

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CONSTRUCTION OF AN APPROXIMATELY 64,051 SQUARE FOOT PARADISE CHEVROLET COMMERCIAL TRUCK DEALERSHIP THAT INCLUDES ROOFTOP PARKING, SALES, SERVICE, AND PARTS STORAGE LOCATED AT 42105 DLR DRIVE (APN: 921-730-072)

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On December 22, 2022, Gilmore Holdings, LLC filed Planning Application No. PA22-1124, a Development Plan, and Planning Application No. PA22-1125, a Conditional Use Permit. These applications (collectively “the Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. Collectively, the Project consists of a Development Plan and Conditional Use Permit for an approximately 64,051 square foot commercial truck dealership and service building

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. Pursuant to CEQA, the City is the lead agency for the Project.

E. The City contracted with De Novo Planning Group 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, De Novo Planning Group 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, De Novo Planning Group 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 Draft MND and its Appendices, to the public and other interested parties for a 30-day comment period from July 2, 2024 through August 1, 2024. The City published a Notice of Intent to Adopt for the Draft MND in the Press Enterprise, a newspaper of general circulation within the City. Copies of the documents were made 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 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. On October 2, 2024, 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.

I. 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 independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final MND, the written and oral comments on the Draft MND, the Draft 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 October 2, 2024 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. Based on the findings set forth in the Resolution, the Planning Commission hereby adopts the Final MND and the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A" and incorporated herein by this reference.

Section 3. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 2nd day of October, 2024.

Bob Hagel, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2024- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 2nd day of October, 2024, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS

ABSTAIN: PLANNING COMMISSIONERS

ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary