

PC RESOLUTION NO. 2026-05

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF TEMECULA RECOMMENDING THAT THE
CITY COUNCIL OF THE CITY OF TEMECULA ADOPT AN
EIR ADDENDUM FOR THE UPTOWN TEMECULA
SPECIFIC PLAN AND UPTOWN TEMECULA STREET
SCAPE AND SIDEWALK IMPROVEMENT STANDARDS
AMENDMENT GENERALLY LOCATED W WEST OF
INTERSTATE 15, SOUTH OF CHERRY STREET, AND
NORTH OF RANCHO CALIFORNIA ROAD**

Section 1. Procedural Findings. The Planning Commission 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 was filed by the City in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 560 acres and encompasses the entire Uptown Temecula Specific Plan area.

C. The application was processed including, but not limited to a public notice, 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 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.

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

F. The Planning Commission, at a regular meeting, considered the Application and environmental review on May 6, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

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

Section 2. Findings. After due consideration of the EIR Addendum 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. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

C. The Planning Commission has reviewed and considered the administrative record before it, which is hereby incorporated by reference, and which includes the EIR Addendum, staff reports and presentations and all oral and written testimony.

D. The Planning Commission has reviewed the EIR Addendum and all comments and based on the whole record before it finds that: (1) the EIR Addendum 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 EIR Addendum reflects the independent judgment and analysis of the Planning Commission.

E. The Planning Commission, in the exercise of its independent judgment, recommends that the City Council adopt the EIR Addendum for the Project as described in the attached Exhibit A.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May, 2026.


Lanae Turley-Trejo, 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 foregoing PC Resolution No. 2026-05 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May 2026, by the following vote:

AYES: 5 PLANNING COMMISSIONERS: Hagel, Matics, Solis, Turley-Trejo, Watson

NOES: 0 PLANNING COMMISSIONERS None

ABSTAIN: 0 PLANNING COMMISSIONERS None

ABSENT: 0 PLANNING COMMISSIONERS None



Matt Peters
Secretary

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO ADOPT AN EIR ADDENDUM FOR THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN TEMECULA STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS AMENDMENT GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET, AND NORTH OF RANCHO CALIFORNIA ROAD

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. 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 was filed by the City in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 560 acres and encompasses the entire Uptown Temecula Specific Plan Area.

C. The application was processed including, but not limited to a public notice, 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 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.

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 to consider the EIR Addendum 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.

G. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2026-__ recommending that the City Council adopt the EIR Addendum for the Project. The Planning Commission also adopted Resolution No. 2026-__ thereby recommending that the City Council take various actions, including adoption of a Specific Plan Amendment.

H. Prior to taking action at the noticed City Council public hearing held on _____, 2026, the City Council has heard, been presented with, reviewed, and considered the information and data in the administrative record, as well as oral and written testimony presented to it during meetings and hearings. No comments or any additional information submitted to the City have produced any substantial new information to support a fair argument requiring additional environmental review under CEQA because no new significant environmental impacts were identified, nor was any substantial increase in the severity of any previously disclosed environmental impacts identified.

Section 2. Substantive Findings. The City Council of the City of Temecula, California does hereby find, determine and declare 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. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

C. The City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the EIR Addendum, staff reports and presentations, and all oral and written testimony.

D. The City Council has reviewed the EIR Addendum and all comments received regarding the Final MND prior to and at the _____, 2026 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 following imposition of the mitigation that has been proposed and is included in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A" and incorporated herein by this reference; and (3) the Final MND reflects the independent judgment and analysis of the City Council.

E. Based on the findings set forth in the Resolution, the City Council hereby adopts the EIR Addendum, attached hereto as Exhibit "A" and incorporated herein by this reference.

F. The City Council hereby directs staff to file a Notice of Determination as set forth in Public Resources Code section 21152(a).

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula
this 6th day of May, .

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
Resolution No. 2026- was duly and regularly 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

**ADDENDUM NO.1 TO UPTOWN TEMECULA SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH# 2013061012)**

**Prepared by the City of Temecula
In its capacity as a Lead Agency**

PROJECT TITLE: Uptown Temecula Specific Plan Amendment #1 (LR26-0139)

PROJECT APPLICANT: City of Temecula

PROJECT DESCRIPTION: Long Range Project No. LR26-0139, a Specific Plan Amendment to the Uptown Temecula Specific Plan and Uptown Temecula Street Scape and Sidewalk Improvement Standards.

BACKGROUND: The Uptown Specific Plan and related Environmental Impact Report (EIR) were originally adopted on November 17, 2015. The specific plan was adopted by Ordinance No. 15-13 and the EIR was adopted by Resolution No. 15-065. The Streetscape and Sidewalk Improvement Standards were recommended for adoption by the Planning Commission on March 20, 2019 by Planning Commission Resolution 19-12. The City Council adopted the document on May 14, 2019 by Ordinance No. 19-05.

