

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 6, 2026 - 10:00 AM**

CALL TO ORDER: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner David Matics

ROLL CALL: Hagel, Matics, Solis, Turley-Trejo, Watson

PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Commission on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to 10:00 a.m. and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Approve the action minutes of April 1, 2026

Recommendation: That the Commission approve the action minutes of April 1, 2026

Attachments: [Action Minutes](#)

PUBLIC HEARING

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Commission Secretary at, or prior to, the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be included into the record. Email comments must be submitted to PlanningCommission@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision. Said appeal must be filed within 15 calendar days after service of written notice of the decision. The appeal must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

- 2. Long Range Planning Project Number LR26-0139, Amending the Uptown Temecula Specific Plan and Uptown Temecula Streetscape and Sidewalk Improvement Standards, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2026-

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 WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET, AND NORTH OF RANCHO CALIFORNIA ROAD

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED ON WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPTING AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA EIR (SCH #2013061012)"

Attachments:

- [Agenda Report](#)
- [PC Resolution with EIR Addendum and Exhibits A and B](#)
- [PC Resolution with Ordinance and Exhibits A and B](#)
- [Notice of Public Hearing](#)
- [Notice of Determination](#)

3. (Continued from the Planning Commission meeting of, October 15, 2025, November 19, 2025, January 7, 2026, and February 4, 2026) Planning Application Numbers PA23-0327, an amendment to the Redhawk Specific Plan to allow a wedding and special event center associated with the golf course and add related standards for those uses. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE REDHAWK SPECIFIC PLAN AMENDMENT GENERALLY LOCATED APPROXIMATELY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENT USES AT THE GOLF COURSE AND ADD RELATED STANDARDS FOR THOSE USES ON A 100.9 ACRE PARCEL GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)”

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE

CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA23-0251) TO ALLOW A WEDDING/EVENT CENTER TO BE OPERATED AS PART OF THE EXISTING GOLF COURSE LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

Attachments:

- [Agenda Report](#)
- [Sound Test Map](#)
- [Sound Test Photos Speaker Installations](#)
- [Statement of Operations](#)
- [Planning Commission Resolution with MND](#)
- [Planning Commission Resolution with Ordinance](#)
- [Planning Commission Resolution with Neg Dec](#)
- [February 4, 2026 Supplemental Agenda and Regular Agenda Reports](#)

4. Planning Application No. PA26-0032, a Conditional Use Permit application for Ducks in a Row to obtain a Type 47 ABC license (On-Sale General - Eating Place) at a new restaurant located at 41923 2nd Street, Suite 107, Marcella Mills

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA26-0032, A CONDITIONAL USE PERMIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR DUCKS IN A ROW RESTAURANT LOCATED AT 41923 2ND STREET, SUITE 107 AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15301 (APN 922-043-027)

Attachments:

- [Agenda Report](#)
- [Aerial Map](#)
- [PC Resolution](#)
- [Exhibit A – Draft Conditions of Approval](#)
- [Exhibit B – Statement of Operations](#)
- [Exhibit C - Plans](#)
- [Notice of Exemption](#)
- [Notice of Public Hearing](#)

5. Planning Application No. PA26-0090, a Sign Program Amendment to modify the existing Winchester Marketplace Sign Program No. 30 to allow an additional sign location at 40705 Winchester Road, Unit 4, Yannin Marquez

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA DENYING PLANNING APPLICATION NO. PA26-0090, SIGN PROGRAM AMENDMENT APPLICATION TO MODIFY THE EXISTING WINCHESTER MARKETPLACE SIGN PROGRAM NO. 30 TO ALLOW AN ADDITIONAL SIGN LOCATION AT 40705 WINCHESTER ROAD, UNIT 4 AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 910-290-019)

Attachments:

- [Agenda Report](#)
- [Aerial Map](#)
- [PC Resolution](#)
- [Plan Reductions](#)
- [Notice of Public Hearing](#)

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on Wednesday, June 3, 2026, at 10:00 a.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
APRIL 1, 2026 - 10:00 AM**

CALL TO ORDER at 10:00 AM: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Mark Watson

ROLL CALL: Hagel, Matics, Solis, Turley-Trejo, Watson

PUBLIC COMMENT – AGENDA ITEMS

All electronic comments received were made a part of the record of the meeting.

CONSENT CALENDAR

1. Approve the action minutes of March 4, 2026

Recommendation: That the Commission approve the action minutes of March 4, 2026.

Approved the Staff Recommendation (5-0): Motion by Hagel, Second by Matics. The vote reflected unanimous approval.

BUSINESS

2. Receive Budget Engagement Session and Provide General Recommendations Regarding the Same

Recommendation: That the Commission receive the budget engagement session and provide general recommendations regarding the same.

Discussion and general direction provided regarding the same.

PUBLIC HEARING

3. Planning Application Number PA25-0090, a Modification Application to a Development Plan for an approximately 735 square foot coffee shop with a drive-thru on the 0.94-acre parcel located at 43995 Mahlon Vail Road (APN 960-020-077), Jaime Cardenas

Recommendation: Approve a resolution entitled:

PC RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0090, A MODIFICATION APPLICATION TO A DEVELOPMENT PLAN FOR AN APPROXIMATELY 735 SQUARE FOOT COFFEE SHOP WITH A DRIVE THRU ON THE 0.94-ACRE PARCEL LOCATED AT 43995 MAHLON VAIL ROAD AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 960-020-077)

Approved the Staff Recommendation (5-0): Motion by Watson, Second by Hagel. The vote reflected unanimous approval.

4. Planning Application Number PA24-0494, a Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units, three (3) of which are designated as affordable and a Density Bonus Application to allow for one concession and the waiver of certain development standards in exchange for the developer restricting three (3) units for rent to very low income households for a period of 55 years. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009), Yannin Marquez

Recommendation: Approve a resolution entitled:

PC RESOLUTION NO. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0494, A DEVELOPMENT PLAN TO ALLOW FOR A THREE STORY, OVER ENCLOSED PODIUM PARKING, RESIDENTIAL BUILDING WITH 26 UNITS AND A DENSITY BONUS APPLICATION TO ALLOW FOR ONE CONCESSION AND A WAIVER OF DEVELOPMENT STANDARDS IN EXCHANGE FOR THE DEVELOPER RESTRICTING THREE UNITS FOR RENT TO VERY LOW INCOME HOUSEHOLDS, AND MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15332. THE PROJECT IS LOCATED AT 28717 PUJOL STREET (APNS 922-062-008 & 922-062-009)

Approved the Staff Recommendation (5-0): Motion by Solis, Second by Hagel. The vote reflected unanimous approval.

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 11:54 AM, the Planning Commission meeting was formally adjourned to Wednesday, May 6, 2026, at 10:00 AM., in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 6, 2026

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: Long Range Planning Project Number LR26-0139, Amending the Uptown Temecula Specific Plan as detailed in Ordinance “2026-__” attached here as Exhibit A.

RECOMMENDATION: That the Planning Commission of the City of Temecula adopt a resolution recommending that the City Council approve the proposed Uptown Temecula Specific Plan amendments and the Uptown Temecula Streetscape and Sidewalk Improvement Standards.

CEQA: Pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the EIR was prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR are present, and no additional environmental review is required.

BACKGROUND SUMMARY

The Uptown Temecula Specific Plan (UTSP) encompasses approximately 560 acres and is located north of Rancho California Road, west of Interstate 15, east of Diaz Road/Murrieta Creek and south of Cherry Street. The UTSP includes six districts and two overlay areas, consisting of a mixed-use residential development, as well as property designated for conservation/open space (Murrieta Creek).



The City Council adopted the Uptown Temecula Specific Plan on November 17, 2015, and as part of the adoption, the Council also directed staff to prepare a streetscape beautification and marketing plan for the newly adopted Uptown Temecula Specific Plan. In June of 2017, Staff entered into an agreement with Spurlock Landscape Architects to prepare the Uptown Temecula Streetscape and Sidewalk Improvement Standards (Sidewalk Standards). The development of the Sidewalk Standards involved two community workshops on July 17, 2017 and August 31, 2017, two meetings with Public Works, two meetings with the Planning Commission Sub Committee, and four meetings with the City Council Uptown Temecula Ad Hoc Subcommittee to obtain input and direction while developing the plan.

Staff and the development community have now been working with the Specific Plan and its Streetscape and Sidewalk Improvement Standards for a number of years. Staff has identified various typographical edits and needed clarifications to improve the implementation of the Plan. Both the proposed Streetscape and Sidewalk Improvement Standards and the proposed Specific

Plan amendments are further detailed in the following pages. None of the proposed amendments impact the development fundamentals of the Plan.

Listed below is a summary of the proposed changes to the Uptown Temecula Specific Plan and Streetscape and Sidewalk Improvement Standards organized by chapter. Each is discussed in greater detail in the analysis section of this report:

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. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - c. Remove the Silva Cell requirements and the associated cut sheets
 - d. Replace the product cut sheets for pedestrian lights and streetlights with increased height

Proposed Amendments to the Uptown Temecula Specific Plan

3. Chapter 1 Introduction & Overview
 - a. Add Appendices “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards” and “H – Uptown Temecula Street Parking”

4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects

5. 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
 - 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
6. 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
7. 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
8. Appendix A: Glossary of Terms
- a. Update and expand the definition of “Restaurant” for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)

ANALYSIS

Outlined below is the explanation for the proposed amendments:

Analysis of 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
 - i. Presently there is ambiguity in the variety or subspecies of California Sycamore called for in the Specific Plan. The proposed ordinance would

clarify and specify that only the *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a sycamore tree is called for.

- b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - i. The intent to have alternating sidewalk color and texture has proved challenging in application due to the intermittent development pattern occurring in the Specific Plan area, causing inconsistencies in the new sidewalks effectively negating the reason for including the standard. The proposed ordinance would 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
 - i. The Specific Plan requires new street trees to have a minimum of 40 square feet of root zone at a depth of 36 inches and provides for the use of Silva Cells when such an area is not possible. Silva Cells are a modular suspended pavement system that can provide for additional root zone area. As development in the Specific Plan area increases, the use of such systems are proving infeasible due to the existing utilities in the right-of-way, the inconsistent development pattern, as well as the increased costs associated with such suspended pavement systems. This ordinance would remove the requirement to utilize Silva Cells and remove all references to such devices.

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
 - i. Presently, there is ambiguity in the variety or subspecies of California Sycamore called for in the Specific Plan. The proposed ordinance would clarify and specify that only the *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a sycamore tree is called for. The ‘Bloodgood’ variety of the California Sycamore is a preferred variety due to its increased resistance to disease and its rapid canopy growth.
- b. Section 4.1.2 Recommended Paving and Site Furnishings by District - Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - i. The intent to have alternating sidewalk color and texture has proved challenging in application due to the intermittent development pattern occurring in the Specific Plan area, causing inconsistencies in the new sidewalks effectively negating the standards reason for inclusion. The proposed ordinance would remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Standards.
- c. Section 4.1.2 Recommended Paving and Site Furnishings by District - Remove the Silva Cell requirements and the associated cut sheets

- i. The Specific Plan requires new street trees to have a minimum of 40 square feet of root zone at a depth of 36 inches and provides for the use of Silva Cells when such an area is not possible. Silva Cells are a modular suspended pavement system that can provide for additional root zone area. As development in the Specific Plan area increases, the use of such systems are proving infeasible due to the existing utilities in the right-of-way, the inconsistent development pattern, as well as the increased costs associated with such suspended pavement systems. The proposed ordinance would remove the product cut sheet for Silva Cells and all associated references to such systems.
 - d. Replace the product cut sheets for pedestrian lights and streetlights
 - i. The Specific Plan as adopted includes product cut sheets for 2 types of streetlights, for pedestrian (15-feet) and vehicular use (20-feet). As the Specific Plan builds out it has become evident that the heights of the streetlights are insufficient and allow for easy climbing and in turn potential injury or damage to public property. The proposed ordinance would remove and replace the cut sheets for both the pedestrian and vehicular streetlights with new cut sheets reflecting a 20-foot height for pedestrian lights and 25-foot height for vehicular lights. The design, color, finish and bulb type will remain unchanged.

Analysis of Proposed Amendments to the Uptown Temecula Specific Plan

- 3. Chapter 1 Introduction & Overview
 - a. Subsection 8 Appendices of Chapter B Plan Organization, add a reference to Appendix “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards”
 - i. This appendix was previously adopted by Ordinance No. 19-05 and only adds a reference to the existing document.
- 4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects
 - i. The proposed ordinance would add a note to the table that would clarify that all modifications to a development would be cumulative over the life of the project to prevent piecemealing of a project to avoid the requirements within the Specific Plan.
- 5. 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)
 - i. Ordinance 2022-06 “Live Entertainment Ordinance” was passed by the City Council on April 12, 2022 and regulates live entertainment through the use of an annual live entertainment license. This proposed Ordinance would update the Land Use Matrix to include the requirements of Ordinance 2022-06 within the Uptown Temecula Specific Plan area to clarify that the live entertainment ordinance also applies within the Specific Plan.

- b. Table 3-9 Parking Requirements – All Districts – include a requirement of development to include 10% bicycle parking
 - i. As adopted, the Specific Plan does not require bicycle parking within its development standards. This ordinance would amend the development standards to include bicycle parking on the ground floor at a rate of 10% of required or provided vehicle parking spaces. The Temecula Municipal Code currently requires 5% bicycle parking for developments and staff believes that the mixed-use nature, increased density and limited parking requirements of the Specific Plan area justifies the increase in bicycle parking.
- c. Section I Street Cross Section Standards – Update the street cross sections
 - i. As originally adopted, the street cross section standards contained assumptions about the currently in place infrastructure within the specific plan area and as development has occurred, these discrepancies have been a source of confusion for applicants and staff. The proposed amendment will replace all street cross sections with updated standards that consider current conditions and existing infrastructure. There is currently a total of 44 street cross sections that will be replaced with 23 new cross sections. These updated cross sections are easier to understand.
- d. Subsection 3 Introducing New Blocks and Streets of Section G Block and Circulation Standards – include the requirement for a road alignment study for projects that require or propose to construct new roads for development
 - i. This ordinance would add item “vii” which would require a road alignment study be submitted at the time of application to the Director of Public Works for approval. This would be a requirement of all development that requires or proposes new roads within Uptown.
- e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets
 - i. This ordinance would add “Subsection 4 New Street Naming Convention” to implement an orderly and understandable street naming convention that furthers the identity of the six (6) unique districts within the Specific Plan
- f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section
 - i. Replace the term “Hypothetical” with “Proposed” as it relates to the street grid discussed throughout this document. This will eliminate confusion for developers who may look at the existing terminology surrounding street development and think it is a mere suggestion and not required to be followed, that is neither the case nor intent.
- g. Exhibit 3-13 – Update exhibit name
 - i. The proposed ordinance would rename the exhibit from “Hypothetical Development of New Streets” to “Proposed Development of New Streets,” to clarify that the hypothetical street grid is the City’s proposed street grid layout for the Uptown Temecula Specific Plan.

- h. Exhibit 3-14 – Update exhibit name
 - i. The proposed ordinance would rename the exhibit from “Hypothetical Street Network” to “Proposed Street Network” to clarify that the hypothetical street grid is the City’s proposed street grid layout for the Uptown Temecula Specific Plan.
 - i. Table 3-14 Block Standards – Add a reference to the bottom of the table
 - i. The proposed ordinance would remove the existing note for Table 3-14 and replace it with: “New development projects that propose or require new roads as part of their development shall submit, at the time of application, to the Director of Public Works for approval, a road alignment study that either demonstrates conformity to Exhibit 3-13: Proposed Street Network or provides an alternative road alignment study which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity as Exhibit 3-14: Proposed Street Network.” The new note would ensure that any proposed streets would be constructed to the standards contained within the Specific Plan and any deviation thereto would require 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
 - i. Early, deliberate and pedestrian minded planning can make all the difference to a streetscape of a community coming into its identity as it develops and redevelops. The proposed ordinance would add language to require developers to coordinate early with utility providers and provide those coordination efforts in writing to the satisfaction of the Director of Public Works. Lack of planning on a developer’s part shall not constitute a reason for blight within the Uptown Specific Plan area.
6. Chapter 4: Architectural Standards
- a. Exhibit 4-11 Allowable Frontage Types – Correct the graphics
 - i. As presently adopted, Exhibit 4-11 “Allowable Frontage Types” contains an error, the proposed ordinance would modify the “Arcade” and “High Arcade” frontages to show the colonnade portion of the building aligning to the property line and the ground floor is aligned at the build-to line.
 - b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter
 - i. The proposed ordinance would replace the term “Tall Arcade” with “High Arcade.” The terms “Tall Arcade” and “High Arcade” are used interchangeably throughout this section and have the same meaning. This change would consolidate the terms into “High Arcade” for consistency and ease of use.
 - c. Exhibits 4-18, 4-19, and 4-20 – Correct the graphic titles
 - i. The above exhibits reference “Tall Arcade” and will be corrected to “High Arcade” for consistency throughout the document.

7. 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.
 - i. As presently adopted, Exhibit 5-3 “Arcade Frontage” contains an error, the proposed ordinance would modify the exhibit to show the colonnade portion of the building aligning to the property line and the ground floor is aligned to the build-to line.
- b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, gas, electricity, and communication)
 - i. Add language to the Utility Guidelines section to state that no utility fixtures are permitted within the Utility Furnishing Zone without the written permission of the Director of Public Works and require early coordination with utility providers. In addition, would replace “should” with “shall” throughout Section E as it relates to utility consultations.
- c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines - Amend the language to clarify that streetlights with pedestrian lights shall be spaced at 120’ interval and streetlights without pedestrian lights shall be spaced at a 60’ interval or as determined by the Director of Public Works.
 - i. As presently adopted, the spacing for streetlights is left to the discretion of the Director of Public Works. This proposed ordinance would specify the spacing of streetlights is sixty (60) feet or as determined by the Director of Public Works. This distance has proven effective for the ongoing development and shall be applied throughout the Specific Plan area.

8. Appendix A: Glossary of Terms

- b. Update and expand the definition of “Restaurant” for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)
 - i. “Restaurant (bona fide public eating establishment) without alcohol” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods and nonalcoholic beverages prepared, served, and consumed on the premises. Entertainment establishments that allow dancing shall be considered a class III establishment.
 - ii. “Restaurant (bona fide public eating establishment) with beer and wine sales” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, and wine prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer and wine sales, an establishment shall meet the following requirements:

- 1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.

2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
 3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.
 4. No entertainment shall be provided without an active and valid entertainment license.
 5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
 6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.
- iii. “Restaurant (bona fide public eating establishment) with beer, wine and distilled spirits” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, wine, and distilled spirits, prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer, wine, and distilled spirit sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.
4. No entertainment shall be provided without an active and valid entertainment license.
5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.

6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *Press Enterprise* on April 23, 2026.

ENVIRONMENTAL DETERMINATION

Pursuant to State CEQA Guidelines Section 15164, an Addendum to the EIR has been prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 that require the preparation of a subsequent EIR are present, and no additional environmental review is required. A Negative Declaration will be filed with the County Clerk of the Board.

- ATTACHMENTS:**
1. PC Resolution with Addendum to EIR
Exhibit A – City Council Resolution EIR Addendum
Exhibit B – Uptown Addendum EIR
 2. PC Resolution with Ordinance
Exhibit A – City Council Ordinance Adopting Addendum to EIR
Exhibit B – Specific Plan Amendment
 3. Notice of Public Hearing
 4. Draft Notice of Determination

PC RESOLUTION NO. 2026-

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- 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: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS

ABSTAIN: PLANNING COMMISSIONERS

ABSENT: PLANNING COMMISSIONERS

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:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN TEMECULA STREET SCAPE 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 EIR (SCH #2013061012)”

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 (the “Project”) was processed 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. 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).

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

G. The Planning Commission, at a regular meeting, considered the Project 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.

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

Section 2. Environmental Compliance Findings. The Planning Commission 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. Further Findings. The Planning Commission, in recommending approval of Specific Plan Amendment Application No. LR26-0139, hereby finds, determines and declares that: Specific Plan Amendment Application No. LR26-0139 is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

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. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED ON WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPTING AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA EIR (SCH #2013061012)". The Planning Commission recommends that the City Council amend the Uptown Temecula Specific Plan in substantially the same form as attached to this Resolution as Exhibit "A", and adopt the Addendum to the EIR attached to this Resolution as Exhibit "B".

