

Rancho California Road Median Improvements, PW23-04

Description: Design and construction of missing raised concrete medians with landscaping between Humber Drive and Butterfield Stage Road. Additionally, there will also be construction of missing improvements on the north side of Rancho California Road, between Riesling Court and Promenade Chardonnay Hills. The improvements will include median curbs, curb and gutter, sidewalks, and landscape and irrigation.

Cost: $5,458,000

Status: Design on hold at 90% because of deficiency in construction funds.

Ynez Road Improvements – Phase I, PW23-02

Description: This project includes widening the easterly side of Ynez Road, from Rancho Vista Road north roughly 1600 feet, to two lanes in each direction, and the completion of missing segments of curb and gutter, sidewalk, and striped medians, in coordination with adjacent development.

Cost: $4,518,787

Status: This project is currently in design, environmental, and right-of-way clearance. The Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was posted on December 10, 2025. The corresponding public review comment period also commenced on December 10, 2025, and concluded on January 9, 2026. The MND was adopted on January 27, 2026.

De Portola Road/Jedediah Smith Road Roundabout Project, PW23-01

Description: This project includes the design and construction of a roundabout on Ynez/De Portola Road at the intersection of Jedediah Smith Road. The improvements include the construction of a raised traffic circle with a desert-style hardscape.

Cost: $4,469,000

Status: This project is currently in design, environmental, and right-of-way clearance. Design completion anticipated early 2026.

CIRCULATION PROJECTS *(Continued)*

La Paz Road Roundabout Reconstruction, PW25-04

Description: Redesign and reconstruction of the existing roundabout on Ynez Road at the intersection of La Paz Road. The improvements include reconstructing the raised traffic circle, entry medians, landscaping, lighting, and the overall alignment of the existing roundabout.

Cost: $3,000,000

Status: Project is currently in design. Construction is anticipated to begin late 2026.

Citywide Slurry Seal, PW25-06

Description: Slurry Seal the following communities: **Villages, Rancho Del Sol, Verano, Rancho Solano, Costain Signet, Avendale, Barclay Estates, Woodcrest Country, Ridgeview, and Promenade at Temecula**.

Cost: $1,800,000

Status: Contract work was substantially completed on March 26, 2026.

Mercedes Street Sidewalk, PW25-09

Description: This project will construct the missing segment of sidewalk on the west side of Mercedes Street between Main Street and a point approximately 160' south of 3rd Street. The project will also construct crosswalks at 3rd Street and a potential mid-block crosswalk connecting the southern limit of the project to the parking structure.

Cost: $2,400,000

Status: New Project. Design began in December 2025. Once the design is complete, including coordination with private properties, bids for construction will be requested, and construction will follow. The total design and construction budget is estimated to exceed $2M, depending on bids.

City of Temecula

DEPARTMENT OF PUBLIC WORKS
PROJECT STATUS REPORT

May 26, 2026

INFRASTRUCTURE PROJECTS

Pauba Road Pavement Rehabilitation

Description: This project will rehabilitate approximately 1.4 centerline miles of roadway along Pauba Road between Margarita Road and Ynez Road, totaling approximately 440,000 square feet of pavement. The roadway rehabilitation will consist of grinding three inches of the existing pavement, followed by placement of three inches of new asphalt concrete materials. The work also includes removal of existing pavement delineation, restriping, and replacement of existing curb ramps with Americans with Disabilities Act (ADA)-compliant curb ramps. This project supports the City's core values, i.e., Transportation, Mobility and Connectivity.

Cost: $3,100,000

Status: Construction documents are complete. Project will be posted to PlanetBids for 4 weeks. Anticipated contract award to take place on June 9, 2026.

Bike and Trail Program – Great Oak Trail Lighting, PW21-16

Description: The project includes the installation of solar lights along the Great Oak Trail adjacent to the northeast side of Pechanga Parkway from Deer Hollow Way to Loma Linda Road.

Cost: $852,808

Status: Staff is working with Riverside County Flood Control and Water Conservation District to obtain an encroachment permit. Plans and specifications are 90% complete. The project is expected to be bid in Summer 2026.

Fire Station 73 Gym/Garage, PW19-13

Description: The project consists of adding a second garage in the rear of the property to park the squad and Urban Search and Rescue (USR) vehicle, along with a gym and storage rooms. The construction is anticipated to be completed in the Fiscal Year 2025/26.

Cost: $5,165,680

Status: The Joint Project Review (JPR) with the Western Riverside County Regional Conservation Authority (RCA) is ongoing and progressing toward completion, though the review process is taking longer than initially anticipated. Coordination with regulatory agencies will continue once the RCA review is finalized. Project plans and specifications are near completion. Project bidding will follow the conclusion of environmental review activities. The Western Riverside County Regional Conservation Authority (RCA) has been conducting a Joint Project Review (JPR) for the project since August 6, 2025. Regulatory agencies will have 10 days to conduct their JPR once RCA is complete. The RCA response to latest JPR submittal was submitted in December 2025. Plans and specifications are nearly complete, and bidding is planned to begin in July 2026.

