

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN SPECIFIC PLAN AND UPTOWN TEMECULA STREETSCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPT AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA ENVIRONMENTAL IMPACT REPORT (SCH #2013061012)

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. Long Range Planning Project No. LR26-0139, a Specific Plan Amendment Application (the “Project”) was filed by the City in a manner in accord with the City of Temecula General Plan and Development Code.

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. 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.

D. In November 17, 2015, the City Council adopted the Uptown Specific Plan ("Specific Plan"). At that time, the City certified the Uptown Temecula Specific Plan Environmental Impact Report (EIR) (SCH #2013061012).

E. The City prepared an EIR Addendum for the project in accordance with CEQA Section 15164 of the State CEQA Guidelines.

F. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the EIR Addendum, 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.

G. 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. 2026-05 and 2026-06, recommending that the City Council approve LR26-0139, and the EIR Addendum.

H. On July 28, 2026, the City Council of the City of Temecula considered the Project and the EIR Addendum, 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 and EIR Addendum prior to and at the public hearing.

I. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Environment Findings. The City Council hereby makes the following environmental findings and determinations in connection with the approval of Specific Plan Amendment Application No. LR26-0139:

A. Some changes or additions to the EIR are necessary, but none of the conditions described in the State CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR have occurred.

B. There are no substantial changes proposed by the amendments to the Specific Plan that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the amendments to the Specific Plan are undertaken that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previously certified EIR was adopted, showing that: (a) the amendments to the Specific Plan will have one or more significant effects not discussed in the EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the EIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

Section 3. Legislative Findings. The City Council in approving the hereby makes the following findings regarding the Specific Plan Amendment:

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 1 Policy 1.5 requires the preparation of specific plans to achieve comprehensive planning and phasing of development and infrastructure. The proposed Specific

Plan Amendment achieves this goal in that the amendments will strengthen the Uptown Specific Plan by providing clarifications and revisions designed to further achieve comprehensive planning and phasing of development and infrastructure in the specific plan area. 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 Uptown Temecula 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 the amendments mainly consist of clarification items to ensure consistency in how standards are applied and interpreted.

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 be implemented. All appropriate infrastructure is already in place. Several of the proposed amendments are designed to allow the specific plan to be more consistent with the existing infrastructure. Other proposed amendments will provide clarifications to elements of the plan that will enhance usability of the document.

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.

Many of the proposed amendments are designed to ensure consistency with the existing built environment. In addition, other proposed amendments are designed to provide clarifications that will enhance the usability of the specific plan. Overall, the amendments will help ensure the development of a desirable character that will be compatible with future proposed development in the specific plan area.

Section 4. Specific Plan Amendment. The City Council hereby amends the Uptown Specific Plan to read as provided in Exhibit "A", attached to this Ordinance and incorporated herein as set forth in full. The City Council hereby adopts the Addendum to the certified Uptown Temecula EIR (SCH #2013061012).

Section 5. 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 6. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 7. 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 28th day of July, 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 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 28th day of July, 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