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- 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: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN SPECIFIC PLAN AND UPTOWN TEMECULA STREET SCAPE 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 EIR (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-_____, recommending that the City Council approve LR26-0139, and the EIR Addendum.

H. On _____, 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 day of , .

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 day of , , 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

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. Section 4.1.1 Recommended Plan List by District – Remove the Fern Pine and replace it with...
 - 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

Proposed Amendments to the Uptown Temecula Specific Plan

- 3. Chapter 1 Introduction & Overview
 - a. Subsection 8 Appendices of Chapter B Plan Organization, add a reference to Appendix “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards”

- 8. Appendices

The appendices include the following reference documents:

 - A. Glossary of Terms
 - B. General Plan Consistency
 - C. Jefferson Avenue Study Area Market Assessment
 - D. New Streets In-Lieu Fee
 - E. Landscape Plant List
 - F. Conceptual Case Studies
 - G. [Uptown Temecula Streetscape and Sidewalk Improvement Standards](#)

- 4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects

| Table 1: Uptown Temecula Specific Plan - Phased Compliance Matrix | | |
|-----------------------------------------------------------------------|-----------------------------------------|-----------------------------------|
| Scope of Development Proposal | Corresponding Planning Application Type | Specific Plan Compliance Required |
| Any project that proposes the adaptive reuse of an existing building. | Adaptive Reuse Application | Adaptive Reuse Standards |

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A proposed change or modification to the exterior of an existing building without the addition of new square footage. ^{1,2} | Sign Permit Sign Program Minor Modification Major Modification | Architectural Design Guidelines |
| Building additions totaling 10% or less of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan. ² | Minor Modification Major Modification | <u>Relative to the new addition only:</u> <ul style="list-style-type: none"> Architectural Design Guidelines Signage Standards |
| Building additions greater than 10% and up to 50% of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan. ² | Major Modification | <u>Relative to the new addition only:</u> <ul style="list-style-type: none"> Architectural Design Guidelines Signage Standards Building Type Standards Frontage Type Standards Building Placement Standards Maximum Building Height Standards Parking Placement Standards Minimum Parking Space Requirements |
| Building additions greater than 50% of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan, or proposed additions which exceed 50% of the current market value of the existing structure (s) on a project site (as determined by an appraisal certification) | Major Modification | All specific plan requirements apply (including land uses) |
| New development proposals | Development Plan | All specific plan requirements apply (including land uses) |
| ¹ Examples include: paint color changes, patio additions, addition of awnings, material changes, relocation of window and door, etc. | | |
| ² All additions and/or modifications shall be cumulative over the projects life to prohibit piecemeal changes to development. | | |

5. Chapter 3: Land Use and Development Standards

- a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the provisions of the Live Entertainment Ordinance (Ord. No. 2022-06)

| List of Uses | UC | UHT | US | UA | WH-RO | CV | CV-CO | MCR-OS |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----|----|----|-------|----|-------|--------|
| Alcoholic beverages sales | See Municipal Code Section 17.10.020 Supplemental Development Standards Chapter 17.10 Alcohol | | | | | | | |
| Residential care facilities (seven to twelve) ² | - | - | - | - | C | - | - | - |

| | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|----------|---|----------|----------|---|
| Residential care facilities for the elderly (six or fewer) ² | - | - | - | - | P | - | - | - |
| Residential care facilities for the elderly (seven to twelve) ² | - | - | - | - | C | - | - | - |
| Residential-live/work | - | - | P | P | - | P | - | - |
| Restaurant (bona fide eating establishment) without the sale of alcohol | P | P | P | P | - | P | P | - |
| Restaurant (bona fide eating establishment) with the sale of beer and wine⁷ | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | <u>P</u> | <u>P</u> | |
| Restaurant (bona fide eating establishment) with the sale of beer, wine, and distilled spirits⁷ | C | C | C | C | - | C | C | - |
| Restaurant (bona fide public eating establishment) with entertainment (not including dancing)⁷ | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | <u>P</u> | <u>P</u> | |
| Restaurant (bona fide public eating establishment) with entertainment and/or dancing⁷ | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | <u>P</u> | <u>P</u> | |

FOOTNOTES:

¹Subject to the Standards for Specific Uses outlined in Section 3.C.

² Subject to the State of California Department of Social Services licensing requirements.

³ Full-service hotels (see definition in appendix) of up to 8 stories in height are permitted by right in the Uptown Hotel/Tourism District.

⁴ Office uses are permitted above the first floor only. However, office uses may be permitted on the first floor when the office use does not directly front onto any street included any future street.

⁵ Residential uses are permitted above the first floor only.

⁶ All new development on a vacant parcel or redevelopment of a parcel within an Overlay area shall conform to the allowable uses of the Overlay as specified. Additionally, until such time that a parcel within an Overlay area is redeveloped by adding more than 50% of the existing square footage on the project site, or by proposed addition which exceeds 50% of the current market value of the existing structure(s) on site, (as specified in Table 2-2 of the UTSP), land uses within a legal non-conforming building may be those uses that are allowed within the underlying District, as specified in Table 3-1.

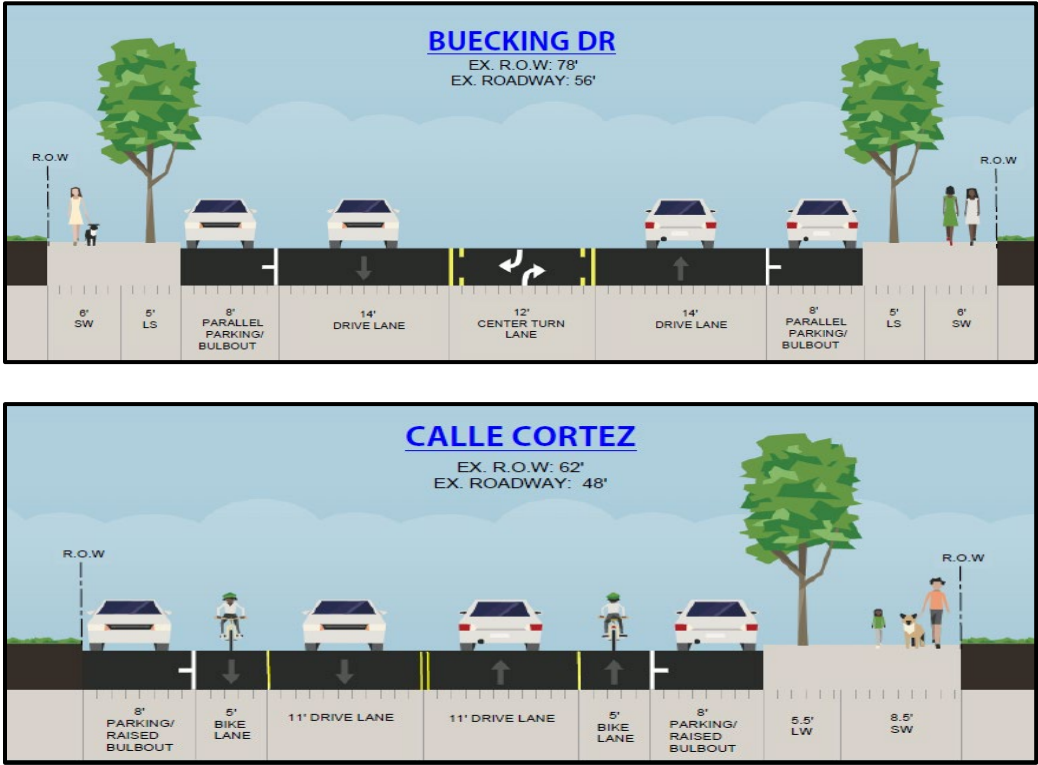
⁷ [Subject to the supplemental Development Standards in Temecula Municipal Code Chapter 17.10, 9.10 and 9.11](#)

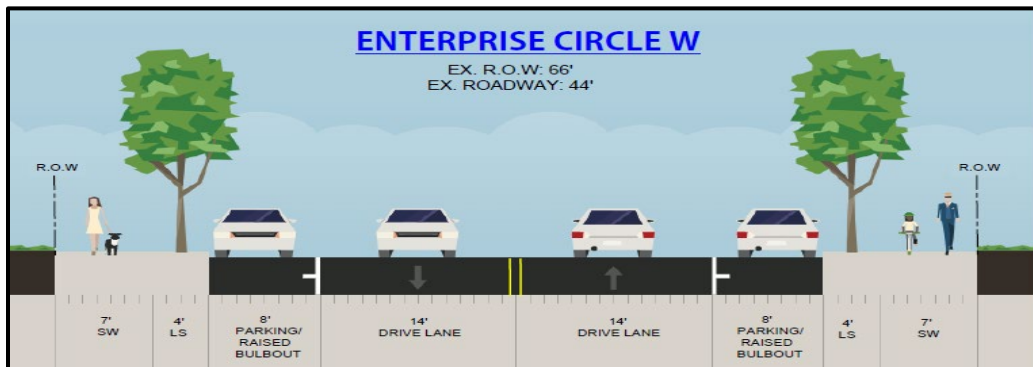
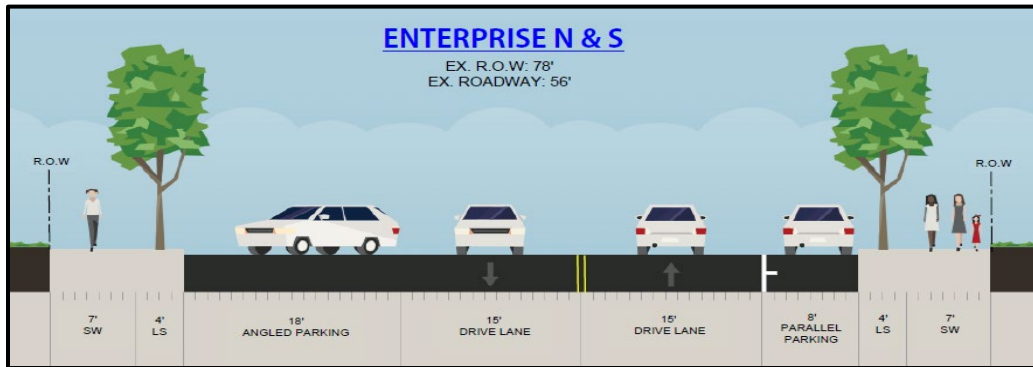
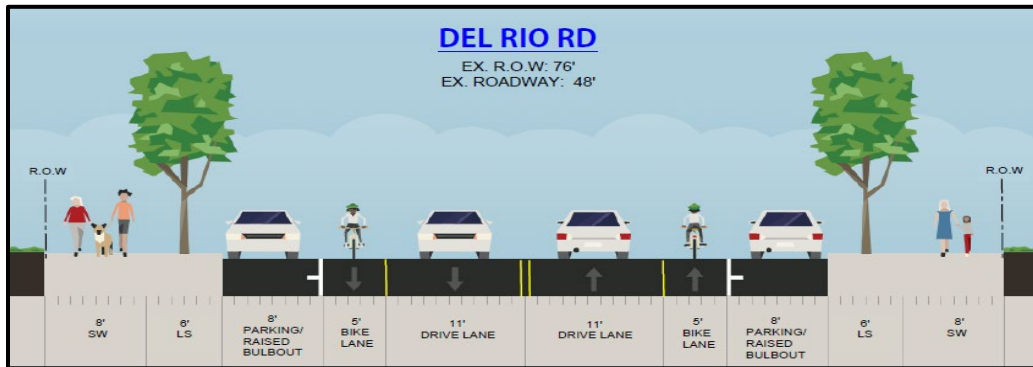
b. Table 3-9 Parking Requirements – All Districts – include a requirement of all development to include 10% bicycle parking

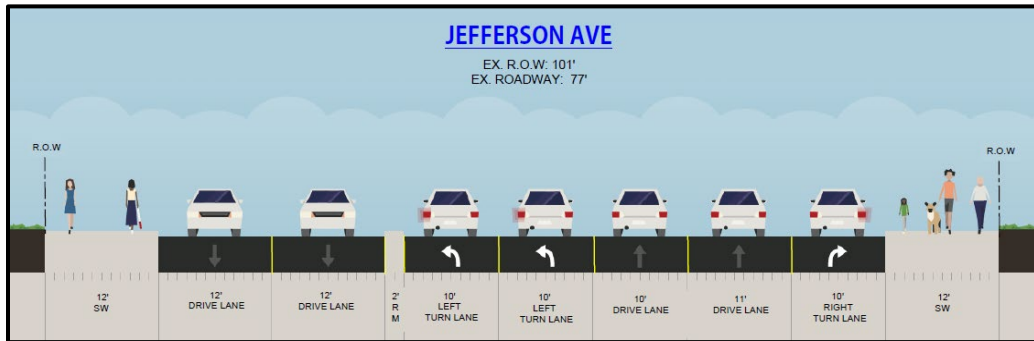
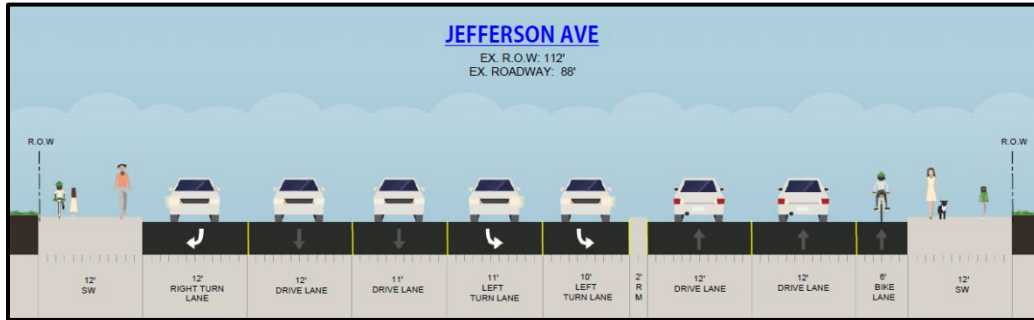
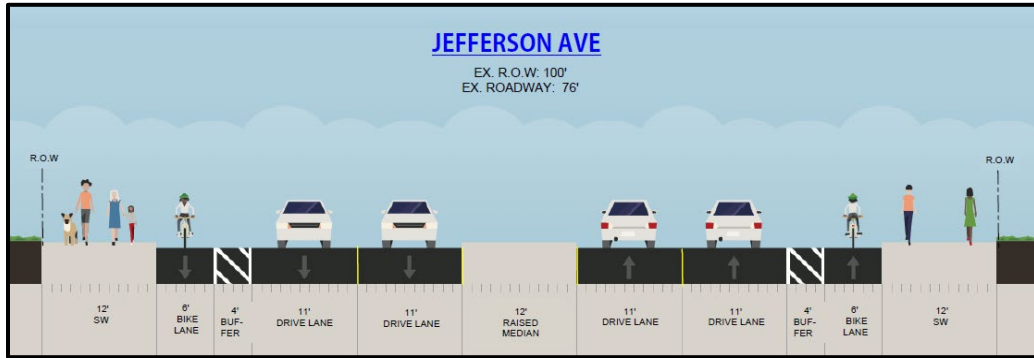
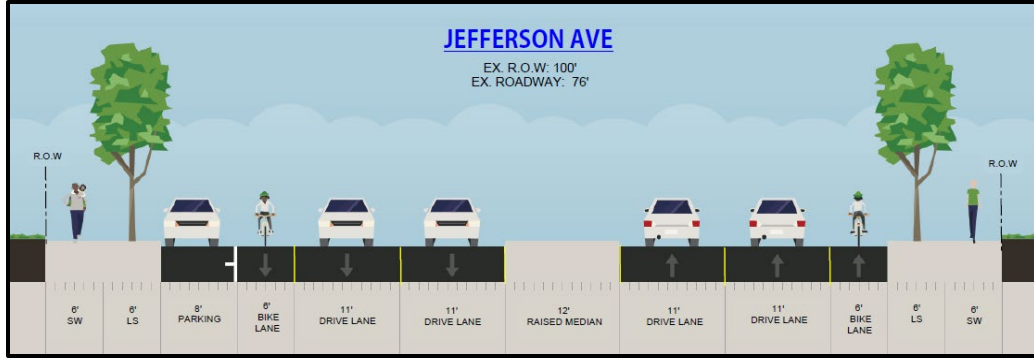
| Land Use | Required Parking Space Ratio |
|------------------------------------------------|-------------------------------|
| Residential² | 1.75 spaces per dwelling unit |
| Retail/Service Commercial^{1,2} | 2.0 spaces per 1,000 SF GFA |
| Office² | 2.0 spaces per 1,000 SF GFA |

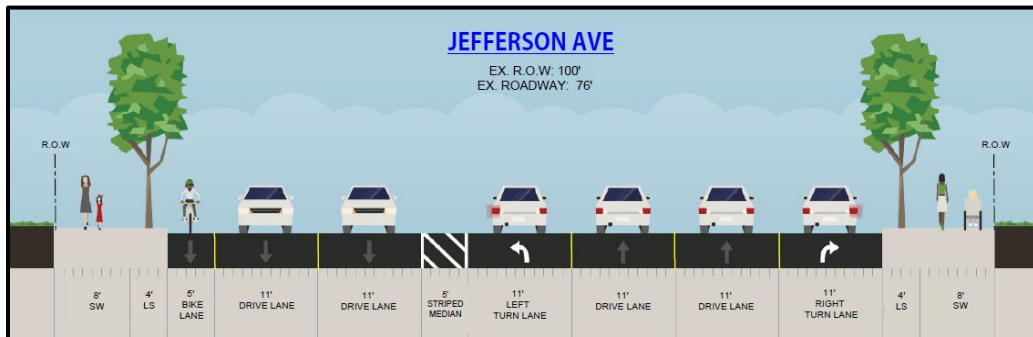
| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hotel² | 1.0 space per guest room or suite (ancillary conference rooms, meeting rooms and ballrooms within the hotel shall be parked separately at 2.0 spaces per 1,000 SF GFA) |
| Daycare, nursery school² | 1 space per 2 employees, plus 1 space per 5 children, based on facility capacity |
| Elementary and junior high school (Kindergarten through eighth grade)² | 1.5 spaces per classroom, plus 1 space per 5 fixed seats in auditorium, gymnasium or similar public assembly facility (35 SF = 5 fixed seats) |
| High school (ninth through twelfth grade)² | 8 spaces per classroom |
| College or university² | 1 space per employee, plus 4 spaces per 10 students based on maximum classroom capacity |
| Trade or vocational school² | 2 spaces per 3 people based on maximum number of students and staff, or 1 space per 35 SF of instruction GFA |
| Religious Institution² | 1 space per 3 fixed seats and 1 space per 35 SF of assembly (where there are no fixed seats) (without daycare or school uses) |
| ¹ May require a parking analysis for certain uses where assembly or large number of customers are anticipated. ² Bicycle parking shall be provided at a rate of 10% of vehicle spaces, with a minimum of ten (10) spaces | |