INFRASTRUCTURE PROJECTS *(Continued)*

Fire Station 84 Renovation, PW19-14

Description: This project includes the design, construction, and renovation of Fire Station 84. The renovations include adding a Wellness Room, expanding the Storage Room, and upgrading the Training Room. Also, the upgrades include electrical, windows, flooring, paint, tile, HVAC, cabinets, plumbing fixtures, garage bay doors, and any other necessary improvements to comply with ADA accessibility requirements.

Cost: $3,529,450

Status: Construction started on October 27, 2025. Construction duration is anticipated to take 12 months, through October 16, 2026.

Interstate 15/State Route 79 South Interchange Enhanced Landscaping, PW17-19

Description: Landscape beautification of the Interstate 15 corridor between French Valley Parkway and Temecula Parkway, including each interchange, in association with Visit Temecula Valley and the Pechanga Tribe. This project includes the design and construction of enhanced landscaping, hardscape, and irrigation between the freeway and ramps on the west side of the Interstate 15 / State Route 79S (Temecula Parkway) interchange.

Cost: $3,630,295

Status: Project has entered the Landscape Maintenance phase. The contractor is responsible for maintaining plants for one year until November 2026.

Sidewalks – Citywide (Pauba Road, Elinda Road to Showalter Road), PW19-20

Description: New sidewalks and street widening on the South side of Pauba Road from Elinda Road to Showalter Road.

Cost: $1,257,124

Status: In construction. Project is complete except for installation of proposed meter pedestal. Item was ordered with a 25-week lead time. Tentative delivery of May 8th. After delivery and installation, project will be 100% complete.

INFRASTRUCTURE PROJECTS *(Continued)*

Bike Lane Upgrades - Citywide, PW23-10

Description: This project will install greenback bike lane pavement markings/legends on various bicycle corridors throughout the City.

Cost: $274,500

Status: The construction contract was awarded at the April 28, 2026, City Council meeting. Construction anticipated to begin in June 2026.

Pedestrian Ramp Upgrades - Citywide, PW23-11

Description: This project will install ADA-compliant ramp upgrades at school crossing sites throughout the City.

Cost: $275,000

Status: Construction is largely complete. The contractor is working on minor punch list items.

Traffic Signal - Safety Lights and Signal Communications Upgrade – Citywide, PW23-13

Description: This project will upgrade all traffic signals' safety lights to LED and install communication system upgrades to 42 signals Citywide. Upgraded traffic signal improvements include LED streetlights, signal wiring, vehicle heads, controller cabinets, fiber cable, ethernet switches, wireless radios, and related communication equipment to improve safety and operations with optimized traffic signal timing coordination. Signal timing coordination will be improved along Butterfield Stage Road and Ynez Road corridors.

Cost: $3,255,900

Status: This project is currently in the design phase. Design completion anticipated early 2026.

Traffic Signal Fiber Optic Extension, PW25-01

Description: This project will provide the design and installation of fiber optic communications, including conduit, cable, pull boxes, and related communication equipment for traffic signal operations. Various signalized intersections will be improved along the Margarita Road, Meadows Parkway, Date Street, and Nicolas Road corridors.

Cost: $1,675,000

Status: This project is currently in the design phase. Design completion anticipated June 2026.

INFRASTRUCTURE PROJECTS *(Continued)*

ADA Transition Plan Implementation – CDBG Ramps, PW24-07

Description: Replace approximately 40 curb ramps with ADA-compliant curb ramps. & ramps on Ynez Road and the remainder in the Harveston community.

Cost: $403,660

Status: The project construction contract was approved at the March 10, 2026, City Council Meeting. Construction has not commenced and for the convenience of both the contractor and the City, approval to terminate the construction contract will be requested at the May 26, 2026, City Council Meeting. At the same meeting, authorization to re-bid the project will be requested.

City of Temecula

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PARKS AND RECREATION PROJECTS

Long Canyon Creek Park Restrooms, PW23-18

Description: This project provides for the design and construction of a new restroom facility at Long Canyon Creek Park that meets current ADA accessibility compliance standards.

Cost: $1,497,930

Status: Construction started on January 26, 2026. Anticipated completion in August 2026.

Ronald Reagan Sports Park Hockey Rink, PW22-06

Description: This project will include the renovation of the existing hockey rink to install new flooring material, arena-style roof structure, bleachers, and various ADA compliance improvements.

Cost: $4,120,406

Status: The project is substantially complete. The hockey rink has been open to the public since 5:00 PM on January 23, 2026. Staff is working on project closeout.

Ronald Reagan Sports Park Skate Park, PW22-07

Description: Remove and replace the existing skate park and install state-of-the-art skate plaza elements.

Cost: $6,110,000

Status: Construction started on January 6, 2026. Anticipated completion in November 2026.

Vail Ranch Park Restrooms, PW23-06

Description: This project provides for the design and construction of a new restroom facility at Vail Ranch Park that meets current ADA accessibility compliance standards.

