

**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

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**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](http://www.TemeculaCA.gov/CEQA)
  14. Plan Reductions
  15. Public Correspondence
  16. Notice of Determination
  17. Notice of Public Hearing