

FOURTH AMENDMENT TO TEMECULA REGIONAL CENTER SPECIFIC PLAN

The Temecula Regional Center Specific Plan (“Specific Plan”) allocates specific gross leasable area (“GLA”) that can be constructed in the various planning areas. Beginning in November 2023 and lasting until October 2024 the City of Temecula Community Development Department performed a square footage analysis of the Specific Plan to determine the gross leasable area square footage of constructed and/or entitled (vested but not yet constructed) projects versus the allowable gross leasable area square footage within the Specific Plan. The results of the analysis show that Planning Area 1 of the Specific Plan is underbuilt by 374,900 square feet of gross leasable area and Planning Area 2 is overbuilt/entitled by 34,754 square feet of gross leasable area (shown in table below). The Specific Plan does not allow for density or square footage transfers between the Planning Areas.

TEMECULA REGIONAL CENTER/PROMENADE TEMECULA					
SQUARE FOOTAGE SUMMARY FOR PLANNING AREAS 1 & 2					
Planning Area 1					
Specific Plan GLA Allowed	1,055,000 GLA	GLA Built/Entitled	680,100	GLA Sq Ft Remaining	374,900 Remaining
Planning Area 2					
Specific Plan GLA Allowed	1,375,000 GLA	GLA Built/Entitled	1,409,754	GLA Sq Ft Remaining	(34,754) Overbuilt

Given this analysis, and given that the last entitlement in Planning Area 2 occurred in 2014 with construction completed in 2016, the revised “baseline” gross leasable square footage for the Specific Plan shall be 2,464,754 square feet for Planning Areas 1 & 2 combined, 1,055,000 square feet for Planning Area 1, and 1,409,754 square feet for Planning Area 2. This is a technical update to reflect existing conditions as they have existed for the last eight (8) years. Moving forward, projects within either individual planning area that propose new square footage that exceeds the revised baseline square footage shall be required to perform an environmental analysis based on the California Environmental Quality Act requirements.

This technical memo and data shall serve as the 4th Amendment to the Specific Plan and the information contained herein shall be used by City of Temecula staff in the review of future proposed projects. Any reference in the Specific Plan to 1,375,000 gross leasable area in Planning Area 2 shall be replaced with 1,409,754 gross leasable area. Any reference in the Specific Plan to 2,430,000 gross leasable area in the entire Specific Plan area shall be replaced with 2,464,754 gross leasable area.