Proposed Amendments to the Uptown Temecula Specific Plan

1. Chapter 1 Introduction & Overview
 - a. Add Appendices "G – Uptown Temecula Streetscape and Sidewalk Improvement Standards"
2. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects
3. Chapter 3: Land Use and Development Standards
 - a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the Live Entertainment Ordinance (Ord. No. 2022-06) and add a reference for alcoholic beverage sales to follow Chapter 17.10 Alcohol of the Temecula Municipal Code
 - b. Table 3-9 Parking Requirements – All Districts – include a requirement of development to include 10% bicycle parking
 - c. Section I Street Cross Section Standards – Update the street cross sections
 - d. Section G Block and Circulation Standards – Add Subsection vii to include the requirement for a road alignment study for projects that require or propose to construct new roads for development
 - e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets
 - f. Section G Block and Circulation Standards – Change "hypothetical street grid" to "proposed street grid" throughout the section
 - g. Exhibit 3-13 – Change the title of the exhibit from "Hypothetical Development of New Streets" to "Proposed Development of New Streets" and correct any reference throughout the section
 - h. Exhibit 3-14 – Change the title of the exhibit from "Hypothetical Street Network" to "Proposed Street Network" and correct any reference throughout the section

Uptown Temecula Specific Plan Amendment No. 5 (LR26-0139)
Addendum to Initial Environmental Study

- i. Table 3-14 Block Standards – Add a reference to the bottom of the table referring to the road alignment study required for new roads and any deviation would require the written approval of the Director of Public Works
 - j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone
4. Chapter 4: Architectural Standards
- a. Exhibit 4-11 Allowable Frontage Types – Modify the graphics to show the correct building placement for Arcade and High Arcade frontage types
 - b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter
 - c. Exhibits 4-18, 4-19, and 4-20 – replace “Tall Arcade” with “High Arcade” for consistency
5. Chapter 5: Design Guidelines
- a. Exhibits 5-3, and 5-4 – Modify the graphics to show the correct placement of the building on the Build To Line and Property Line
 - b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, gas, electricity, and communication)
 - c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines – Amend the language to state that street lights shall be spaced at a 60’ interval or as determined by the Director of Public Works
6. Appendix A: Glossary of Terms
- a. Update and expand the definition of “Restaurant” for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)

Proposed Amendments to the Streetscape and Sidewalk Improvement Standards

1. Chapter 3.0 Design Standards
- a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - c. Section 3.2.3 Street Trees and Understory Planting – Remove all reference to Silva Cell for understory planting requirements
2. Chapter 4.0 Appendix
- a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b.
 - c. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - d. Remove the Silva Cell requirements and the associated cut sheets
 - e. Replace the product cut sheets for pedestrian lights and streetlights

PURPOSE: This addendum to the Environmental Impact Report is being prepared pursuant to CEQA Guidelines Section 15164 which allows for a lead agency to prepare an addendum to a previously adopted Environmental Impact Report. Specifically, CEQA Guidelines Section 15164(b) provides that an addendum to an adopted Environmental Impact Report may be prepared if only

minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent Environmental Impact Report have occurred.

Pursuant to CEQA Guidelines Section 15162, no subsequent Environmental Impact Report shall be prepared for the project unless, on a basis of substantial evidence in light of the whole record, one or more of the following is determined:

1. Substantial changes are proposed in the project that will require major revisions of the previous Environmental Impact Report due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance identifies one or more significant effects not discussed in the previous Environmental Impact Report.

FINDINGS CONCERNING ENVIRONMENTAL IMPACTS OF THE PROJECT:

In accordance with the California Environmental Quality Act (CEQA), the environmental impacts of the original project were studied in an EIR that was certified in 2015 (SCH 2013061012). In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed amendment to the Specific Plan that has been previously outlined does not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated and no further environmental review is necessary. Updates to the Specific Plan include: the addition of Appendices G (Streetscape and Sidewalk Improvement Standards); the addition of various clarification footnotes throughout the document; the addition of references discussing the existing live entertainment ordinance and alcoholic beverage sales requirements contained in the Temecula Municipal Code; the addition of a 10% bicycle parking requirement for all districts; an update of the existing street cross sections; the addition of road alignment study requirements including the need for written approval of the Public Works Director; implementation of a new naming convention for streets; revising the term "hypothetical Street Grid" to "Proposed Street Grid" throughout the document; revise an exhibit title from "Hypothetical Development of New Streets" to "Proposed Development of New Streets" throughout the document; ; the addition of language stating that no utility fixtures are permitted above grade; modify various incorrect graphics to show correct building placement; revise the term "Tall Arcade" to "High Arcade" also revise related exhibits; include language requiring applicants to begin early consultation with utility providers; include clarifying language regarding street light placement; and revise the definition of restaurant.

Updates to the Street Scape and Sidewalk Improvement Standards include: specifying the type of sycamore to be used in the specific plan area; removal of a concrete type; removal of reference to Silvia Cells for tree roots; and revision of product cut sheets for pedestrian lights and street lights.

None of the circumstances in CEQA Guidelines Section 15162 exist to require any additional environmental review and no further documentation is necessary. This is because the amendments as described above consist of graphic corrections, revisions of terms, inclusion of additional footnotes, removal of sidewalk materials and general clarifications throughout the document. These revisions do not constitute substantial changes that will require major revisions of the previous EIR

Uptown Temecula Specific Plan Amendment No. 5 (LR26-0139)
Addendum to Initial Environmental Study

due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are not substantial changes that occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Finally, there is no new information of substantial importance that identified one or more significant effects not discussed in the previous EIR.

By: _____

Title: _____

Date: _____