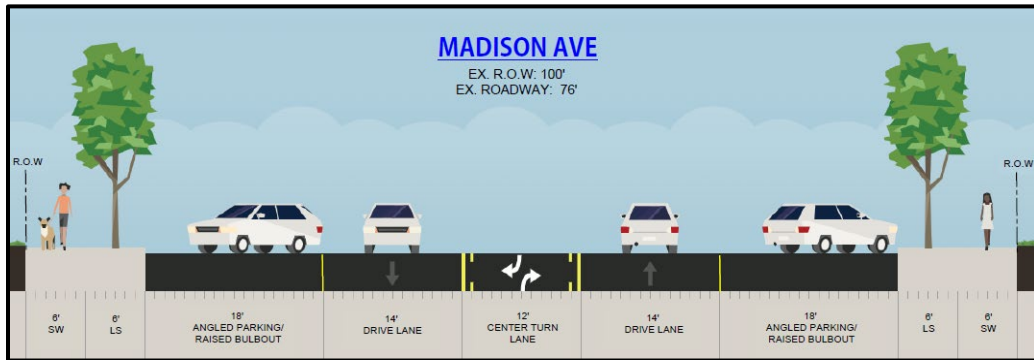
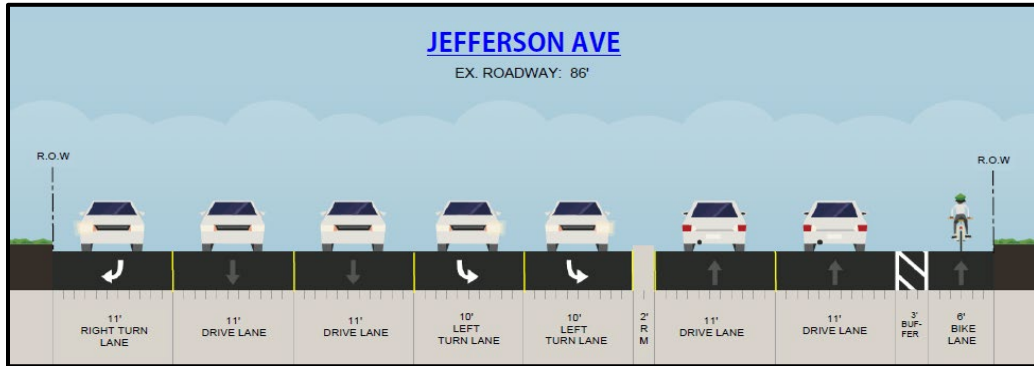
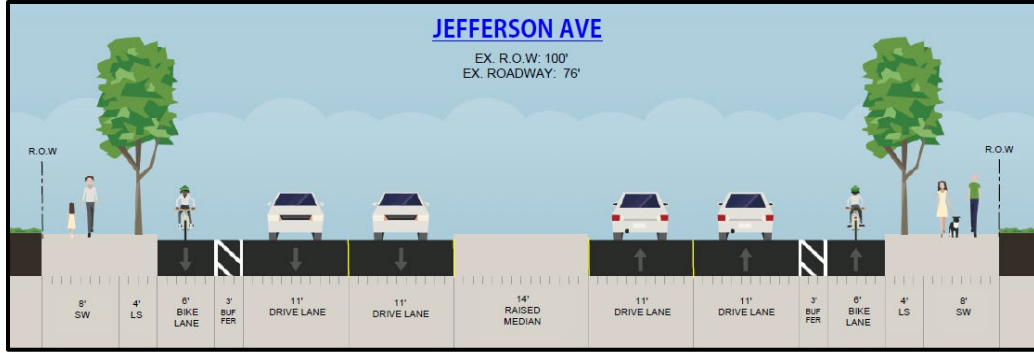
c. Section I Street Cross Section Standards – Replace the existing street cross sections with the following:

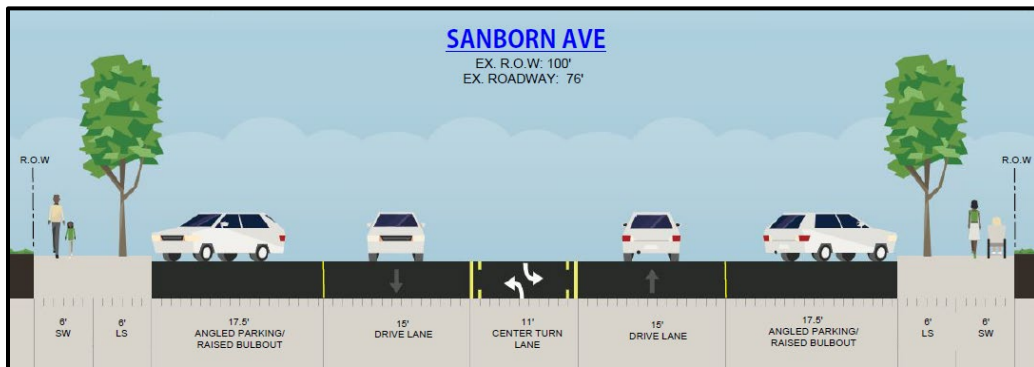
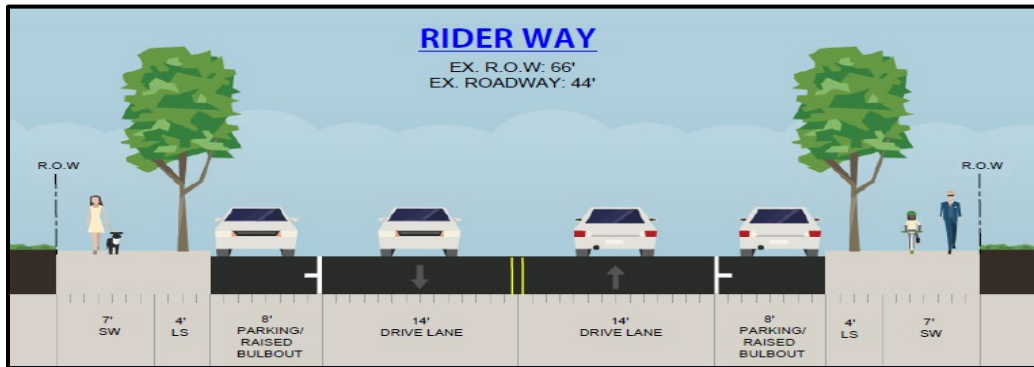
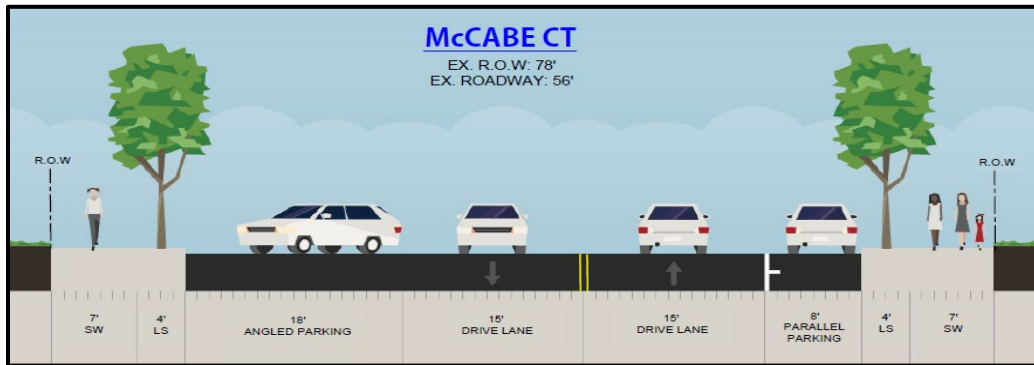
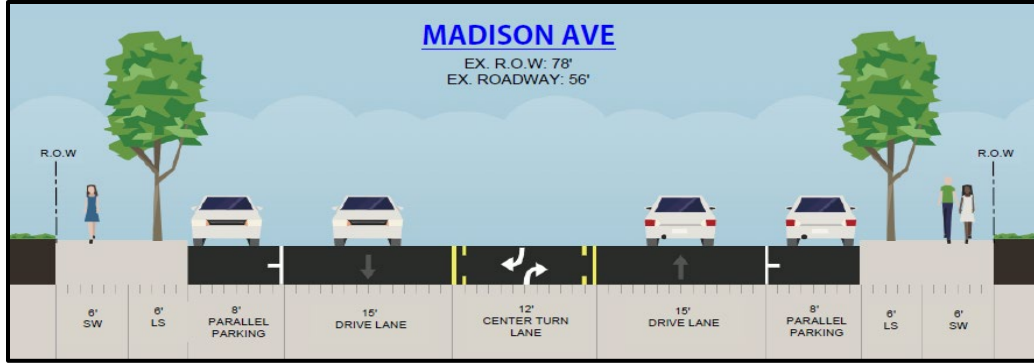


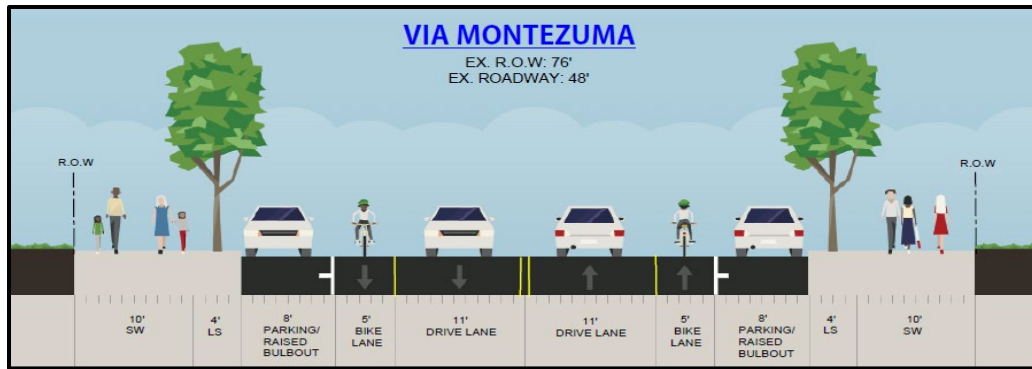












d. Section G Block and Circulation Standards – Add Subsection vii

vii. All development or redevelopment projects that propose or require for development any new street or roadway within the Uptown Temecula Specific Plan area shall submit, at the time of application, to the satisfaction of the Director of Public Works, a road alignment study which shall:

- Demonstrate alignment conformity to Exhibit 3-13: Proposed Future Streets; or
- Propose an alternative alignment, which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity than Exhibit 3-13: Proposed Future Streets, to the satisfaction of the Director of Public Works.

e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets

4. New Street Naming Convention

Identity and neighborhood character is a recurring theme and a goal of the community in the creation of this specific plan (Recommendation No. 3) and a well-planned street naming convention will enhance the unique character of the 6 distinct districts in this specific plan. Any new street constructed within this specific plan area shall be named accordingly:

i. All new streets that have primarily an East – West direction of travel shall continue the numbered street names originating in Old Town, starting with “7th Street”, the Southernmost East – West street proposed, and increasing in number by 1 (one) for each East – West street constructed north of the proposed “7th Street.”

ii. All new streets that have primarily a North – South direction of travel shall select a name for the street that relates to the district from which the new street originates. The name shall be of significant importance to the district from which it originates, such as, but not limited to:

- The name of a community leader, artist, musician or a person of historical significance
- The name of plants or animals shall be limited to those native to the local area
- Other names of significance, as approved by the Community Development Director

iii. When a street traverses through multiple districts within this specific plan area, the development project that first constructed or caused the construction of the road shall propose the name based on its district location within the specific plan and the naming convention in this section

v. All new streets, regardless of district or direction, shall submit, in writing, the proposed street name to the Director of Community Development for approval. It shall be the Community Development Director’s sole discretion to approve and/or amend proposed street names within this specific plan area.

f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section

5. Block Standards

In order to facilitate the urban development patterns and intensification of land uses that are envisioned for this specific plan, smaller blocks and additional streets are required. The following block standards work in conjunction with existing streets and the proposed ~~hypothetical~~ street grid desired for the specific plan area. For the purposes of implementing this 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

Exhibit 3-13 illustrates the proposed ~~hypothetical~~ development of a street grid in future Uptown Jefferson. The sketch on the left illustrates the existing street grid, and the sketch on the right illustrates proposed ~~potential~~ future streets (dashed lines) that could be added to the existing network. The result is a network of smaller blocks which are more walkable and pedestrian-scaled.



- 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



Exhibit -2: Proposed ~~Hypothetical~~ Street Network

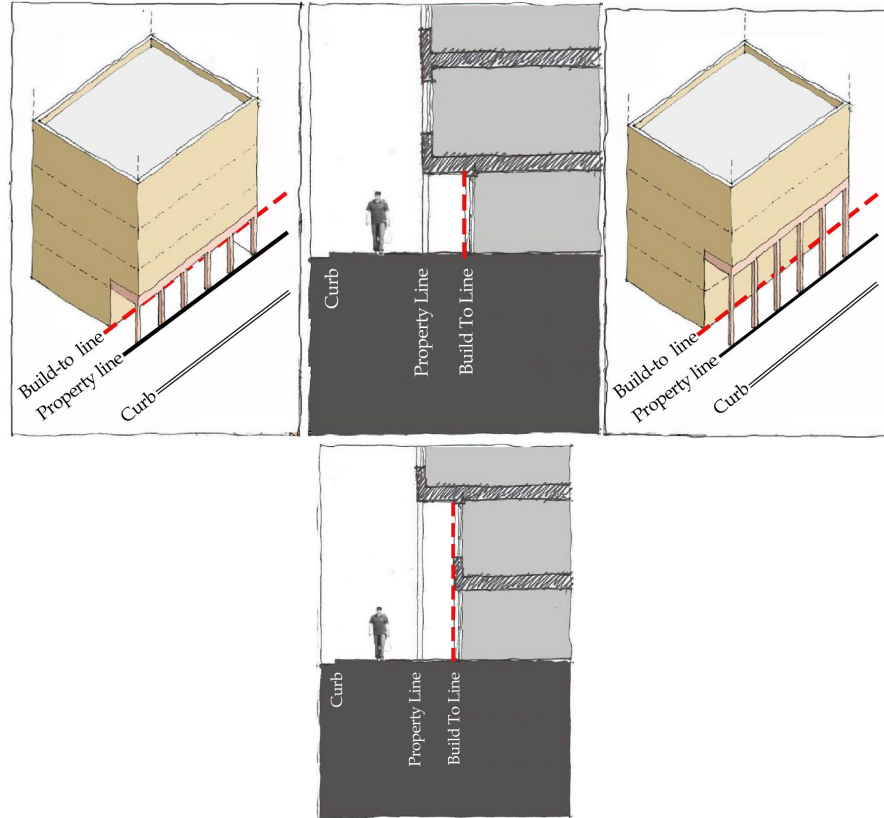
- i. Table 3-14 Block Standards – Add a reference to the bottom of the table referring to the road alignment study required for new roads and any deviation would require the written approval of the Director of Public Works

| Table-3: Block Standards | | |
|------------------------------|---------------------------------|-------------------|
| District Name | Maximum Block Length (any side) | Maximum Perimeter |
| Uptown Center (UC) | 600 ft. | 2,100 ft. |
| Urban Hotel/Tourist (UHT) | 600 ft. | 2,100 ft. |
| Transit/Sports District (US) | 600 ft. | 2,100 ft. |
| Urban Arts District (UA) | 450 ft. | 1,500 ft. |
| Creekside Village (CV) | 450 ft. | 1,500 ft. |

New development projects that propose or require new roads as part of their development shall submit, at the time of application, to the Director of Public Works for approval, a road alignment study that either demonstrates conformity to Exhibit 3-13: Proposed Street Network or provides an alternative road alignment study which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity as Exhibit 3-14: Proposed Street Network.

~~New development projects shall attempt to follow the conceptual street network shown on the Hypothetical Street Network as closely as possible (Exhibit 3-14). If it is not feasible to do so, as it may be in some cases, the developer must provide reasonable justification showing difficulty in following the conceptual street grid network and shall also propose an alternative street layout that follows the Block Size Guidelines. The alternative layout shall achieve a similar level of connectivity as the Hypothetical Block and Street Network.~~

- j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add item V and VI containing language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone
 - v. No utility fixtures are to be located within the utility furnishing zone without the written authorization of the Director of Public Works.
 - vi. Early coordination with utility providers is necessary for a satisfactory placement of required utility furnishings, lack of coordination on part of the applicant or developer shall not cause blight on the streetscape within this specific plan area. Written evidence of early consultation efforts will be required at time of submittal to the satisfaction of the Director of Public Works.
6. 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

3. High Tall Arcade Frontage Type

The High Tall Arcade frontage type is a façade that is similar to the Arcade frontage type, except the High Tall Arcade’s colonnade is taller than one story. Like the Arcade frontage type, the High Tall Arcade’s colonnade is also covered by upper stories. The ground floor façade is aligned at the build-to line and the upper stories extend out to the property line but do not encroach into the public right-of-way. The build-to line is shown as the solid red line in the following sketches. The High Tall Arcade frontage type is ideal for retail when the adjacent sidewalk is fully accessible from the colonnade so that pedestrians can easily access the retail uses. The walkway located under the High Tall Arcade shall be at the same grade as the sidewalk in order to allow for pedestrian access and flow between the public right-of-way and the area covered by the High Tall Arcade.

- c. Exhibits 4-18, 4-19, and 4-20 – replace “Tall Arcade” with “High Arcade” for consistency

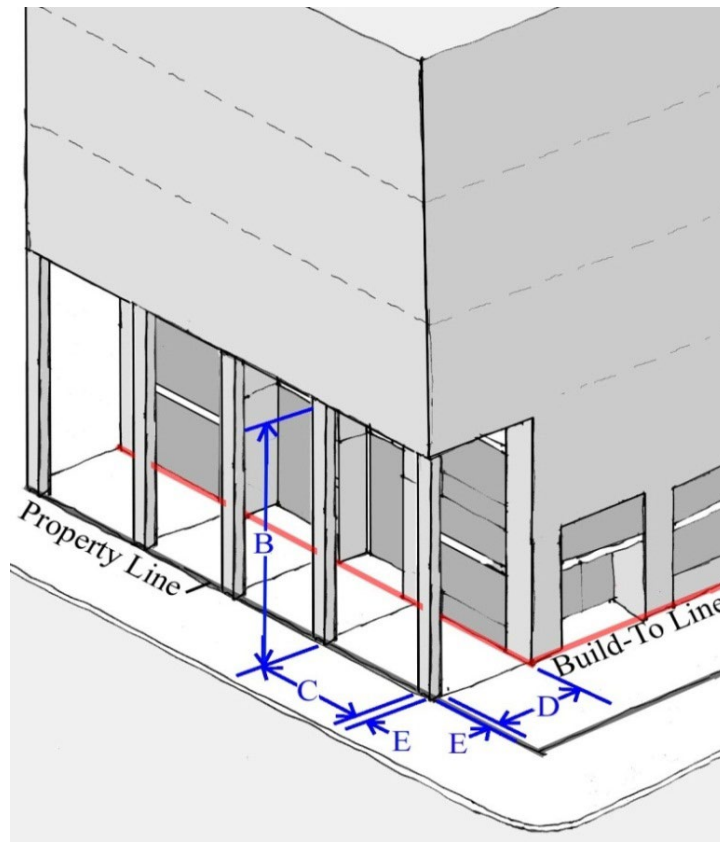


Exhibit-4: High Fall Arcade Isometric View

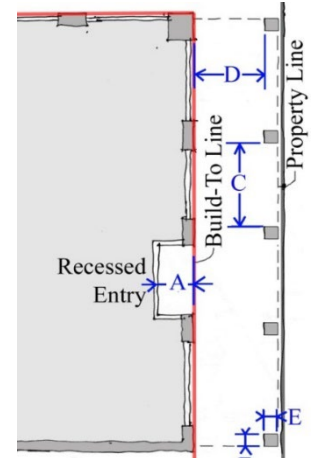


Exhibit -3: High Fall Arcade Site Plan View

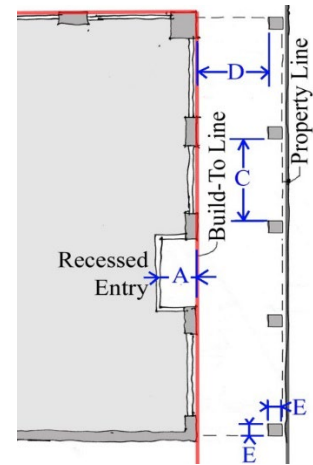


Exhibit-5: High Fall Arcade Cross Section View

7. 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, electricity, and gas)

ix. Early consultation with Rancho California Water District ~~shall~~ should occur in order to ensure that equipment is placed in a manner that makes the least aesthetic impact. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.

iii. Early coordination with Southern California Edison ~~shall~~ should occur in order to ensure that transformers are placed in a manner that makes the least aesthetic impact, and to ensure that transformers are well screened and in

compliance with utility provider’s standards. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.

v. Consultation with Southern California Gas regarding meter cabinet design guidelines and appropriate screening methods ~~shall~~ should occur early in the project design process. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.

c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines – As presently adopted, the spacing for streetlights is left to the discretion of the Director of Public Works. This proposed ordinance would specify the spacing of streetlights is sixty (60) feet or as determined by the Director of Public Works. This distance has proven effective for the ongoing development and shall be applied throughout the Specific Plan area

b) Street Lighting

i. New streetlights shall be placed at sixty (60) foot intervals or as determined by the Director of Public Works.

ii. Lighting shall comply with the Mount Palomar Lighting Ordinance

8. Appendix A: Glossary of Terms

a. Update and expand the definition of “Restaurant” for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)

i. “Restaurant (bona fide public eating establishment) without alcohol” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods and nonalcoholic beverages prepared, served, and consumed on the premises. Entertainment establishments that allow dancing shall be considered a class III establishment.

ii. “Restaurant (bona fide public eating establishment) with beer and wine sales” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, and wine prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer and wine sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of

operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.