Cost: $1,392,930

Status: Construction started on January 26, 2026. Anticipated completion in August 2026.

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LAND DEVELOPMENT PROJECTS

TRACT DEVELOPMENTS

Altair Tract Development

Description/ Location: Construction of approximately 1,750 new residential units and the construction of the Western Bypass (Pu'éska Mountain Parkway) in the western Temecula hills above the Old Town District between Rancho California Road and Temecula Parkway/ State 79 South.

Developer: Brookfield Residential

Status: Currently, precise grading lots and streets for Villages A and B phase 1 on the Northern section of the development, and Villages C1, C2, and C3 phase 2 on the Central section of the development. Maintaining erosion and sediment control measures in the area cleared for Villages phases 3 and 4 on the Southern section of the development. Model construction is underway for Villages A and B. Finalizing sewer tie-in on First Street at Pujol Street within approved road closure. Also, performing road improvements on First Street at Pujol Street and constructing new roundabout West of Pujol Street.

Elderberry Park Tract Development

Description/ Location: Construction of approximately 164 single-family residential homes in the Southeast region of the City, located along Butterfield Stage Road between De Portola Road and Temecula Parkway.

Developer: Taylor Morrison

Status: Currently, precise grading for lots, finalizing storm drain systems. Completing paved interior streets and preparing for the beginning of home production.

Richmond American Homes Tract Development

Description/ Location: Construction of approximately 132 single-family residential homes within three separate parcels in the Northeast region of the City, located along Butterfield Stage Road between Nicolas Road and Murrieta Hot Springs Road.

Developer: Richmond American Homes

Status: Currently, precise grading for lots and streets. Beginning home production. Performing offsite improvements on Nicolas Road West of Butterfield Stage Road.

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MULTI-FAMILY DEVELOPMENTS

Rendezvous Apartments

Description/ Location: Phase two of the Rendezvous apartment complex is located on the south side of Rancho California Road, west of Cosmic Drive.

Developer: Pacific West Development

Status: Constructing both phase 1 and 2 buildings of the development.

Prado Townhomes

Description/ Location: Construction of 204 multi-family units located in the Northwesterly region of the City along the West side of Ynez Road between County Center Drive and Equity Drive.

Developer: Meritage Homes

Status: Currently, precise grading of lots and streets. Continuing home production.

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COMMERCIAL DEVELOPMENTS

Solana Senior Assisted Living

Description/ Location: Construction of a 49,000 square foot senior assisted living facility located along the East side of Margarita Road between Via La Vida and Solana Way.

Developer: Griffin Living

Status: Project now active. Continuing construction on buildings and interior improvements. Code Enforcement currently monitoring progress.

Apollo Storage

Description/ Location: Construction of a 28,000 square foot storage facility located along Madison Avenue at McCabe Court.

Developer: Avidovich Construction

Status: Constructing buildings and interior streets. Performing road improvements on Madison Avenue.

Lantern Crest

Description/ Location: Construction of a 526,762 square foot, 494-unit independent living community located at the southeast corner of Date Street at Ynez Road.

Developer: M Grant Corporation

Status: Currently rough grading site.

Sanborn Gas Station

Description/ Location: Construction of a 10,000 square foot storefront and gas station at the southeast corner of Sanborn Avenue at Jefferson Avenue.

Developer: Western States Construction

Status: Currently rough grading site.

COMMERCIAL DEVELOPMENTS *(Continued)*

Amazon Phase II

Description/ Location: Renovation of existing warehouse, parking lot improvements, construction of a new sidewalk and parkway landscape improvements along Diaz Road at Via Montezuma.

Developer: Oltman's Construction

Status: Preparing to pave interior streets and parking lot. Performing street and parkway improvements.

City of Temecula

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INFRASTRUCTURE BY OTHERS (DEVELOPMENT PROJECTS)

Nicolas Road/ Calle Girasol Realignment Improvements

Description/ Location: Construction of the realignment and extension of Nicolas Road from Butterfield Stage Road to Joseph Road, including an arch culvert bridge over Santa Gertrudis Creek and a multi-use trail adjacent to the roadway.

Developer: Woodside Homes

Status: Project substantially complete. Nicolas Road and Calle Girasol are now open to traffic. Developer is currently finalizing punch list items.

Murrieta Creek Phase 2B Creek Restoration Project

Description/Location: Drainage improvements and restorations to Murrieta Creek between Via Montezuma to approximately 600 feet South of Rancho California Road.

Developer: US Army Corps of Engineers

Status: Currently performing grading of slopes and construction of storm drain structure improvements. Preparing to dredge creek and export soil.

EMWD Wine Country Sewer Expansion Project

Description/Location: Construction of sewer expansion improvements for both Northern and Southern Temecula Wine County. A section of the project in City Limits: De Portola Road from Butterfield Stage Road to East City Limits.

Developer: JW Fowler

Status: Currently performing sewer line inspection and leak testing. Preparing to final pave section of De Portola Road.