

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

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Matt Peters, Acting Community Development Director

**DATE OF MEETING:** June 19, 2024

**PREPARED BY:** Scott Cooper, Case Planner

**PROJECT SUMMARY:** Planning Application No. PA14-0087, a Tentative Tract Map (TTM 36483) for the creation of 164 single family residential lots and nine (9) open space lots on 42.64 acres for Planning Area 4 within the Paloma Del Sol Specific Plan

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

**CEQA:** No further environmental review required  
Public Resources Code Section 21166  
Government Code Section 65457

**PROJECT DATA SUMMARY**

**Name of Applicant:** Woodside Homes

**General Plan Designation:** Low Medium Density Residential (LM)

**Zoning Designation:** Paloma Del Sol Specific Plan (SP-4)

**Existing Conditions/  
Land Use:**

Site: Vacant Land / Low Medium Density Residential (LM)

North: Single Family Residential / Low Medium Density Residential (LM)

South: Temecula Parkway, Commercial Center / Highway Tourist (HT), Industrial Park (IP)

East: Butterfield Stage Road, Vacant Land, Commercial Buildings / Medium Density Residential (M), Community Commercial (CC)

West: Single Family Residential / Low Medium Residential (LM)

## **AFFORDABLE/WORKFORCE HOUSING**

Located in Housing Element Vacant Sites Inventory? ☒ Yes ☐ No

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

### **Affordability Mix**

Very Low Income Units (0-50% of AMI)	0
Low Income Units (51%-80% of AMI)	0
Moderate Income Units (80%-120% of AMI)	0
Above Moderate (Market Rate) Units (120%+ of AMI)	164
<b>Total Number of Residential Units</b>	<b>164</b>

## **BACKGROUND SUMMARY**

On September 6, 1988 the Riverside County Board of Supervisors approved the Paloma Del Sol Specific Plan and Environmental Impact Report (EIR) which included Planning Area 4. Since the original approval of the Specific Plan and EIR, eight (8) amendments to the Specific Plan and four (4) addendums to the EIR have been approved.

On April 21, 2014, the applicant submitted Planning Application PA14-0087, a Tentative Tract Map (TTM 36483) for the creation of 164 single family residential lots and nine (9) open space lots on 42.64 acres for Planning Area 4 within Paloma Del Sol Specific Plan.

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

Per the Paloma Del Sol Specific Plan, this Tentative Tract Map (TTM 36483) is Planning Area 4 which allows for single family residential development. The proposed Tentative Tract Map will subdivide two existing parcels totaling approximately 42.64 acres into 164 single family residential lots and nine (9) open space lots with a density of 3.85 dwelling units per acre. The Specific Plan allows for 188 single family homes with a density range of 2-5 dwelling units per acre in this planning area.

This project will not be a part of the existing Homeowners Association and therefore will not have access to any of the existing private amenities which include pools, spas and clubhouses. A condition of approval has been included that reads:

*A Development Plan application for a private recreation center shall be submitted concurrently with the Home Product Review application for the project. The recreation center shall include, but not limited to, an appropriately sized pool and spa, clubhouse, seating areas, and other active and passive amenities.*

This condition ensures that the proposed development will provide sufficient amenities for future residents. The applicant, at a later date, will submit for Home Product Review which will include the elevations of the homes, landscaping, and amenities. The subsequent Home Product Review and Development Plan for the private recreation center will come before the Planning Commission for review.

## **LEGAL NOTICING REQUIREMENTS**

The notice of the public hearing was published in the *Press Enterprise* on June 7, 2024, and mailed to the property owners within a 600-foot radius.

## **ENVIRONMENTAL DETERMINATION**

The Paloma Del Sol Specific Plan was formally adopted in 1988. An Environmental Impact Report (EIR) was prepared and certified on September 6, 1988 as part of this effort. Since that time, four Addenda to the EIR have been prepared for the project area with the most recent adopted on January 8, 2002. The proposed project (Project) has been determined to be consistent with the previously adopted Paloma Del Sol Addendum and no further environmental review is required (Public Resources Code Section 21166 and Government Code Section 65457). Staff has reviewed the EIR, the First Addendum to the EIR adopted December 8, 1992, the Second Addendum to the EIR adopted on March 17, 1999, the Third Addendum to the EIR adopted on September 9, 1999, and the Fourth Addendum to the EIR adopted on January 8, 2002 (collectively, EIR and Addenda). In addition, staff has reviewed the Consistency Evaluation Pursuant to Public Resources Code Section 21166, prepared by Psomas and dated August 26, 2020, and the Memorandum regarding Revalidation of the Consistency Evaluation for Paseo Del Sol Residential Development, also prepared by Psomas and dated September 14, 2023. Based on this substantial evidence, staff has determined that the proposed Project does not require the preparation of a subsequent or supplemental EIR as none of the conditions described in Public Resources Code Section 21166 exist. Specifically as it relates to Section 21166, Tentative Tract Map 36483 and associated Project improvements do not represent a substantial change from the Paloma del Sol Specific Plan evaluated in the certified EIR and Addenda and is within the scope of the potential development contemplated by that Plan; there are no substantial changes with respect to the circumstances under which the Project is undertaken that would result in new significant or substantially more severe impacts; and there is no new information of substantial importance, which was not known and could not have been known at the time of the certified EIR. The Project would not have any new or substantially more severe impacts than what was evaluated in the EIR and Addenda, and there are no mitigation measures or alternatives that would reduce significant impacts and were previously found not to be feasible, but which are now feasible. Therefore, based on this evaluation, none of the conditions in Section 21166 of the Public Resources Code apply and no subsequent or supplemental EIR is required. In addition, the Project is exempt as it is a residential development project undertaken to implement a specific plan for which an EIR previously was prepared per Government Code Section 65457. The application for a Tentative Tract Map to construct 164 single family residential lots and nine (9) open space lots is consistent with the project that was analyzed by the EIR and Addenda. The proposed Project is required to meet all requirements and mitigation contained in EIR and Addenda.

## FINDINGS

### Tentative Maps (Section 16.09.140)

The proposed subdivision and the design and improvements of the subdivision is consistent with the development code, general plan, any applicable specific plan and the city of Temecula Municipal Code;

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

The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use;

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

The site is physically suitable for the type and proposed density of development proposed by the tentative map;

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

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

1. Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or
2. An environmental impact report has been prepared and a finding has been made, pursuant to Public Resources Code Section 21081(a)(3), finding that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

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

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

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

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

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

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

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

The subdivision is consistent with the city's parkland dedication requirements (Quimby Act).

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

- ATTACHMENTS**
1. Aerial Map
  2. PC Resolution
  3. Exhibit A – Draft Conditions of Approval
  4. Exhibit B – Plan Reductions
  5. Exhibit C – Consistency Evaluation
  6. Exhibit D – Consistency Evaluation Revalidation
  7. Notice of Exemption
  8. Notice of Public Hearing