4. No entertainment shall be provided without an active and valid entertainment license.
 5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
 6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.
- iii. “Restaurant (bona fide public eating establishment) with beer, wine and distilled spirits” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, wine, and distilled spirits, prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer, wine, and distilled spirit sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.
4. No entertainment shall be provided without an active and valid entertainment license.
5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.

Notice of Public Hearing

THE CITY OF TEMECULA - 41000 Main Street- Temecula, CA 92590 – TemeculaCA.gov

A PUBLIC HEARING has been scheduled before the PLANNING COMMISSION to consider the matter(s) described below:

Case No.: LR26-0139

Applicant: City of Temecula

Proposal: An amendment to the Uptown Temecula Specific Plan and Uptown Temecula Streetscape and Sidewalk Improvement Standards to provide various clarifications and additions designed to enhance usability of the document.

Environmental Action: Pursuant to State CEQA Guidelines Section 15164, an Addendum to the EIR has been prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 that require the preparation of a subsequent EIR are present, and no additional environmental review is required. If the project is approved, a Notice of Determination will be filed with the County Clerk of the Board.

Case Planner: Eric Jones, (951) 506-5115

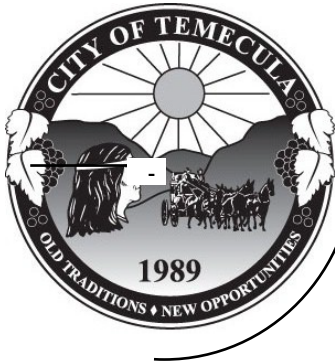
PLACE OF HEARING: 41000 Main Street, Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: May 6, 2026

TIME OF HEARING: 10:00 AM

The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice. **Questions?** Please call the Community Development Department at (951) 694-6400.



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclrec.com

_____, 2026

Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Notice of Determination for Long Range Planning Project No. LR26-0139, an amendment to the Uptown Temecula Specific Plan to provide various clarifications and additions designed to enhance the usability of the document

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) please find a receipt in the amount of \$2,966.75 for the County Administrative fee to enable the City to file the Notice of Determination for a Mitigated Negative Declaration. The City of Temecula is paying the \$50.00 filing fee under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a \$25.00 filing fee.

Please email a copy of the Notice of Determination within five working days after the 30-day posting to the email listed below.

Should you have any questions regarding this matter, please contact Eric Jones at (951) 506-5115 or email at eric.jones@TemeculaCA.gov

Sincerely,

Matt Peters
Director of Community Development

Attachments: Notice of Exemption Form
Electronic Payment - Filing Fee Receipt

City of Temecula
Community Development
Planning Division

Notice of Determination

TO: County Clerk and Recorders Office
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

FROM: Planning Division
City of Temecula
41000 Main Street
Temecula, CA 92590

SUBJECT: Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code

State Clearinghouse No.: EIR Addendum for SCH# 2013061012

Project Title: Uptown Temecula Specific Plan Amendment

Project Location: Generally located west of Interstate 15, south of Cherry Street, and north of Rancho California Road

Project Description: Long Range Planning Project No. LR26-0139, an amendment to the Uptown Temecula Specific Plan to provide various clarifications and additions designed to enhance the usability of the document.

Lead Agency: City of Temecula, County of Riverside

Contact Person: Eric Jones **Telephone Number:** (951) 506-5115

This is to advise you that the City Council for the City of Temecula has approved the above described project on Month, Day, 2026 and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That an EIR Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Program was not adopted for this project.
5. A Statement of Overriding Consideration was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

Pursuant to State CEQA Guidelines Section 15164, an Addendum to the EIR was prepared, which concludes that the proposed changes, additions, or modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and/or mitigated in the Uptown Temecula Specific Plan Environmental Impact Report (EIR) that was certified in November 2015 (SCH #2013061012). None of the conditions in State CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR are present, and no additional environmental review is required.

This is to certify that the Negative Declaration with comments, responses, and record of project approval is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: _____ Date: _____
Matt Peters, Director Community Development

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

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 6, 2026

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: (Continued from the Planning Commission meeting of, October 15, 2025, November 19, 2025, January 7, 2026, and February 4, 2026) Planning Application Numbers PA23-0327, an amendment to the Redhawk Specific Plan to allow a wedding and special event center associated with the golf course and add related standards for those uses. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan

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

CEQA: Mitigated Negative Declaration w/ Monitoring Plan

PROJECT DATA SUMMARY

Name of Applicant: Robbie Snider with Redhawk Golf Course

General Plan Designation: Open Space (OS)

Zoning Designation: Specific Plan No. 9 (Redhawk)

**Existing Conditions/
Land Use:**

Site: Existing Golf Course, Golf Clubhouse with Pro Shop and Restaurant / Open Space (OS)

North: Existing Residential / Medium Density (M) Residential

South: Existing Residential / Low Medium (LM) Residential
 East: Existing Residential / Low Medium (LM) Residential and Medium (M) Residential
 West: Existing Residential / Low Medium (LM) Residential

| | <u>Existing/Proposed</u> | <u>Min/Max Allowable or Required</u> |
|-----------------------------------|--------------------------|--------------------------------------|
| Lot Area: | 100.9 Acres | N/A Per Redhawk Specific Plan |
| Total Floor Area/Ratio: | N/A | N/A |
| Landscape Area/Coverage: | N/A | N/A |
| Parking Provided/Required: | 194 Spaces Proposed | 194 Spaces Required |

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? Yes No

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

AHOZ Gain/Loss: +/- N/A

BACKGROUND SUMMARY

On June 15, 2023, James Wood submitted Planning Application No. PA23-0251, a Conditional Use Permit to allow for the operation of an event center at the existing Redhawk Golf Course pavilion. In addition, James Wood submitted Planning Application No. PA23-0327 on August 15, 2023, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to the uses associated with the golf course and add related standards for those uses. The intent of these applications is to allow the golf course to conduct weddings/events within the existing pavilion. Many golf courses host weddings and other events. The addition of a wedding/event center will improve the economic viability of the Redhawk Golf Course. On March 16, 2026, staff was informed that Robbi Snider would be the new applicant for the project.

The project was most recently heard at the February 4, 2026 Planning Commission public hearing. Information was presented at this hearing that provided evidence illustrating that the project was in conformance with the City’s Noise Ordinance. However, at the conclusion of the hearing the Planning Commission voted to have the applicant relocate speaker locations to the ceiling and implement some type of sound wall or curtain. The applicant was also required to conduct additional sound testing once these items were in place. The applicant agreed to these requirements. In addition, the Commission requested clarification related to operational hours, specifically, with regard to when events must cease.

ANALYSIS

Sound Testing

Per the City of Temecula General Plan, the maximum exterior noise level for residential uses is 65 decibels. The Mitigation Monitoring and Reporting Program prepared for the project provided mitigation to ensure this maximum is not exceeded. Mitigation measures include the following:

1. Amplified speakers be limited to a maximum of 84 dBA at a distance of 50 feet to meet noise requirements (65 dBA)
2. Golf course representative/event coordinator shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers and maintain a logbook for 90 days.

Limiting the amplified speakers to a maximum 84 dBA at a distance of 50 feet ensured that decibels achieved a maximum level of 60 according to a noise study conducted for the project by Kimley-Horn. This level is below the 65-decibel maximum allowed by the City's General Plan.

As previously mentioned, the Planning Commission required the applicant to relocate speakers to the ceiling, install some type of sound detinning apparatus and then conduct an additional sound study. The applicant relocated speakers to the ceiling, installed retractable screening, and installed Indian Laurel trees. The applicant sought to have Kimley-Horn conduct a revised sound study to analyze any changes to the decibel levels. However, the cost of conducting a revised noise study proved to be cost prohibitive. Therefore, the applicant conducted their own noise monitoring with a dedicated decibel reader. This monitoring was conducted on March 21, 2026 at a wedding with a DJ. The applicant chose six measurement locations located on residential property lines. Each location was tested for 30 seconds. It is important to note that the applicant utilized a dedicated decibel reader to conduct testing.

The additional steps implemented by the applicant lowered the decibel readings at the adjacent residential property lines. For example, decibel readings at the property line immediately west of the project site originally measured between 55 and 60 decibels. These areas now measure 50.1 and 51.6 decibels. These values continue to be lower than the maximum 65 decibel permitted by the City's General Plan. The attached map shows each measurement location and associated decibel readings.

Operational Closing

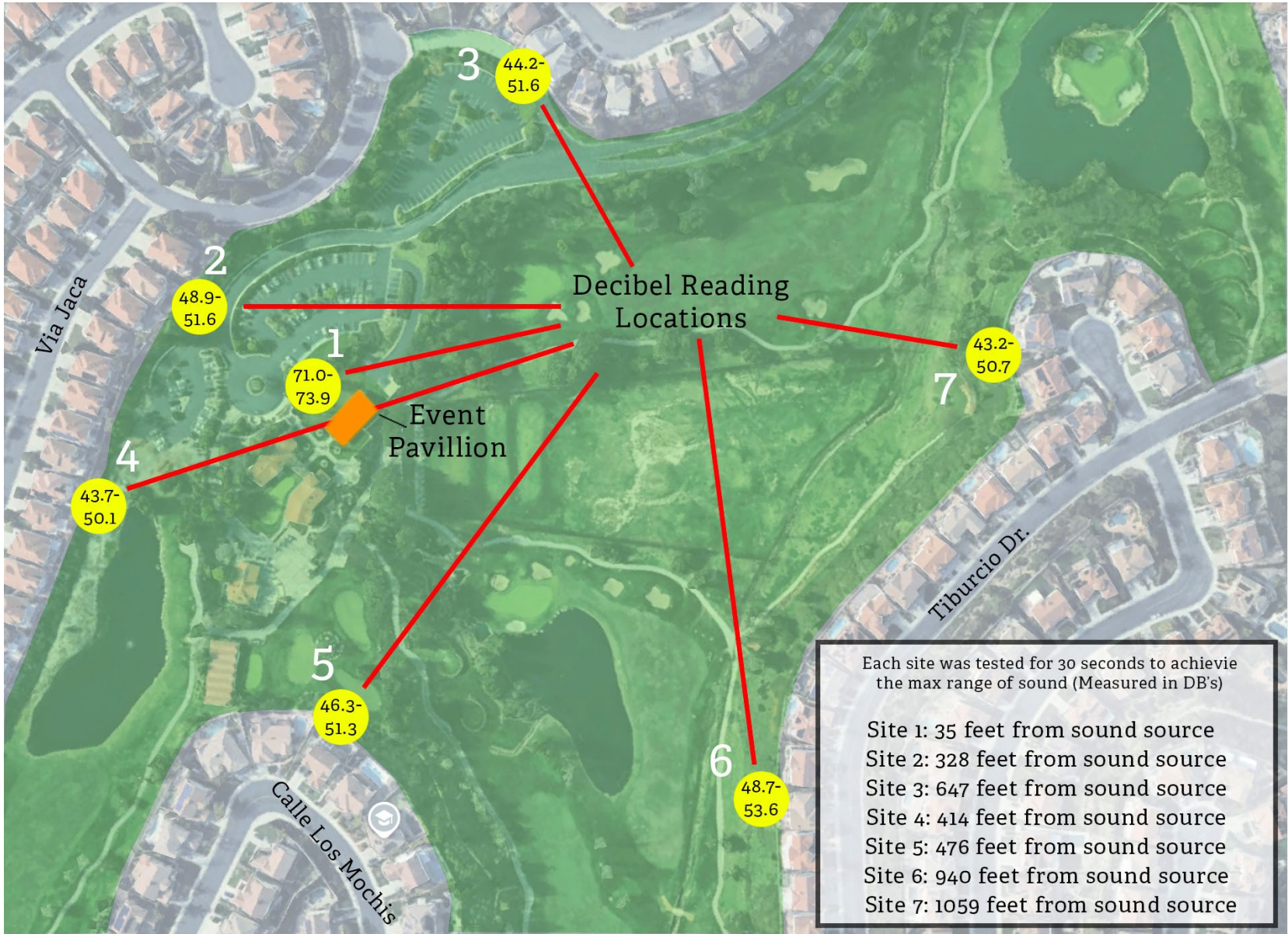
The Commission requested clarification related to when events must cease. The project has been designed to require events stop at 9:00 PM. Event clean-up must be completed by 10:00 PM. The Statement of Operations and Conditions of Approval (COA No. 13) have been revised to make this clarification.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on September 24, 2025, and mailed to the property owners within the required 600-foot radius.

- ATTACHMENTS:**
1. Sound Test Map
 2. Sound Test Photos/Speaker Installations
 3. Revised Statement of Operations
 4. Planning Commission Resolution – Approving the MND and Mitigation Monitoring and Reporting Program
Exhibit A -City Council Resolution
Mitigation Monitoring and Reporting Program
 5. Planning Commission Resolution – Specific Plan Amendment
Exhibit A – City Council Ordinance
 6. Planning Commission Resolution – Conditional Use Permit
Exhibit A – City Council Resolution
Exhibit B – Revised Draft Conditions of Approval
 7. February 4, 2026, Regular Planning Commission meeting agenda report and supplemental report (The full agenda packet can be found on the City webpage at:
<https://temeculaca.legistar.com/DepartmentDetail.aspx?ID=37302&GUID=735F586E-8C02-4356-906D-3672E0960D6D>)

Decibel Reading Results Conducted by Redhawk Golf Course





Decible Reader



Hawk's Point Restaurant



Screens



Speaker Locations



Installed Speakers

Indian Laurel Tree Installations



Redhawk Wedding/Event Center
Section C: Statement of Operations
April 2026

1. Description of Project, Hours and Days of Operation. *Proposed business operations would be to allow events to be held in the area currently being utilized for special golfing events. Events would be allowed up to 3 days per week (Monday through Sunday) from 12:00 PM - 9:00 PM, with amplified noise and the event ending at 9:00 PM and cleanup by completed by 10 PM.*

2. Number of employees. *The approximate maximum number of employees provided by outside vendors for events with 130 guests is 15 per event.*

3. Proposed Private Security (if required). *Security may be provided depending on the number of guests and the type of alcohol that will be served. Security needs will be determined on an as needed basis.*

4. Estimated Number of Customers and Parking Required. *Approximately 130 guests maximum per event. The amount of required parking for the proposed uses has been included in the overall parking for the entire site and based upon SP requirements:*

Total required for CUP: 86 spaces (194 spaces including required 108 golf course parking spaces)

Total provided: 194 spaces (includes 5 ADA spaces)

5. Food, Alcohol, Live Entertainment. *Food will be catered by outside vendors; catering companies will be contracted to provide the food, chefs, servers, etc., as needed. Redhawk Golf Course has a full liquor license, our desire is to provide and bartend the alcohol. There may be situations where liquor, typically wine and champagne, may be provided by a licensed caterer, and/or bartending may be provided by the caterer. Live entertainment may include, but not be limited to, DJ, bands, musicians, etc. All live entertainment will be required to comply with noise ordinances and conditions of approval.*

Section D: Statement of Justification
April 2026

1. Is the site suitable and adequate for the proposed use?

The proposed use will be located on a site that currently conducts golf-related events with up to 144 people. Based on this information, with proposing approximately 130 guests present, the site is suitable and adequate for the proposed use.

2. Would the proposed use and design have a substantial adverse effect on traffic circulation and on the planned capacity of the street system?

The proposed Project will not have a substantial adverse effect on traffic circulation as the existing use allows for up to 144 people per event and the proposed Project would only seek to allow approximately 130 guests per event.

Guests typically utilize multiple modes of transportation to arrive at events and may be dropped off to the site via limousines, ride share companies, buses, and/or a combination thereof. Also, a

majority of guests typically will arrive together, with a conservative estimate of 2 people per vehicle. Additionally, golf guests begin to depart and numbers thin out between noon and 2 PM. Based on the above information, no substantial adverse impacts are anticipated.

3. Would the proposed use have a substantial adverse impact on the general welfare of persons residing in the community?

The proposed Project will result in additional noise generating uses due to amplification associated with events. A Noise Study has been prepared identifying sensitive receptors and the location of noise generating sources. The Noise Study contains one recommended mitigation measure pertaining to the DJ set-up that will keep noise at or below General Plan Noise Element standards.

Events would be allowed 3 days per week from 3:00 PM - 9:00 PM.

Based on the above information, no substantial adverse impacts are anticipated.

4. Is the design of the project compatible with the existing and proposed development within the district and its surroundings?

The existing uses are currently compatible with the existing single-family development in proximity to the Project site. There are currently no issues pertaining to compatibility and with incorporation of noise mitigation the proposed Project will remain compatible with the existing single-family development. There is no other proposed development within proximity to the proposed Project site.

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE REDHAWK SPECIFIC PLAN AMENDMENT GENERALLY LOCATED APPROXIMATELY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

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

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 100 acres and generally located approximately 1,500 feet from the Redhawk Parkway and Vail Ranch Parkway Intersection.

C. The applications were 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 contracted with Kimley-Horn 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, Kimley-Horn 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, Kimley-Horn 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 MND and its Appendices to the public and other interested parties, for a 30-day comment period between June 30, 2025 through July 30, 2025. A Notice of Intent was also sent to adjacent property owners indicating a review period of June 30, 2025 through July 30, 2025. The City published a

Notice of Intent for the Draft MND in the Press Enterprise, a newspaper of general circulation within the City. Copies of the documents have been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 41000 Main Street, Temecula, Ca 92590, Chamber of Commerce, located at 26790 Ynez Court, Suite A, Temecula CA 92591, Ronald Roberts Public Library, located at 30600 Pauba Road, Temecula, CA 92592, 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. The “Final Mitigated Negative Declaration” (“Final MND”) consists of the Draft MND, response to comments, and all of its appendices and the Mitigation Monitoring and Reporting Program. The Final MND was made available to the public and to all commenting agencies on September 22, 2025, which is at least 10 days prior to certification of the Final MND, in compliance with Public Resources Code Section 21092.5(a).

I. On May 6, 2026, 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.

J. 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 reviewed and considered the administrative record before it, which is hereby incorporated by reference, and which includes the written comments on the Draft MND the Final 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 May 6, 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; and (3) the Final MND 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 Final MND, and a Mitigation Monitoring and Reporting Program for the Project. The Planning Commission further recommends that the mitigation measures set forth therein be made applicable to the Project.

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- 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: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS

ABSTAIN: PLANNING COMMISSIONERS

ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE REDHAWK SPECIFIC PLAN AMENDMENT GENERALLY LOCATED APPROXIMATELY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

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. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code.

B. The project site is approximately 100 acres and generally located approximately 1,500 feet from the Redhawk Parkway and Vail Ranch Parkway Intersection.

C. The applications were 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 contracted with Kimley-Horn 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, Kimley-Horn 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, Kimley-Horn 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 MND and its Appendices to the public and other interested parties, for a 30-day comment period

between June 30, 2025 through July 30, 2025. A Notice of Intent was also sent to adjacent property owners indicating a review period of June 30, 2025 through July 30, 2025. The City published a Notice of Intent for the Draft MND in the Press Enterprise, a newspaper of general circulation within the City. Copies of the documents have been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 41000 Main Street, Temecula, CA 92590, Chamber of Commerce, located at 26790 Ynez Court, Suite A, Temecula, CA 92591, Ronald Roberts Public Library, located at 30600 Pauba Road, Temecula, CA 92592, 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. The “Final Mitigated Negative Declaration” (“Final MND”) consists of the Draft MND, response to comments, and all of its appendices and the Mitigation Monitoring and Reporting Program. The Final MND was made available to the public and to all commenting agencies on September 9, 2025, which is at least 10 days prior to certification of the Final MND, in compliance with Public Resources Code Section 21092.5(a).

I. On May 6, 2026, 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.

J. 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.

K. 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 Final MND and a Mitigation Monitoring and Reporting Program for the Project. The Planning Commission also adopted Resolution Nos. 2026-___, and ___, thereby recommending that the City Council take various actions, including adoption of a Specific Plan Amendment and Conditional Use Permit.

L. 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 or re-circulation of the Final MND 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. Agencies and interested members of the public have been afforded ample notice and opportunity to comment on 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 City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final MND and all documents therein, the Mitigation Monitoring and Reporting Program, staff reports and presentations, and all oral and written testimony.

D. The City Council has reviewed the Final MND 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 Final MND, and the Mitigation Monitoring and Reporting Program 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 day of , .

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

Mitigation Monitoring and Reporting Program Redhawk Golf Course - Specific Plan Amendment

A.1 STATUTORY REQUIREMENTS

The purpose of this program is to identify the changes to the project, which the Lead Agency has adopted or made a condition of a project approval, in order to mitigate or avoid significant effects on the environment. The City of Temecula is the Lead Agency that must adopt the mitigation monitoring and reporting program. Section 21069 of the California Environmental Quality Act (CEQA) statute defines Responsible Agency as a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15091(d) "when making the findings required in subdivision (a)(1) of CEQA, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures."

Furthermore, Section 15097.d states "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they undertake any of the individual improvement projects identified in the Draft IS/MND.

A completed and signed checklist for each measure indicates that a measure has been implemented and fulfills the City's monitoring requirements with respect to Public Resources Code Section 21081.6.

A.2 ACRONYMS AND INITIATIONS

| | |
|-------|-------------------------------|
| dB(A) | decibel A-weighted |
| Leq | "equivalent continuous level" |
| NOI | Noise |

**Mitigation Monitoring and Reporting Program
Redhawk Golf Course - Specific Plan Amendment**

| Mitigation Measures | Responsible Party | Timing of Compliance | Signature and Date of Compliance |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------|
| NOISE MEASURES | | | |
| <p>MM NOI-1: In order to comply with the City of Temecula Noise Ordinance, noise levels from amplified speakers shall be limited to a maximum of 84 dBA Leq at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion. A designated golf course representative/event coordinator shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers and ensure the noise level does not exceed 84 dBA Leq. A noise meter or cellular device-based decibel meter application shall be utilized to complete the noise measurement and adjust the speaker output volume. The speaker volume shall be adjusted to ensure that the maximum permissible noise level of 84 dBA Leq is not exceeded. The designated golf course representative/event coordinator shall maintain a logbook documenting the date and time of calibration (84 dBA at 50 feet) for each event that occurs. The designated golf course representative/event coordinator shall maintain each record for 90 days from the date of calibration. Upon request by the City of Temecula Code Enforcement, and only after the filing of a formal noise complaint by an adjacent resident, the logbook shall be provided to the City for verification.</p> | <p>Project Applicant (designated golf course representative/event coordinator)</p> <p>City of Temecula Code Enforcement</p> | <p>Prior to each Pavilion Event (event setup)</p> | |

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENT USES AT THE GOLF COURSE AND ADD RELATED STANDARDS FOR THOSE USES ON A 100.9 ACRE PARCEL GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)”

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

A. On June 15, 2023 James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to allow wedding/special event uses at the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. The above referenced applications will be referred to collectively as “the Project”.

B. The Project 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.

C. The Planning Commission, at a regular meeting, considered the Project 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.

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

Section 2. Environmental Compliance Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of Specific Plan Amendment Application No. PA23-0327:

A. 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”).

B. The City contracted with Kimley-Horn 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, Kimley-Horn 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, Kimley-Horn 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.

C. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the Draft MND, response to comments, and all of its appendices (collectively, the Final MND) and Mitigation Monitoring and Reporting Program, 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.

D. Following consideration of the entire record before it at the public hearing and due consideration of the Project the Planning Commission adopted Resolution No. 2026-___. “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT PROJECT CONSISTING OF APPROXIMATELY 100.9 ACRES GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCHO INTERSECTION (APN: 962-040-012)”

Section 3. Further Findings. The Planning Commission, in recommending approval the Specific Plan Amendment Application No. PA23-0327, hereby finds, determines and declares that: Specific Plan Amendment Application No. PA23-0327 is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

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 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. 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 Redhawk

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 mitigation has been placed on the project. This mitigation will ensure that noise levels are within in the City's acceptable range. In addition, the amendment is placing limits on the use that do not currently exist. These include, limiting the number of events to no more than three per week and limiting the number of guests in attendance to 130 persons.

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 allow for the wedding/event center as this use will be allowed in the outdoor covered pavilion. All appropriate infrastructure is already in place. As such, the project has been reviewed based on existing structures and infrastructure. The new uses are physically suitable for the land use designations proposed by the amended Redhawk Specific Plan.

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.

The project site is already developed with a golf course and related amenities such as a restaurant, clubhouse and pro shop. The golf course currently allows for golf-related events at the pavilion. These include, tournaments, trophy presentations, and other golf-related social events. The amendment will allow for the ability of the golf course to conduct weddings and other events. These types of events are typical of golf courses and as such will be compatible with the character of the existing development and land uses. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

Section 4. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING PLANNING AREA 36 OF THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENT USES AND STANDARDS RELATED TO THOSE USES ON AN APPROXIMATELY 100.9 ACRE SITE GENERALLY LOCATED ON SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)". The Planning Commission recommends that the City Council amend the Redhawk Specific Plan in substantially the same form as attached to this Resolution as 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- 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: PLANNING COMMISSIONERS:
NOES: PLANNING COMMISSIONERS:
ABSTAIN: PLANNING COMMISSIONERS:
ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENTS USES ASSOCIATED AT THE GOLF COURSE AND ADD RELATED STANDARDS FOR THOSE USES ON A 100.9 ACRE PARCEL GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

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. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. The applications will be referred to collectively as “the Project”.

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. The City contracted with Kimley-Horn 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, Kimley-Horn 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, Kimley-Horn 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.

D. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, 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.

E. 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-_____, _____, and _____ recommending that the City Council approve PA23-0251, PA25-0327, and the Final MND and Mitigation Monitoring and Reporting Program

F. On _____, 2026, the City Council of the City of Temecula considered the Project, the Final MND, and Mitigation Monitoring and Reporting Program 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, Final MND, and Mitigation Monitoring and Reporting Program prior to and at the public hearing.

G. Following consideration of the entire record before it at the public hearing and due consideration of the Project the City Council adopted Resolution No. 2026-__ “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT PROJECT CONSISTING OF APPROXIMATELY 100.9 ACRES GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCHO INTERSECTION (APN: 962-040-012)”.

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

Section 2. Legislative Findings. The City Council in approving the hereby makes the following findings regarding the zone change:

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 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. 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 Redhawk 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 mitigation has been placed on the project. This mitigation will ensure that noise levels are within in the City's acceptable range. In addition, the amendment is placing limits on the use that do not currently exist. These include, limiting the number of events to no more than three per week and limiting the number of guests in attendance to 130 persons.

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 allow for the wedding/event center as this use will be allowed in the outdoor covered pavilion. All appropriate infrastructure is already in place. As such, the project has been reviewed based on existing structures and infrastructure. The new uses are physically suitable for the land use designations proposed by the amended Redhawk Specific Plan.

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.

The project site is already developed with a golf course and related amenities such as a restaurant, clubhouse and pro shop. The golf course currently allows for golf-related events at the pavilion. These include, tournaments, trophy presentations, and other golf-related social events. The amendment will allow for the ability of the golf course to conduct weddings and other events. These types of events are typical of golf courses and as such will be compatible with the character of the existing development and land uses. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

Section 3. Specific Plan Amendment. The City Council hereby amends the Redhawk Specific Plan (Planning Area 36) to read as provided in Exhibit "A", attached to this Ordinance and incorporated herein as set forth in full.

Section 4. 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 5. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 6. 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 day of , .

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 day of , , 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

EXHIBIT A

**Redhawk Specific Plan
SP 9
(Formally Specific Plan No. 217)
Amendment No. 2 (PA23-0327)**

II. Specific Plan

B. Development Plans and Standards

1. Community Level Development Standards

c. Open Space and Recreation Standards

o Standards

*Golf Course (Planning Area 36) shall be developed on approximately 182.7 acres.

a) The golf course shall consist of 18 holes and a club house. An outdoor covered pavilion shall be allowed for hosting golf events as well as events listed below. In addition to the uses permitted in Ordinance No. 348.2928, wedding facilities shall also be permitted upon approval of a Conditional Use Permit. Wedding facilities may also be used to host private events, including but not limited to the events listed below.

- Weddings and related wedding events (e.g., bridal shower, rehearsal dinner, etc.)
- Birthdays
- Anniversaries
- Corporate Functions
- Community Events

In the event that a similar use is proposed that is not listed above, the Community Development Director shall be allowed to make a consistency determination.

- b) The golf course shall be completed as a part of Phase II.
- c) Refer to Exhibit II-3, Planning Area 36 - Golf Course.
- d) Refer to Section II. B. 1. i. Landscaping Plan.
- e) Parking for the golf course shall be required per Ordinance No. 348 (6 spaces/hole).
- f) Parking for the outdoor covered pavilion shall be required at 1 space/70 square feet.

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA23-0251) TO ALLOW A WEDDING/EVENT CENTER TO BE OPERATED AS PART OF THE EXISTING GOLF COURSE LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012)”

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

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. Both applications will be referred to collectively as the “the Project”.

B. The Project 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.

C. The Planning Commission, at a regular meeting, considered the Project 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.

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

Section 2. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of Conditional Use Permit Application PA23-0251:

A. Pursuant to California Environmental Quality Act (“CEQA”), City staff prepared an Initial Study of the potential environmental effects of the approval of the Conditional Use Permit Application, as described in the Initial Study (“the Project”). Based upon the findings contained in that study, City staff determined that there was no substantial evidence that the Project could have a significant effect on the environment and a (Mitigated) Negative Declaration was prepared.

B. Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on June 30, 2025, and expired on July 30, 2025. Copies of the documents have

been 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.

C. Two written comments were received prior to the public hearing 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.

D. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration prior to and at the May 6, 2026 public hearing, and based on the whole record before it finds that: (1) the Mitigated Negative Declaration 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) Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

E. Based on the findings set forth in the Resolution, the Planning Commission hereby adopted Resolution No. 2026- “A RESOLUTION OF THE OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT PROJECT CONSISTING OF APPROXIMATELY 100.9 ACRES LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012”.

Section 3. Further Findings. The Planning Commission, in recommending approval of Conditional Use Permit Application No. PA23-0251, hereby finds, determines and declares that: Conditional Use Permit Application No. PA23-0251 is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

Conditional Use Permit, Development Code Section 17.04.010.E

A. The proposed conditional use is consistent with the General Plan and the Development Code.

The proposed conditional use conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed conditional use also complies with all applicable Development Code standards contained in Section 17.04.010.

B. The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures. A Mitigated Negative Declaration was prepared for the project. This document indicates that all impacts to the adjacent uses, buildings or

structures can be mitigated to a less than significant level. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

C. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the planning commission or council in order to integrate the use with other uses in the neighborhood.

The proposed conditional use will not require any modifications to the existing site or any existing structures. Therefore, the site for the conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping and other development features. The proposed uses will be well integrated with other existing uses in the neighborhood.

D. The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

The project has been reviewed and conditioned to be consistent with the Building, Development, and Fire codes. These codes contain provisions to ensure uses are not detrimental to the health, safety, and general welfare of the community. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion. This mitigation will ensure the City's noise regulations are adhered to.

E. That the decision to approve, conditionally approve, or deny the application for a conditional use permit be based on substantial evidence in view of the record as a whole before the planning director, planning commission, or city council on appeal.

The decision to conditionally approve the conditional use was based on substantial evidence in view of the record as whole before the City Council.

Section 4. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt a Resolution approving Planning Application No. PA23-0251, a Conditional Use Permit allow a wedding/event center to be operated as part of the existing golf course located at 45100 Temecula Parkway within the Redhawk Specific Plan subject to the Conditions of Approval set forth on Exhibit "A", attached hereto, and incorporated herein by this reference.

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- 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: PLANNING COMMISSIONERS:
NOES: PLANNING COMMISSIONERS
ABSTAIN: PLANNING COMMISSIONERS
ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA23-0251) TO ALLOW A WEDDING/EVENT CENTER TO BE OPERATED AS PART OF AN EXISTING GOLF COURSE GENERALLY LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

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

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

A. On June 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of an existing golf course. On August 15, 2023, James Wood, on behalf of Redhawk Golf Course, filed Planning Application PA23-0327, a Specific Plan Amendment for the Redhawk Specific Plan to allow wedding/special event uses at the golf course and add related standards for those uses. Both applications were submitted in a manner in accord with the City of Temecula General Plan and Development Code. Both applications will be referred to collectively as “the Project”.

B. The Project 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.

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. The City contracted with Kimley-Horn 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, Kimley-Horn 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, Kimley-Horn 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.

E. On May 6, 2026, the Planning Commission held a duly noticed public hearing on the Project and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, 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.

F. 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-_____, _____, and _____ recommending that the City Council approve PA23-0251, PA23-0327 and the Final MND and Mitigation Monitoring and Reporting Program.

G. On _____, 2026, the City Council of the City of Temecula considered the Project, the Final MND, and Mitigation Monitoring and Reporting Program 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, Final MND, and Mitigation Monitoring and Reporting Program prior to and at the public hearing.

H. Following consideration of the entire record before it at the public hearing and due consideration of the Project the City Council adopted Resolution No. 2026-_____, entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDHAWK SPECIFIC PLAN AMENDMENT CONSISTING OF APPROXIMATELY 100.9 ACRES LOCATED AT 45100 TEMECULA PARKWAY (APN: 922-210-042)”.

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

Section 2. Legislative Findings. The City Council in approving the Conditional Use Permit hereby makes the following findings:

A. The proposed conditional use is consistent with the General Plan and the Development Code.

The proposed conditional use conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed conditional use also complies with all applicable Development Code standards contained in Section 17.04.010.

B. The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures. A Mitigated Negative Declaration was prepared for the project. This document indicates that all impacts to the adjacent uses, buildings or structures can be mitigated to a less than significant level. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

C. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the planning commission or council in order to integrate the use with other uses in the neighborhood.

The proposed conditional use will not require any modifications to the existing site or any existing structures. Therefore, the site for the conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping and other development features. The proposed uses will be well integrated with other existing uses in the neighborhood.

D. The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

The project has been reviewed and conditioned to be consistent with the Building, Development, and Fire codes. These codes contain provisions to ensure uses are not detrimental to the health, safety, and general welfare of the community. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion. This mitigation will ensure the City's noise regulations are adhered to.

E. That the decision to approve, conditionally approve, or deny the application for a conditional use permit be based on substantial evidence in view of the record as a whole before the planning director, planning commission, or city council on appeal.

The decision to conditionally approve the conditional use was based on substantial evidence in view of the record as whole before the City Council.

Section 3. Conditions of Approval. The City Council of the City of Temecula hereby approves Planning Application No. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course located at 45100 Temecula Parkway, subject to the Conditions of Approval attached as Exhibit "A" attached hereto, and incorporated herein by this reference.

Section 4. Certification. The City Clerk shall certify to the adoption of this Resolution, and it shall become effective upon its adoption.

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

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. - 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

CITY OF TEMECULA

CONDITIONS OF APPROVAL ACCEPTANCE

Planning Application Number: PA23-0251

Parcel Number(s):

962-040-012

By signing below, I/we have agreed to the following Conditions of Approval, including (but not limited to) any referenced documents, local, state, or federal regulations, statement of operations, hours of operation, floor plans, site plans, and Conditions that may require the payment or reimbursement of fees, as described. I/we have read the attached Conditions of Approval and understand them. I/we also understand that violations or non-compliance with these Conditions of Approval, may delay a project, and/or result in the revocation of a permit in accordance with the Temecula Municipal Code. I/we are also responsible for disclosing these Conditions of Approval to any successive owners/operators. I/we agree and commit to the City of Temecula that I/we will implement and abide by the Conditions of Approval, including any indemnification requirements imposed by those conditions.

Property Owner Printed Name

Property Owner Signature & Date

Applicant Printed Name

Applicant Signature & Date

EXHIBIT A
CITY OF TEMECULA
DRAFT CONDITIONS OF APPROVAL

Planning Application No.: PA23-0251

Project Description: Redhawk Event Center CUP: A Conditional Use Permit to allow an event center to be operated as part of an existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway.

Assessor's Parcel No.: 962-040-012

MSHCP Category: N/A (No New Square Footage or Grading)

DIF Category: N/A (No New Square Footage)

TUMF Category: Per WRCOG Requirements

Quimby Category: N/A (Non-Residential Project)

New Street In-lieu of Fee: N/A (Not Located within the Uptown Temecula Specific Plan)

Approval Date:

Expiration Date:

PLANNING DIVISION

Within 48 Hours of the Approval

1. Applicant Filing Notice of Determination. APPLICANT ACTION REQUIRED:
The applicant/developer is responsible for filing the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075 within 48 hours of the project approval. If within said 48-hour period the applicant/ developer has not filed the Notice of Determination as required above, the approval for the project granted shall be void due to failure of this condition Failure to submit the Notice of Determination will also result in an extended period of time for legal challenges.

FEES:

Fees for the Notice of Determination are Two Thousand Nine Hundred Sixty-Six Dollars And Seventy-Five Cents (\$2,966.75) which includes the Two Thousand Nine Hundred Sixteen Dollars and Seventy-Five Cents (\$2,916.75) fee, required by Fish and Wildlife Code Section 711.4(d)(3) plus the Fifty Dollars (\$50.00) County administrative fee. The County of Riverside charges additional fees for credit card transactions.

FILING:

The City shall provide the applicant with a Notice of Determination within 24 hours of approval via email. If the applicant/developer has not received the Notice of Determination within 24 hours of approval, they shall contact the case Planner immediately. All CEQA documents must be filed online with the Riverside County Assessor – County Clerk- Recorder. A direct link to the CEQA filings page is available at TemeculaCA.gov/CEQA.

COPY OF FILINGS:

The applicant shall provide the City with a digital copy of the required filings within 48 hours.

General Requirements

2. Indemnification of the City. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, this approval and the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

3. Expiration. This approval shall be used within two years of the approval date; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval within the two-year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval, or use of a property in conformance with a Conditional Use Permit.
4. Time Extension. The Director of Community Development may, upon an application being filed prior to expiration, and for good cause, grant a time extension of up to five extensions of time, one year at a time.
5. Consistency with Specific Plans. This project and all subsequent projects within this site shall be consistent with Specific Plan No. 9 (Redhawk).
6. Compliance with Mitigated Negative Declaration (MND). The project and all subsequent projects within this site shall comply with all mitigation measures identified within Mitigated Negative Declaration No. (SCH# 2025061421).
7. Conformance with Approved Plans. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Division.
8. Modifications or Revisions. The developer shall obtain City approval for any modifications or revisions to the approval of this project.
9. Statement of Operations. The applicant shall comply with their Statement of Operations dated May 2025, on file with the Planning Division, unless a conflict exists between the Statement of Operations and these Conditions of Approval, in which case the Conditions of Approval control.
10. Revocation of CUP. This Conditional Use Permit may be revoked pursuant to Section 17.03.080 of the City's Development Code.
11. City Review and Modification of CUP. The City, its Director of Community Development, Planning Commission, and City Council retain and reserve the right and jurisdiction to review and modify this Conditional Use Permit (including the Conditions of Approval) based on changed circumstances. Changed circumstances include, but are not limited to, the modification of business, a change in scope, emphasis, size of nature of the business, and the expansion, alteration, reconfiguration or change of use. The reservation of right to review any Conditional Use Permit granted or approved or conditionally approved hereunder by the City, its Director of Community Development, Planning Commission and City Council is in addition to, and not in-lieu of, the right of the City, its Director of Community Development, Planning Commission, and City Council to review, revoke or modify any Conditional Use Permit approved or conditionally approved hereunder for any violations of the conditions imposed on such Conditional Use Permit or for the maintenance of any nuisance condition or other code violation thereon.
12. Adherence to Noise Ordinance and General Plan Noise Element. The use shall at all times be consistent with the City of Temecula Noise Ordinance (Chapter 9.20) as amended from time to time and the Noise Element of the City of Temecula General Plan as amended from time to time.

13. Hours of Operations. Weddings/events shall occur no more than three times per week on the following days and times:
 Sunday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
 Monday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
 Tuesday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
 Wednesday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
 Thursday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
 Friday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)
 Saturday: Noon to 8:59:59 p.m. (Clean-up shall be completed by 10:00:00 p.m.)

14. Noise Tracking and Documentation. To comply with the City of Temecula Noise Ordinance, noise levels from amplified speakers shall be limited to a maximum of 84 dBA Leq at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion. A designated golf course representative/event coordinator shall complete a noise measurement 50 feet downstream from (or directly in front of) the amplified speakers and ensure the noise level does not exceed 84 dBA Leq. A noise meter or cellular device-based decibel meter application shall be utilized to complete the noise measurement and adjust the speaker output volume. The speaker volume shall be adjusted to ensure that the maximum permissible noise level of 84 dBA Leq is not exceeded. The designated golf course representative/event coordinator shall maintain a logbook documenting the date and time of calibration (84 dBA at 50 feet) for each event that occurs. The designated golf course representative/event coordinator shall maintain each record for 90 days from the date of calibration. Upon request by the City of Temecula Code Enforcement, and only after the filing of a formal noise complaint by an adjacent resident, the logbook shall be provided to the City for verification. This calibration does not supersede Condition of Approval no. 13 in this document.

15. Display of Conditional Use Permit. The City of Temecula Approval Letter for the Conditional Use Permit shall be displayed on the premises in a conspicuous place so that law enforcement and city staff entering the establishment may readily see the Conditional Use Permit. A copy of the stamped approved floor plan/site plan approved with the Conditional Use Permit and the full set of Conditionals of Approval (including all previous approvals) shall always be kept on the premises and made available at the request of any law enforcement officer, fire marshal, code officer, or deputy fire marshal.

Outside Agencies

16. Compliance with Dept. of Environmental Health. The applicant shall comply with the requirements set forth by the County of Riverside Department of Environmental Health. These requirements shall include:
 - 1). Applicant shall pull appropriate food permits for events open to the public and that approved caterers are utilized for private events.
 - 2). The site shall operate in accordance with Resolution 91-474 for trash and restroom availability.

BUILDING AND SAFETY DIVISION

General Requirements

17. Obtain Permits Prior to Event. Applicant must obtain all permits and inspections for required work noted above prior to events during regular City business hours.
18. Signage. All signs for this event to be approved by the City of Temecula Planning Department.
19. Off-site Signage. No off-site signs are allowed in the City of Temecula.

20. Signage Prohibited in Right of Way. No signs are to be placed in the public right-of-way.

21. Required Restroom. Toilet facilities for events where alcohol is not available

| Patrons | MALE | | FEMALE | |
|---------|---------|---------|---------|-------|
| | Toilets | Urinals | Toilets | Sinks |
| 50-100 | 1 | 1 | 1 | 1 |
| 100-200 | 1 | 1 | 2 | 1 |
| 201-400 | 2 | 2 | 3 | 2 |
| 400-500 | 3 | 3 | 4 | 3 |

Toilet facilities for events where alcohol is available

| Patrons | MALE | | FEMALE | |
|---------|---------|---------|---------|-------|
| | Toilets | Urinals | Toilets | Sinks |
| 50-100 | 1 | 1 | 2 | 1 |
| 100-200 | 2 | 2 | 3 | 2 |
| 201-400 | 3 | 3 | 5 | 3 |
| 400-500 | 4 | 4 | 6 | 3 |

Accessible Toilets

ADA Required (Combined male & female)

| | |
|------|---|
| 1-6 | 1 |
| 6-12 | 2 |

| Duration of Event | Quantity Required |
|-------------------|-------------------|
| More than 8 hours | 100% |
| 6-8 hours | 80% |
| 4-6 hours | 75% |
| Less than 4 hours | 70% |

22. Stages. Stages are required to be accessible by ramp or lift. Show on stage plans how this will be achieved.

23. Music/Sound Equipment. All musical/ sound system equipment is to be supported by listed rigging only. No Genie lifts.

24. Tents. Submit three copies of the plans and structural calculations for any proposed temporary structures over 399 square feet to the Building and Safety Department for review and approval. The structural plans and calculations shall be wet signed by the engineer of record. Show all exits on plans.

25. Temporary Electrical. Provide two copies of electrical plans for any proposed temporary electrical equipment for review and approval. The electrical plans shall be stamped and wet signed by a registered professional engineer or architect licensed by the State of California or by the licensed electrical contractor completing the work. Electrical generators require permits and inspections with two means of grounding. Please show all generator KVA size, phase (3 phase, or single phase), and voltage. All electrical cords are to be listed for the use, protected and secured.

26. Inspection Times. Obtain all permits and inspections for required work noted above prior to event during regular City business hours.

27. ADA Van Access. Provide details of van accessible parking located as close as possible to the access aisle.

28. Generator(s). Electrical generators require permits and inspections with two means of grounding. All electrical cords are to be listed for the use, protected and secured.

POLICE DEPARTMENT

General Requirements

29. Consumption of Alcoholic Beverages in Public Prohibited. The applicant shall comply with Temecula Municipal Code Section 9.14.010, Consumption of Alcoholic Beverages in Public Prohibited.
30. Ensure No Alcohol Sold or Consumed by Person Under the Age of 21. The applicant shall ensure that no alcohol is sold to or consumed by any person under the age of 21.
31. Identification Verification. Identification will be verified utilizing one of the following: (a) valid California driver's license; (b) valid California identification card; (c) valid military identification card (active/reserve/retired/dependent); (d) valid driver's license from any of the 50 States or Territories of the United States; (e) valid U.S. Passport; (f) valid government issued identification card issued by a Federal, State, County or City agency.
32. Inspections. Police officers, sheriff's deputies and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. This includes inspecting the bar and back bar, store room, office, closed or locked cabinets, safes, kitchen, or any other area within the licensed premises. It is legal and reasonable for licensees to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct, or assault a peace officer (Sections 25616, 25753, and 25755 B&P; 148 and 241 (b) PC).
33. Acceptable Forms of Identification. As noted above, only a valid government issued identification card issued by a Federal, State, County or City agency is an acceptable form of identification for confirming the age of person, providing it complies with Section 25660 of the Business and Profession Code (B&P), which includes the following requirements: (a) name of person; (b) date of birth; (c) physical description; (d) photograph; (e) currently valid (not expired). It is the responsibility of the business owner and any person who serves or sells alcohol to be aware of current laws and regulations pertaining to alcoholic beverages.
34. Section 303 (a) (PC). On-sale licensees may not: (a) employ hosts, hostesses, or entertainers who solicit others to buy them drinks, alcoholic or non-alcoholic; (b) pay or agree to pay such an employee a percentage of the receipts from the sales of drinks solicited; (c) permit any person whether an employee or not, to loiter for the purpose of soliciting an alcoholic drink.

35. Maintain Premises as a Bona Fide Eating Place. Type 41, 47 and 49 licensees must operate and maintain their licensed premises as a bona fide eating place. They must make actual and substantial sale of meals, during the normal meal hours when they are open, at least five days a week. Normal meal hours are: breakfast 6:00 a.m. – 9:00 a.m., lunch 11:00 a.m. – 2:00 p.m., and dinner 6:00 p.m. – 9:00 p.m. Premises that are not open five days a week must serve meals on the days they are open. The premises must be equipped and maintained in good faith. This means the premises must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment dispensers, menus, posters, signs, and enough goods to make substantial meals. The premises must comply with all regulations of the local health department. Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales is not compliance. “Meals” means the usual assortment of food commonly ordered at various hours of the day. The service of only sandwiches or salads is not considered compliance. However, certain specialty entrees, such as pizza, fish or ribs, and an assortment of other foods, such as soups, salads or desserts, may be considered a meal. The Department will presume that a licensee is operating as a bona fide eating place if the gross sales of food prepared and sold to guests on the premises exceeds the gross sales of alcoholic beverages. “Prepared” means any processing preliminary to the final serving of food. (Note: Some licensees have a “conditional” license that requires food sales to be 50% or more of the total gross sales Sections 23038 and 23787 B&P).
36. No Alcohol Sales Between 2:00 am and 6:00 am. Licensees may not sell, give, or deliver alcohol (by the drink or by the package) between 2:00 a.m. and 6:00 a.m. of the same day. No person may knowingly purchase alcohol between 2:00 a.m. and 6:00 a.m. Section 25631 B&P Code). Licensees may not permit patrons or employees to consume alcohol between 2:00 a.m. and 6:00 a.m. of the same day (even if someone bought the drinks before 2:00 a.m. Section 25632 B&P). Some ABC licenses have special conditions (restrictions) as to hours of sale that are stricter than the law. Those licenses are marked “Conditional” (23805 B&P).
37. Disorderly House. Licensees may not permit their licensed premises to become a disorderly house. A disorderly house is a licensed outlet (on or off sale) that: (a) disturbs neighbors with noise, loud music, loitering, littering, vandalism, urination or defecation, graffiti, etc.; and/or (b) has many ongoing crimes inside such as drunks, fights, assaults, prostitution, narcotics, etc. The licensed premise includes the parking lot (Section 25601 B&P; 316 PC).
38. Employee Training for Identification Checks. The applicant shall ensure all employees involved with the sales, service and identification checks for the purpose of any sales of alcoholic beverages is trained in the proper procedures and identification checks. The Temecula Police Department provides free training for all employers and employees involved in the service and sales of alcoholic beverages. It is the responsibility of the applicant to set up a training session for all new employees. Contact the Crime Prevention and Plans Unit at (951) 506-5132 to set up a training date. Training must be completed prior to the grand opening of this business and periodic updated training when new employees/ management are hired.

39. Entertainment Rules. On-sale licensees who offer entertainment must abide by the following rules: (1) No licensee shall permit any person to perform acts of or acts which simulate; (a) sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law; (b) the touching, caressing or fondling on the breast, buttocks, anus or genitals; (c) the displaying of the pubic hair, anus, vulva or genitals; and (2) Subject to the provisions of subdivision (1) hereof, entertainers whose breasts and/or buttocks are exposed to view shall perform only upon a stage at least 18 inches above the immediate floor level and removed at least six feet from the nearest patron. No licensee shall permit any person to remain in or upon the licensed premises who exposes to public view any portion of her or her genitals or anus (Rule 143.3 CCR. Also violates Section 311.6 PC if conduct is "obscene," e.g. intercourse, sodomy, masturbation, etc.)
40. Under Number of Calls for Service. Licensees may not permit their licensed premises to be a problem for the local law enforcement agency by needing an undue number of calls for service. The licensed premise includes the parking lot (Sections 24200 (a) (B&P).
41. Questions Regarding Conditions. Any questions regarding these conditions should be directed to the Temecula Police Department Crime Prevention and Plans Unit at (951) 506-5132.

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

DATE OF MEETING: February 4, 2026

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

PREPARED BY: Maricela Marroquin, Assistant City Attorney

RECOMMENDATION: That prior to consideration of the proposed Redhawk Specific Plan Amendment and conditional use permit application, the Commission Secretary randomly select Commissioner Turley-Trejo, Commissioner Watson or Commissioner Matics pursuant to Section 18705 of the Regulations of the Fair Political Practices Commission to achieve a quorum for this Agenda Item since these three Commissioners have a conflict because they own residential property in the Redhawk Specific Plan and three affirmative votes of the Commission are required by State law to adopt a resolution recommending to the City Council approval of a Specific Plan amendment.

BACKGROUND SUMMARY

Commissioner Turley-Trejo, Commissioner Watson, and Commissioner Matics all live within the Redhawk Specific Plan. They have a conflict of interest pursuant to Section 18702.2(a) of the Regulations of the Fair Political Practices Commission from participating in a decision pertaining to the proposed Redhawk Specific Plan amendment/conditional use permit application due to the proximity of their residences to the location of the golf course that proposes to add weddings and other special events to the types of uses allowed at the project site.

ANALYSIS

Procedure for Random Selection Pursuant to Section 18705 of the Fair Political Practices Commission Regulations

Government Code section 65453(a) provides that a specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body. Government Code section 65354 provides that the planning commission shall make a written recommendation on the adoption or amendment of a general plan by the affirmative vote of not less than a majority of the total membership of the commission.

Since the Temecula Planning Commission has five members, three affirmative votes are required to adopt a resolution recommending that the City Council approve an amendment to the Redhawk Specific Plan.

The personal residences of Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics are located within the Redhawk Specific Plan. Specifically, Commissioner Turley-Trejo's property is located within 170 feet of the nearest property line of the golf course, and approximately 2,378 feet from the outdoor pavilion. Commissioner Watson's property is located within 735 feet from the property line of the golf course and approximately 1,864 feet from the outdoor pavilion. Commissioner Matics' property directly abuts the golf course and is located approximately 4,800 feet from the outdoor pavilion.

In the opinion of the Assistant City Attorney, Commissioner Turley-Trejo and Commissioner Matics may not participate in the Planning Commission's decision pertaining to the Redhawk Specific Plan amendment/conditional use permit application pursuant to Section 18702.2(a)(7) of the Regulations of the Fair Political Practices Commission because the Planning Commission's action involves property located 500 feet or less from the property line of the parcel where the pavilion is located and there is not clear and convincing evidence that the decision will not have any measurable impact on their properties.

In the opinion of the Assistant City Attorney, Commissioner Watson may not participate in the Planning Commission's decision pertaining to the Redhawk Specific Plan amendment/conditional use permit application pursuant to Section 18702.2(a)(8) of the Regulations of the Fair Political Practices Commission because the Planning Commission's action involves property located between 500 and 1,000 feet from the property line of the parcel where the pavilion is located, and the project could impact the character of the neighborhood by substantially altering the intensity of use or noise levels in either a positive or negative way.

Based on the facts set forth above, there is a reasonably foreseeable financial effect of a governmental decision on a parcel of real property in which Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics have a financial interest that is material.

In the event that a potential conflict of interest will prevent a legislative body from achieving a quorum for the transaction of business, Section 18705 of the Fair Political Practices Commission Regulations specifically authorizes the random selection of one or more members of a legislative body that would have a financial interest in a decision to participate in that decision if necessary to achieve a quorum of the legislative body. Therefore, in order to achieve a quorum of three Members of the Planning Commission to consider the Redhawk Specific Plan amendment/conditional use permit application, it is necessary to randomly select either Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics to achieve the required quorum so that one of them can legally participate in the proceedings.

The following procedures have been found by decisions of the Fair Political Practices to meet the requirements of Section 18705 of the Fair Political Practices Commission Regulations for the random selection of a Planning Commissioner to achieve the required quorum for consideration of the Redhawk Specific Plan amendment/conditional use permit application:

1. The random selection process will occur just prior to consideration of the Specific Plan amendment and conditional use permit by the Planning Commission at the public session at the February 4, 2026 regular meeting of the Planning Commission.
2. The Supplemental Agenda Report includes a description of the nature of the economic interest of the members involved, the real property interests of the members involved, and a description of the circumstances in which the conflict might arise, and the legal necessity of achieving a quorum to act on this matter, as required by Section 18705.
3. The Commission Secretary will stand in front of the public audience, with the Assistant Community Development Director as a witness, and place the names of Commissioner Turley-Trejo, Commissioner Watson and Commission Matics on individual pieces of paper into a clear bowl and folded so that their names are not visible or otherwise identifiable.
4. The Commission Secretary will announce that he will draw the name of one of these Commissioners from the bowl and that the Commissioner whose name is drawn will be deemed randomly selected to participate in all matters of the Planning Commission pertaining to the proposed Redhawk Specific Plan Amendment and conditional use permit application.
5. The Commission Secretary will then draw a piece of paper from the bowl and announce the name of the Commissioner selected to participate in all actions related to the proposed Redhawk Specific Plan Amendment and conditional use permit application.
6. The Commission Secretary will specifically record in the official minutes of the Planning Commission a description of the process employed and the name of the Commissioner randomly selected to participate.
7. The Commissioner randomly selected will then be entitled to participate in all actions related to the proposed Redhawk Specific Plan Amendment and conditional use permit application.

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: February 4, 2026

PREPARED BY: Eric Jones, Case Planner

**PROJECT
SUMMARY:**

(Continued from the Planning Commission meeting of October 15, 2025, November 19, 2025, and January 7, 2026) Planning Application Numbers PA23-0327, an amendment to the Redhawk Specific Plan to allow a wedding and special event center associated with the golf course and add related standards for those uses. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan

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

CEQA: Mitigated Negative Declaration w/ Monitoring Plan

PROJECT DATA SUMMARY

Name of Applicant: James Wood with Redhawk Golf Course

**General Plan
Designation:** Open Space (OS)

Zoning Designation: Specific Plan No. 9 (Redhawk)

**Existing Conditions/
Land Use:**

Site: Existing Golf Course, Golf Clubhouse with Pro Shop and Restaurant / Open Space (OS)

North: Existing Residential / Medium Density (M) Residential
 South: Existing Residential / Low Medium (LM) Residential
 East: Existing Residential / Low Medium (LM) Residential and Medium (M) Residential
 West: Existing Residential / Low Medium (LM) Residential

| | <u>Existing/Proposed</u> | <u>Min/Max Allowable or Required</u> |
|-----------------------------------|--------------------------|--------------------------------------|
| Lot Area: | 100.9 Acres | N/A Per Redhawk Specific Plan |
| Total Floor Area/Ratio: | N/A | N/A |
| Landscape Area/Coverage: | N/A | N/A |
| Parking Provided/Required: | 194 Spaces Proposed | 194 Spaces Required |

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? Yes No

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

AHOZ Gain/Loss: +/- N/A

BACKGROUND SUMMARY

On December 21, 2020, the City of Temecula approved Planning Application No. PA20-1265, a Minor Modification to allow for an outdoor pavilion to be constructed at the Redhawk Golf Course. The pavilion totals 3,200 square feet and is located near the existing golf course pro-shop, administration building, and restaurant. The pavilion is currently used to host golf-related events such as tournaments, awards presentations, etc.

On June 15, 2023, James Wood submitted Planning Application No. PA23-0251, a Conditional Use Permit to allow for the operation of an event center at the existing Redhawk Golf Course pavilion. In addition, James Wood submitted Planning Application No. PA23-0327 on August 15, 2023, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to the uses associated with the golf course and add related standards for those uses. The intent of these applications is to allow the golf course to conduct weddings/events within the existing pavilion. Many golf courses host weddings and other events. The addition of a wedding/event center will improve the economic viability of the Redhawk Golf Course.

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

The project location is on the west side of the approximately 100-acre Redhawk Golf Course. This area currently contains a clubhouse, pro shop, restaurant, administrative building, driving range, and the recently approved pavilion. The project proposes no new construction or physical modifications of any kind. Rather, the project will consist of revisions to the uses and related standards allowed by the Redhawk Specific Plan. Vehicular access to the site will still be from Redhawk Parkway and all pedestrian access will remain unaltered.

Specific Plan Amendment

The Redhawk Specific Plan was first approved in 1988 and currently allows golf courses with clubhouses, restaurants, and related retail shops in Planning Area 36. However, there are no provisions for allowing non-golf-related events. In addition, Planning Area 36, and its current requirements, were added to the Specific Plan as part of a previous amendment. The current amendment to the Specific Plan will allow greater clarity for Planning Area 36 and permit events such as weddings, anniversary and retirement parties to take place. The below language illustrates the text changes to the Specific Plan.

II. Specific Plan

B. Development Plans and Standards

1. Community Level Development Standards

c. Open Space and Recreation Standards

o Standards

*Golf Course (Planning Area 36) shall be developed on approximately 100.9 acres.

- a) The golf course shall consist of 18 holes and a club house. An outdoor covered pavilion shall be allowed for hosting golf events as well as events listed below. In addition to the uses permitted in Ordinance No. 348.2928, wedding facilities shall also be permitted upon approval of a Conditional Use Permit. Wedding facilities may also be used to host private events including, but not limited to, the events listed below.

- Weddings and related wedding events (e.g., bridal shower, rehearsal dinner, etc.)
- Birthdays
- Anniversaries
- Corporate Functions
- Community Events

In the event that a similar use is proposed that is not listed above, the Director of Community Development shall be allowed to make a consistency determination.

- b) The golf course shall be completed as a part of Phase II.

- c) Refer to Exhibit II-3, Planning Area 36 - Golf Course.
- d) Refer to Section II. B. 1. i. Landscaping Plan.
- e) Parking for the golf course shall be required per Ordinance No. 348 (6 spaces/hole).
- f) Parking for the outdoor covered pavilion shall be required at 1 space/70 square feet.

Conditional Use Permit

The wedding facility will require the approval of a Conditional Use Permit (CUP). In addition, the wedding facility will be able to host a variety of other event types including, but not limited to, corporate and community events. Events shall be allowed no more than three times per week from 12:00 PM through 9:00 PM. These timing allowances were created after the applicant met with residents of the Redhawk community as described in the Public Engagement section below. All events regardless of type will be required to comply with the City of Temecula Noise Ordinance.

Maximum occupancy of the pavilion will be reduced as a component of the project. Currently, the pavilion is permitted to have 144 occupants at any one time. This number will be reduced to a maximum of 130 occupants.

Alcohol will be served at some of the events held within the pavilion. The golf course already has an active ABC Type-47 license and approval of the CUP will allow alcohol service in the pavilion with that existing license. In addition, alcohol may also be served at events by an appropriate licensed caterer hired for an event.

Public Engagement

The project site is surrounded by existing single-family residential units. The applicant engaged residents within the Redhawk Specific Plan via two publicly noticed outreach meetings. Staff was in attendance for both of these. The first meeting was held on October 23, 2024. The second meeting was held on February 12, 2025. Both meetings were well attended by Redhawk residents. The discussions held between the applicant and residents during these meetings were productive. The applicant made several changes to their proposal based on the meetings. This included further limiting the hours events can take place as well as their frequency per week.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on September 24, 2025, and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and based on an initial study, it has been determined the project will not have a significant impact on the environment; therefore, a Mitigated Negative Declaration has been prepared for the project.

A Mitigated Negative Declaration (MND) was prepared under staff’s direction by Kimley-Horn and was distributed to responsible agencies, interested groups, and organizations. The Draft MND was made available for public review and comment for a period of 30 days. The public review and comment period for the Draft MND commenced on June 30, 2025, and concluded on July 30, 2025. Notices were mailed to surrounding property owners, a sign was placed on the property, and a notice was placed in the local paper to provide the 30-day noticing period for the public. The City of Temecula received two written comments and responded to each comment in the Final MND, which includes all timely received written comments and responses thereto. Comments were provided by Southern California Gas Company, Eastern Municipal Water District, and Riverside Transit Agency.

The environmental analysis identified 19 areas where impacts were found to be less than significant or had no impact at all. These areas are: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Service, Recreation, Transportation, Tribal Cultural Resources Utilities and Service Systems, and Wildfire. The MND recommends a feasible mitigation measures for those environmental impacts that can be mitigated to a less than significant impact. This mitigation is located in the following area: Noise.

FINDINGS

Specific Plan Amendment

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 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. 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.

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 Redhawk 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 mitigation has been placed on the project. This

mitigation will ensure that noise levels are within in the City's acceptable range. In addition, the amendment is placing limits on the use that do not currently exist. These include, limiting the number of events to no more than three per week and limiting the number of guests in attendance to 130 persons.

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 allow for the wedding/event center as this use will be allowed in the outdoor covered pavilion. All appropriate infrastructure is already in place. As such, the project has been reviewed based on existing structures and infrastructure. The new uses are physically suitable for the land use designations proposed by the amended Redhawk Specific Plan.

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.

The project site is already developed with a golf course and related amenities such as a restaurant, clubhouse and pro shop. The golf course currently allows for golf-related events at the pavilion. These include, tournaments, trophy presentations, and other golf-related social events. The amendment will allow for the ability of the golf course to conduct weddings and other events. These types of events are typical of golf courses and as such will be compatible with the character of the existing development and land uses. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

Conditional Use Permit

The proposed conditional use is consistent with the General Plan and the Development Code.

The proposed conditional use conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having "Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed conditional use also complies with all applicable Development Code standards contained in Section 17.04.010.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures. A Mitigated Negative Declaration was prepared for the project. This document indicates that all impacts to the adjacent uses, buildings or structures can

be mitigated to a less than significant level. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.

The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the planning commission or council in order to integrate the use with other uses in the neighborhood.

The proposed conditional use will not require any modifications to the existing site or any existing structures. Therefore, the site for the conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping and other development features. The proposed uses will be well integrated with other existing uses in the neighborhood.

The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

The project has been reviewed and conditioned to be consistent with the Building, Development, and Fire codes. These codes contain provisions to ensure uses are not detrimental to the health, safety, and general welfare of the community. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion. This mitigation will ensure the City's noise regulations are adhered to.

That the decision to approve, conditionally approve, or deny the application for a conditional use permit be based on substantial evidence in view of the record as a whole before the planning director, planning commission, or city council on appeal.

The decision to conditionally approve the conditional use was based on substantial evidence in view of the record as whole before the City Council.

- ATTACHMENTS:**
1. Vicinity Map
 2. Plan Reductions
 3. Statement of Operations
 4. PC Resolution Approving the MND and Mitigation Monitoring and Reporting Program
Exhibit A -City Council Resolution
Mitigation Monitoring and Reporting Program
 5. PC Resolution – Specific Plan Amendment
Exhibit A – City Council Ordinance
 6. PC Resolution – Conditional Use Permit
Exhibit A – City Council Resolution
Exhibit B – Draft Conditions of Approval

7. Draft Mitigated Negative Declaration with Appendices which can be downloaded at www.TemeculaCA.gov/CEQA
8. Final MND which can be downloaded at www.TemeculaCA.gov/CEQA
9. Mitigation Monitoring and Reporting Program Public
10. Correspondence
11. Notice of Public Hearing
12. Draft Notice of Determination for County Clerk

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

TO: Planning Commission Chairperson and Members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 6, 2026

PREPARED BY: Marcella Mills, Case Planner

PROJECT SUMMARY: Planning Application No. PA26-0032, a Conditional Use Permit application for Ducks in a Row to obtain a Type 47 ABC license (On-Sale General - Eating Place) at a new restaurant located at 41923 2nd Street, Suite 107

RECOMMENDATION: Adopt A Resolution Approving a Conditional Use Permit to Permit for Ducks in a Row to Obtain a Type 47 Alcoholic Beverage Control License and Make a Finding of Exemption of Environmental Review

CEQA: Categorically Exempt
Section 15301, Class 1 Existing Facilities

PROJECT DATA SUMMARY

Name of Applicant: Regan Schneider

General Plan Designation: Specific Plan Implementation (SPI)

Zoning Designation: Old Town Specific Plan (SP-5)

**Existing Conditions/
Land Use:**

Site: Existing Commercial Structure / SPI (Specific Plan Implementation)

North: Existing Parking Garage, Mercedes Street / SPI (Specific Plan Implementation)

South: 2nd Street, Existing Commercial Building / SPI (Specific Plan Implementation)

East: Vacant Lot / SPI (Specific Plan Implementation)

West: Vacant Lot / SPI (Specific Plan Implementation)

| | <u>Existing/Proposed</u> | <u>Min/Max Allowable or Required</u> |
|----------------------------|--------------------------|--------------------------------------|
| Lot Area: | 0.48 Acres | N/A |
| Total Floor Area/Ratio: | N/A | N/A |
| Landscape Area/Coverage: | N/A | N/A |
| Parking Provided/Required: | N/A | N/A |

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? Yes No

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

AHOZ Gain/Loss: +/- N/A

BACKGROUND SUMMARY

On January 21, 2026, Regan Schneider submitted Planning Application PA26-0032, a Conditional Use Permit, to allow for a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license for a new restaurant. The restaurant will be located at 41923 2nd Street, Suite 107.

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

The proposed 1,800 square-foot Ducks in a Row restaurant is located in the Downtown Core District of the Old Town Specific Plan within the Truax commercial building.

The suite is currently surrounded by other food, retail and general services uses, including Margarita’s Cocina y Cantina, Oak Grove Culinary Creations, and The Goat & Vine. The business in the suite adjacent, Corbeaux Wine and Tea House, is also owned and operated by Regan Schneider.

Ducks in a Row will be a full-service restaurant operating Monday and Tuesday from 11:00 AM to 10:00 PM, Wednesday and Thursday from 11:00 AM to 11:00 PM, Friday and Saturday from 11:00 AM to 11:59 PM and Sunday from 11:00 AM to 11:00 PM. The restaurant will offer an intimate “Old Hollywood inspired” dining experience with elevated and experimental cuisine and an apothecary-style retail storefront expected to sell candles, skin and body care, house-made butters, and flowers.

The approval for an ABC Type 47 (On-Sale General -Eating Place) license will allow the restaurant to sell beer, wine, and distilled spirits for consumption on the licensed premises and authorizes the sale of beer and wine for consumption off the licensed premises.

The restaurant must operate and maintain the licensed premises as a bona fide eating place. The restaurant must also maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

A Public Convenience and Necessity (PCN) determination is required when ABC finds that there is an oversaturation of alcohol beverage outlets in a particular census tract. State law prohibits ABC from issuing or transferring alcohol licenses in areas that are determined to be oversaturated, unless the local governing body finds that the public interest is served and issues a PCN determination.

Staff has confirmed with ABC that the Planning Commission does not need to make findings of Public Convenience or Necessity (PCN) determination for an ABC Type 47 license. ABC will process the findings of a PCN determination upon the approval of the Conditional Use Permit after the license application process has been initiated.

The applicant must state their case in support of a PCN determination to ABC rather than to the local jurisdiction in the request of a Type 47(On-Sale General -Eating Place) license.

Conditions of approval have been added to the Conditional Use Permit that requires a full menu to be available at all hours that alcohol is served, and that termination of alcohol sales shall be no less than one half hour prior to the closing for all days of operation.

The applicant has not proposed entertainment as part of the application. Staff has informed the applicant that an Entertainment License or Temporary Use Permit is the appropriate application for any future entertainment.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on April 23, 2026, and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL EXEMPTION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15301, Class 1, Existing Facilities) because the project involves the operation of a permitted use and the operation will not result in significant changes to the existing structure and involves negligible or no expansion of use beyond that existing at the present time and therefore, no further environmental review is required.

The request for a Conditional Use Permit is for a restaurant to provide the incidental sale of beer, wine, and distilled spirits within an existing building with no expansion proposed. The Old Town Specific Plan conditionally permits restaurants serving distilled spirits within the Downtown Core District where Ducks in a Row is proposed. Additionally, the site is adequate in size and shape to accommodate the yards, walls, fences, and other development features, and the use is in conformance with all General Plan and zoning requirements.

- ATTACHMENTS:**
1. Aerial Map
 2. PC Resolution
 3. Exhibit A – Draft Conditions of Approval
 4. Exhibit B – Statement of Operations
 5. Exhibit C - Plans
 6. Notice of Exemption
 7. Notice of Public Hearing



0 200 400 Feet

1:2,332 Date Created: 3/25/2026



PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA26-0032, A CONDITIONAL USE PERMIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR DUCKS IN A ROW RESTAURANT LOCATED AT 41923 2ND STREET, SUITE 107 AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15301 (APN 922-043-027)

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

A. On January 21, 2026, Regan Schneider filed Planning Application No. PA26-0032, a Conditional Use Permit Application in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. 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.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA26-0032 subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Application hereby finds, determines and declares that:

Conditional Use Permit, (Development Code Section 17.04.010 E)

A. The proposed conditional use is consistent with the general plan and the development code.

The proposed conditional use will allow Ducks in a Row to obtain a Type 47 Alcoholic Beverage Control license (ABC) (On-Sale General-Eating Place). The restaurant will operate as a full-service restaurant with the primary purpose of offering a full menu of food within a restaurant building. The proposed conditional use is consistent with the Old Town Specific Plan Land Use

and Urban Development Standards which conditionally allows for restaurants to operate with a Type 47 ABC On-Sale General license for Bona Fide Public Eating Place (Restaurant).

The project is consistent with the applicable General Plan designation because a restaurant is an allowable use within the Downtown Core Planning Area of the Old Town Specific Plan. The Downtown Core is intended to accommodate a variety of land uses that will create a vibrant public realm. Uses include, but are not limited to art galleries, museums, restaurants, entertainment-oriented uses, small scale boutique retailers such as gift, specialty food, and antique shops and similar retail uses, offices and service-oriented uses. Therefore, the proposed project is in conformance with the General Plan. The sale of distilled spirits would serve as an incidental use to the establishment's operations.

B. The proposed conditional use is compatible with the nature, condition and development of adjacent uses, building, and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings, or structures.

Ducks in a Row restaurant is proposed within an existing mixed-use building on a developed lot within the Specific Plan Implementation (SPI) General Plan land use designation. As conditioned, the proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures, and the proposed conditional uses will not adversely affect the adjacent uses, buildings or structures. The existing retail center contains other retail and alcohol-serving restaurant uses that are compatible with the proposed use.

C. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

The application will allow for a Type 47 On-Sale General license for a Bona Fide Public Eating Place at a restaurant. The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, buffer areas, landscaping, and other development features prescribed in the Development Code and required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

D. The nature of the proposed conditional use is not detrimental to the health, safety, and general welfare of the community.

As conditioned, the project meets all requirements of the Old Town Specific Plan, General Plan, Development Code, Fire Code and the Building Code which provide safeguards for the health, safety and general welfare of the community. Therefore, the project is not anticipated to be detrimental to the health, safety and general welfare of the community.

E. The decision to conditionally approve or deny the application for a Conditional Use Permit will be based on substantial evidence in view of the records as a whole before the Planning Commission or City Council on appeal.

The decision to conditionally approve the application for a Conditional Use Permit to allow Ducks in a Row to obtain a Type 47 ABC (On-Sale General-Eating Place) has been reviewed based on substantial evidence in view of the records as a whole before the Planning Commission.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Conditional Use Permit Application

The project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 of the CEQA Guidelines, Class 1, Existing Facilities, which provides that licensing and permitting that involves negligible or no changes in use qualify for a categorical exemption. The Old Town Specific Plan permits restaurants in the Downtown Core District where Ducks in a Row is proposed. Alcohol sales are incidental uses, and the sale of distilled spirits (on-sale) involves a negligible change in use. Additionally, all access and public utilities are available to the site, and the use is in conformance with all zoning requirements of the Development Code. Therefore, the proposed project is deemed to be categorically exempt from further environmental review.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA26-0032, a Conditional Use Permit application for a Type 47 ABC license for Ducks in a Row restaurant located at 41923 2nd Street, Suite 107 subject to the Final Conditions of Approval set forth on Exhibit A, Statement of Operations set forth on Exhibit B, and the Plan Reductions set forth on Exhibit C, attached hereto, and incorporated herein by this reference.

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 Petters, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026- 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: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

CITY OF TEMECULA

CONDITIONS OF APPROVAL ACCEPTANCE

Planning Application Number: PA26-0032

Parcel Number(s):

922-043-027

By signing below, I/we have agreed to the following Conditions of Approval, including (but not limited to) any referenced documents, local, state, or federal regulations, statement of operations, hours of operation, floor plans, site plans, and Conditions that may require the payment or reimbursement of fees, as described. I/we have read the attached Conditions of Approval and understand them. I/we also understand that violations or non-compliance with these Conditions of Approval, may delay a project, and/or result in the revocation of a permit in accordance with the Temecula Municipal Code. I/we are also responsible for disclosing these Conditions of Approval to any successive owners/operators. I/we agree and commit to the City of Temecula that I/we will implement and abide by the Conditions of Approval, including any indemnification requirements imposed by those conditions.

Property Owner Printed Name

Property Owner Signature & Date

Applicant Printed Name

Applicant Signature & Date

EXHIBIT
CITY OF TEMECULA
DRAFT CONDITIONS OF APPROVAL

Planning Application No.: PA26-0032

Project Description: Ducks in a Row CUP: a Conditional Use Permit application for Ducks in a Row to obtain a Type 47 ABC license (On-Sale General - Eating Place) at a new restaurant located at 41923 2nd Street, Suite 107.

Assessor's Parcel No.: 922-043-027

MSHCP Category: N/A (No Additional Square Feet or Grading)

DIF Category: N/A (No Additional Square Feet)

TUMF Category: N/A (No Additional Square Feet)

Quimby Category: N/A (Not a Residential Project)

New Street In-lieu of Fee: N/A (Project not located in Uptown Temecula Specific Plan)

Approval Date: May 6, 2026

Expiration Date: May 6, 2028

PLANNING DIVISION

Within 48 Hours of the Approval

1. Applicant Filing Notice of Exemption. **APPLICANT ACTION REQUIRED:**
The applicant/developer is responsible for filing the Notice of Exemption as required under Public Resources Code Section 21152 and California Code of Regulations Section 15062 within 48 hours of the project approval. If within said 48-hour period the applicant/ developer has not filed the Notice of Exemption as required above, the approval for the project granted shall be void due to failure of this condition. Failure to submit the Notice of Exemption will result in an extended period of time for legal challenges.

FEES:

Fees for the Notice of Exemption include the Fifty Dollar County (\$50.00) administrative fee. The County of Riverside charges additional fees for credit card transactions.

FILING:

The City shall provide the applicant with a Notice of Exemption within 24 hours of approval via email. If the applicant/developer has not received the Notice of Exemption within 24 hours of approval, they shall contact the case Planner immediately. All CEQA documents must be filed online with the Riverside County Assessor – County Clerk- Recorder. A direct link to the CEQA filings page is available at TemeculaCA.gov/CEQA.

COPY OF FILINGS:

The applicant shall provide the City with a digital copy of the required filings within 48 hours.

General Requirements

2. Indemnification of the City. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, this approval and the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

3. Expiration. This approval shall be used within two years of the approval date; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval within the two-year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval, or use of a property in conformance with a Conditional Use Permit.
4. Time Extension. The Director of Community Development may, upon an application being filed prior to expiration, and for good cause, grant a time extension of up to three extensions of time, one year at a time.
5. Consistency with Specific Plans. This project and all subsequent projects within this site shall be consistent with Specific Plan No. 5 (Old Town Specific Plan).
6. Conformance with Approved Plans. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Division.

7. General Alcohol License Requirements. General Alcohol License Requirements.
- A. California Department of Alcoholic Beverage Control
1. All businesses or establishments offering the sale of alcoholic beverages shall obtain and thereafter maintain the appropriate license from the state of California Department of Alcoholic Beverage Control. All businesses or establishments shall provide the ABC license, conditions of the license, and the ABC approved site plan upon request of law enforcement or the city or, upon the request of the applicant after pre compliance review.
 2. There is no exception to this requirement and businesses that operate in violation of this provision shall be subject to administrative and/or punitive action provided for in this Code.
- B. Hours.
1. Regular business hours of operation shall comply with the hours set forth in the Statement of Operations.
 - a. Monday and Tuesday 11:00 AM to 10:00 PM, Wednesday and Thursday 11:00 AM to 11:00 PM, Friday and Saturday 11:00 AM to 11:59 PM, Sunday 11:00 AM to 11:00 PM
 2. When an Entertainment License or a Temporary Use Permit is issued, alcohol sales shall cease each day at 11:59:59 p.m.
 - a. Establishment shall close at 11:59:59 p.m. Employees may continue closing operations past this hour as required but no customers shall enter or remain on the premises past 11:59:59 p.m.
 3. An hour before closing:
 - a. Limit the sale of alcohol products to items containing one alcohol serving (.60 ounces of pure ethanol) or less; and
 4. Limit the patron to one alcoholic drink per order.
 - a. Thirty minutes before closing, new alcohol service shall cease.
 - b. Last call shall be made early enough to ensure service ceases prior to closing.
- C. Training Required
- All persons who serve alcohol within the City of Temecula shall comply with the following:
1. Responsible Beverage Service Training. Every alcohol manager and every alcohol server shall obtain and maintain a current responsible beverage service training course certification as required by Business and Professions Code Section 25683.
 2. Verification of Responsible Beverage Service (RBS) Training. In accordance with Business and Professions Code Section 25682(b)(1), the applicant shall ensure that each alcohol server and alcohol manager it employs has a valid training certification. The licensee shall maintain records of certifications for inspection, upon request, by the Department of Alcoholic Beverage Control.
 3. Bartender Training and Cocktail Recipe List.
 - a. Bartenders shall be trained to properly build cocktails. At a minimum, bartenders shall be trained to build the cocktails on the Cocktail Recipe List.
 - b. The establishment shall retain a copy of all cocktail recipes on the premises at all times and shall produce them immediately upon the request of any law enforcement or code enforcement officer.
 - c. The establishment shall retain a record of each bartender's Cocktail Recipe List training for a minimum of three years and said list shall be made available for review by any law enforcement or code enforcement officer upon request. Testing shall determine competency in bartender's ability to identify ingredients, price, and number of alcohol servings.
 - d. Opening staff are required to be trained before final approval to open. New staff hired thereafter must be trained within 30 days of employment date (defined as when the employee signs a contract or completes tax identification documents).
 4. Any additional training requirements of the California Department of Alcoholic Beverage Control (ABC).

D. Alcoholic Beverage Sales Operational Standards.

Standards and Operational Requirements Generally

1. All establishments that sell alcohol, regardless of ABC Permit Type, shall comply with the following requirements and operational standards:

- a. Statement of Operations. The establishment shall comply with their Statement of Operations, on file with the Planning Division. If a conflict exists between the Statement of Operations and these conditions, then these conditions shall control except that the applicant is limited to the service of alcohol during the hours of operation as specified in their Statement of Operations.
- b. Previous Conditions of Approval. If an establishment has a valid Conditional Use Permit, all previous Conditions of Approval shall remain in full effect.
- c. Disorderly House. Establishments may not permit their licensed premises to become a disorderly house. A disorderly house is a licensed outlet (on or off sale) that: (a) disturbs neighbors with noise, loud music, loitering, littering, vandalism, urination or defecation, graffiti, etc.; and/or (b) has many ongoing crimes inside such as drunks, fights, assaults, prostitution, narcotics, etc. The licensed premises include the parking lot.
- d. Entertainment. Entertainment is prohibited unless the establishment is issued and maintains an Entertainment License per Chapter 9.10 (Entertainment License) of this Code. The Entertainment License shall remain active, and the establishment shall maintain full compliance with its Entertainment License conditions, and any other conditions required by any government agency whose permits or licenses are required for operation.
- e. Occupancy Load. The establishment shall not allow the number of occupants inside the premises building to exceed the establishment's maximum occupant load as determined by the Certificate of Occupancy.
- f. Inspections, Cooperation with Law Enforcement. Police officers, sheriff's deputies and Alcoholic Beverage Control agents are sworn law enforcement officers with the power of arrest. Whether in plain clothes or uniformed, these officers have a legal right under Business and Professions Code Section 25755 to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. This includes inspecting the bar and back bar, storerooms, offices, closed or locked cabinets and safes, kitchen, or any area within the licensed premises. Licensees shall not deny entry to, resist, delay, or obstruct or assault any law enforcement officer.
- g. ID Guide Manual. To aid in examining identification cards, the establishment shall obtain and use an up to date multi state identification manual.
- h. Staff Alcohol Consumption. No staff member shall work while under influence of alcohol or drugs in violation of Penal Code Section 647(f) or while obviously intoxicated.
- i. Right to Cancel Event. The Temecula Police Department shall have the right to stop, cancel, or temporarily delay all or portions of any activities occurring at any event when police or public safety becomes a significant concern. This shall include all events, even those that obtained a Temporary Use Permit (TUP) per Section 17.04.020 of the Temecula Municipal Code.
- j. Responsibility for Costs Incurred. The establishment shall be responsible for any cost incurred by the Temecula Police Department if additional officers are required because of traffic problems or congestions, public disturbance or where the need for police presence is required.
- k. Maintenance of Real Property. The establishment shall permanently maintain the premises' real property in an orderly fashion by the provision of regular maintenance, the removal of trash, litter, and debris from the premises and on all abutting sidewalks within 20 feet of the premises.

- l. Graffiti. Graffiti on telecommunication towers, equipment, walls, or other structures shall be removed within 72 hours from the time of its occurrence.
 - m. Signage Permits. A separate building permit shall be required for all signage. Signs shall comply with Chapter 17.28 (Sign Standards) of the Temecula Municipal Code for the appropriate zoning district.
 - n. Advertising. The establishment shall have no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within or promoting or indicating the availability of alcoholic beverages. Interior displays of beer and wine beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
 - o. Inspections. ABC agents and Riverside Sheriff's Office (RSO) shall be granted access to inspect the premises to include all office, storage, and any other areas not open to patrons.
 - p. Last call. Last call for service of alcohol shall be 30 minutes prior to closing.
- E. Standards for establishments that offer the sale alcohol for on site consumption, regardless of ABC license type.
1. Police, Security, Management Staff Meeting. Before opening, it is the responsibility of the establishment to contact the Police to arrange and hold a 90 minute meeting attended by all floor management levels, including bar, server, and security department leads.
 2. Food and Beverage Sales Documentation. The city shall have the right during business hours upon 15 days' notice to inspect the books and records of the establishment to determine the gross sales of food and or the gross sales of alcoholic beverages. Establishment gives the right to the city to review the records of the State Board of equalization for the purpose of verifying the establishment's books and records with the understanding that these reviews are confidential.
 3. Postings Required. The following physical postings must be located in a conspicuous place, as follows:
 - a. Manager on Duty Posting. During business hours, the establishment shall post the name of the staff member who is responsible for the business during that shift. The posting must be legible and visible to the public when entering the business. The responsible person must be:
 - i. An employee.
 - ii. Certified in accordance with the responsible beverage service training requirements in California Business and Professions Code Section 25683.
 - iii. Aware of all requirements in the conditional use permit, certificate of occupancy entertainment license (as applicable), and ABC license.
 - b. ABC License. The establishment shall display an approved ABC license, the associated conditions, and the approved site plan and provide a copy immediately upon request to city staff or law enforcement.
 - c. Occupancy Posting. The establishment's maximum occupant load number shall be posted over the main exit. Additionally, occupancy signs shall be posted in spaces and rooms that have been deemed to have a maximum occupancy load.
 - d. Conditions of Approval Posting. The establishment shall post any approved City of Temecula Conditions of Approval in a place readily visible and available for reading by the business' staff members.
 - e. Overservice Posting at Main Entrance and Main Bar. The establishment of each licensed business shall maintain a clearly legible permanent sign, not less than 7" x 11" in size reading, "It is illegal to sell or serve alcohol to a person who is obviously intoxicated" at the main entrance and main bar, where it can be readily visible to employees and customers. The lettering of such sign shall be no less than one inch in height.
 - f. Overservice Posting on Menu. The establishment of each on sale licensed business

that has one or more menus available for the public shall include and maintain a clearly legible statement on at least one of the menus reading, "It is illegal to sell or serve alcohol to a person who is obviously intoxicated."

- g. Exterior Sign Posting. When residential areas exist adjacent to the licensed premises, the establishment shall, at all times, display a sign of at least ten inches by ten inches at all exits and within all parking areas, worded as follows: "Please respect our neighbors by exiting quietly and not loitering."
 - h. Local Transportation Providers Posting. An 8.5" x 11" (or larger) sign listing local transportation service providers and corresponding telephone numbers shall be posted at a conspicuous location within the building. Information to assist in the compilation of this sign may be obtained through the Temecula Valley Chamber of Commerce at (951) 676 5090.
 - i. Outside Lighting. The establishment shall provide lighting, as certified by a qualified lighting engineer, at a minimum level of one foot candle of lighting throughout private parking lots and access areas serving the business. The establishment shall provide sufficient lighting during the hours of darkness to ensure customers have a clear, lighted path from the establishment to their vehicles. Said lighting shall be directed, positioned, and shielded in such a manner as not to unreasonably illuminate the windows of nearby residences. All lighting affixed to the exterior of buildings less than 8 feet high shall be vandal resistant.
 - j. Queuing Line. Queuing lines shall be managed in an orderly manner and all disruptive and/or intoxicated customers shall be denied entry. The establishment shall be responsible for monitoring the queuing lines at all times. The outdoor queuing line shall not block public walkways or obstruct the entry or exit of adjacent businesses.
 - k. Private Club Rooms or Areas. No on sale establishment shall maintain a room or designated area reserved for the exclusive use of designated persons or "private club members," unless the establishment has been issued a Duplicate On Sale General License for Designated Persons under Business and Professions Code Section 24042(b). "Designated persons" means an organization or group with a membership, purpose, and principal address that must be revealed to Department of Alcoholic Beverage Control (ABC) at the time of application for the duplicate license. The Business and Professions Code only permits the sale of alcoholic beverages to "private club members" at premises licensed with a Club (Type 51), Veterans Club (Type 52), or Special On Sale General (Type 57) ABC license.
 - l. Discount Alcohol Pricing. No "happy hour" type of reduced pricing for alcoholic beverage shall be allowed after 8:00 p.m.
 - m. Cut Off Log. The establishment shall maintain a log of cut off customers, as defined in the Municipal Code. The establishment shall use the cut off log during all hours of operation. The establishment shall provide the cut off log to law enforcement and/or code enforcement, immediately upon request.
- F. Banned Customer Log. The establishment shall maintain a log of any banned customer, as defined in the Municipal Code. The establishment shall provide the banned customer log to law enforcement and/or code enforcement, immediately upon request.
- G. Specific Alcohol Regulations based on Land Use
- The land uses below may have specific impacts related to alcohol based on their proposed land uses, all items below shall be applicable to all land uses of the same or similar land use as determined by the Director of Community Development.
- 1. Restaurant (Bona Fide Eating Establishment). Establishments selling beer and wine (ABC license Type 41), or beer, wine, and spirits (ABC license Type 47 or 48) must operate and maintain their licensed premises as a bona fide eating establishment and are subject to the following requirements:
 - a. The onsite sales and consumption of alcohol are an incidental and ancillary use to the restaurant use.

- b. Establishment is presumed to be operating as a bona fide eating establishment if the quarterly gross sales of food prepared and sold to guests on the premises exceeds the gross sales of alcoholic beverages for the same period. Establishment shall at all times maintain records which reflect separately the gross sales of food and the gross sale of alcoholic beverages on the licensed premises. The records shall be kept no less frequently than on a quarterly basis and shall be made available to the City, or its designee, upon demand.
 - c. A full menu shall be available for order during all hours that alcohol is served. The premises must offer sit down service of meals.
 - d. The premises where the establishment operates must possess a full restaurant kitchen facility containing conveniences for cooking such as a working refrigerator and cooking devices.
 - e. The premises must comply with all regulations of the health department and Business and Professions Code Sections 23038 and 23787.
 - f. Restaurants shall operate with the following conditions:
2. Morphing. No establishment shall allow their establishment to engage in the practice of morphing as defined by this Chapter.
 - a. Availability of Meal Service. Meals shall be available up to a minimum of thirty (30) minutes before closing. ABC licensed businesses Type 41, 47, and 49 shall operate as a bona fide eating place in compliance with California Business and Professions Code Sections 23038 and 23787.
8. Modifications or Revisions. The developer shall obtain City approval for any modifications or revisions to the approval of this project.
 9. Statement of Operations. The applicant shall comply with their Statement of Operations dated February 20, 2026, on file with the Planning Division, unless a conflict exists between the Statement of Operations and these Conditions of Approval, in which case the Conditions of Approval control.
 10. Revocation of CUP. This Conditional Use Permit may be revoked pursuant to Section 17.03.080 of the City's Development Code.
 11. City Review and Modification of CUP. The City, its Director of Community Development, Planning Commission, and City Council retain and reserve the right and jurisdiction to review and modify this Conditional Use Permit (including the Conditions of Approval) based on changed circumstances. Changed circumstances include, but are not limited to, the modification of business, a change in scope, emphasis, size of nature of the business, and the expansion, alteration, reconfiguration or change of use. The reservation of right to review any Conditional Use Permit granted or approved or conditionally approved hereunder by the City, its Director of Community Development, Planning Commission and City Council is in addition to, and not in-lieu of, the right of the City, its Director of Community Development, Planning Commission, and City Council to review, revoke or modify any Conditional Use Permit approved or conditionally approved hereunder for any violations of the conditions imposed on such Conditional Use Permit or for the maintenance of any nuisance condition or other code violation thereon.

BUILDING AND SAFETY DIVISION

General Requirements

12. Final Building and Safety Conditions. Final Building and Safety conditions will be addressed when building plans are reviewed and submitted to Building and Safety. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
13. Compliance with Code. All design components shall comply with applicable provisions of the most current edition of the California Building, Plumbing and Mechanical Codes; California Electrical Code; California Administrative Code, Title 24 Energy Code, California Title 24 Disabled Access Regulations, and Temecula Municipal Code as identified in Title 15 of the Temecula Municipal Code.
14. ADA Access. Provide details of all applicable disabled access provisions and building setbacks on the plans to include:
 - a. Disabled access from the public way to the main entrance of the building.
 - b. Van accessible parking located as close as possible to the main entry.
 - c. Path of accessibility from parking to furthest point of improvement.
15. Obtain Approvals and Permits. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
16. Hours of Construction. Signage shall be prominently posted at the entrance to the project, indicating the hours of construction, as allowed by the City of Temecula Municipal Code Section 9.20.060, for any site within one-quarter mile of an occupied residence. The permitted hours of construction are Monday through Saturday from 7:00 a.m. to 6:30 p.m. No work is permitted on Sundays and nationally recognized Government Holidays.

POLICE DEPARTMENT

General Requirements

17. Type 47 License. The applicant has applied for a Type 47 On-Sale General – Eating Place (Restaurant) which authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premises and authorizes the sale of beer and wine for consumption off the licensed premises. Applicant must operate and maintain the licensed premises as a bona fide eating place. Minors are allowed on the premises.
18. Consumption of Alcoholic Beverages in Public Prohibited. The applicant shall comply with Temecula Municipal Code Section 9.14.010, Consumption of Alcoholic Beverages in Public Prohibited.
19. Ensure No Alcohol Sold or Consumed by Person Under the Age of 21. The applicant shall ensure that no alcohol is sold to or consumed by any person under the age of 21.
20. Identification Verification. Identification will be verified utilizing one of the following: (a) valid California driver's license; (b) valid California identification card; (c) valid military identification card (active/reserve/retired/dependent); (d) valid driver's license from any of the 50 States or Territories of the United States; (e) valid U.S. Passport; (f) valid government issued identification card issued by a Federal, State, County or City agency.
21. Acceptable Forms of Identification. As noted above, only a valid government issued identification card issued by a Federal, State, County or City agency is acceptable, providing it complies with Section 25660 of the Business and Profession Code (B&P), which includes the following requirements: (a) name of person; (b) date of birth; (c) physical description; (d) photograph; (e) currently valid (not expired).

22. Section 303 (a) (PC). On-sale licensees may not: (a) employ hosts, hostesses, or entertainers who solicit others to buy them drinks, alcoholic or non-alcoholic; (b) pay or agree to pay such an employee a percentage of the receipts from the sales of drinks solicited; (c) permit any person whether an employee or not, to loiter for the purpose of soliciting an alcoholic drink.
23. Maintain Premises as a Bona Fide Eating Place. Type 41, 47 and 49 licensees must operate and maintain their licensed premises as a bona fide eating place. They must make actual and substantial sale of meals, during the normal meal hours that they are open, at least five days a week. Normal meal hours are: breakfast 6:00 a.m. – 9:00 a.m., lunch 11:00 a.m. – 2:00 p.m., and dinner 6:00 p.m. – 9:00 p.m. Premises that are not open five days a week must serve meals on the days they are open. The premises must be equipped and maintained in good faith. This means the premises must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment dispensers, menus, posters, signs, and enough goods to make substantial meals. The premises must comply with all regulations of the local health department. Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales is not compliance. “Meals” means the usual assortment of food commonly ordered at various hours of the day. The service of only sandwiches or salads is not considered compliance. However, certain specialty entrees, such as pizza, fish or ribs, and an assortment of other foods, such as soups, salads or desserts, may be considered a meal. The Department will presume that a licensee is operating as a bona fide eating place if the gross sales of food prepared and sold to guests on the premises exceeds the gross sales of alcoholic beverages. “Prepared” means any processing preliminary to the final serving of food. (Note: Some licensees have a “conditional” license that requires food sales to be 50% or more of the total gross sales Sections 23038 and 23787 B&P).
24. No Alcohol Sales Between 2:00 am and 6:00 am. Licensees may not sell, give, or deliver alcohol (by the drink or by the package) between 2:00 a.m. and 6:00 a.m. of the same day. No person may knowingly purchase alcohol between 2:00 a.m. and 6:00 a.m. Section 25631 B&P Code). Licensees may not permit patrons or employees to consume alcohol between 2:00 a.m. and 6:00 a.m. of the same day (even if someone bought the drinks before 2:00 a.m. Section 25632 B&P). Some ABC licenses have special conditions (restrictions) as to hours of sale that are stricter than the law. Those licenses are marked “Conditional” (23805 B&P).
25. Inspections. Police officers, sheriff’s deputies and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plain clothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. This includes inspecting the bar and back bar, store room, office, closed or locked cabinets, safes, kitchen, or any other area within the licensed premises. It is legal and reasonable for licensees to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct, or assault a peace officer (Sections 25616, 25753, and 25755 B&P; 148 and 241 (b) PC).
26. Disorderly House. Licensees may not permit their licensed premises to become a disorderly house. A disorderly house is a licensed outlet (on or off sale) that: (a) disturbs neighbors with noise, loud music, loitering, littering, vandalism, urination or defecation, graffiti, etc; and/or (b) has many ongoing crimes inside such as drunks, fights, assaults, prostitution, narcotics, etc. The licensed premise includes the parking lot (Section 25601 B&P; 316 PC).

27. Employee Training for Identification Checks. The applicant shall ensure all employees involved with the sales, service and identification checks for the purpose of any sales of alcoholic beverages are trained in the proper procedures and identification checks. Temecula Sheriff provides free training for all employers and employees involved in the service and sales of alcoholic beverages. It is the responsibility of the applicant to set up a training session for all new employees. Contact the CORE Team at (951) 694-6480 to set up a training date. Training by the Sheriff's Department is not necessary if all Licensee and Employers are LEADS certified and servers are RBS (Responsible Beverage Service) certified through ABC (Alcohol Beverage Control). Training should be completed prior to the grand opening of this business and periodic updated training should be conducted when new employees/management are hired.
28. Entertainment Rules. Events where entertainment is to be provided must abide by California Code of Regulations Rule 143.2 (Attire and Conduct) and CCR Rule 143.3 (Entertainers and Conduct). Notwithstanding any of the provisions of Rules 143.2, and 143.3, no on-sale licensee shall employ, use the services of, or permit upon his licensed premises, any entertainment or person so attired as to be in violation of any city or county ordinance.
29. Under Number of Calls for Service. Licensees may not permit their licensed premises to be a problem for the local law enforcement agency by needing an undue number of calls for service. The licensed premise includes the parking lot (Sections 24200 (a) (B&P).
30. Questions Regarding Conditions. Any questions regarding these conditions should be directed to Temecula Sheriff's CORE Team at (951) 694-6480 ext 4230.

Section C: Statement of Operations

2/20/2026

A Restaurant, Lounge, and Apothecary Retail Concept

Location: Old Town Temecula, next to our sister concept Corbeaux Wine & Tea House Ducks In A Row will be an upscale restaurant and lounge offering an intimate, Old Hollywood inspired dining experience with handcrafted classic and low ABV cocktails, a weekly rotating menu, and a curated retail storefront featuring apothecary-style goods such as candles, skincare and bodycare, wellness, tonics, syrups, house-made butters and a flower bar.

Ducks is designed to attract both locals and tourists. The retail storefront acts as both a brand extension and a means of increasing foot traffic in a more discreet location of Old Town; broadening market appeal.

Our mission is to create an elevated, immersive, and sensorial hospitality experience by blending the refinement of a cocktail lounge, the creativity of a modern kitchen, and the charm of an Old Fashion apothecary shop. Our vision is to continue our reputation for creating premier hidden gems that deliver elevated dining and service, trailblazing cocktail and craft beverages and unique artisan retail inspired from our organic lavender farm and vineyard here in Temecula.

Hours

Ducks In A Row will operate as a dinner-centric business with hours:

Monday 11am-10pm

Tuesday 11am-10pm

Wednesday 11am-11pm

Thursday 11am-11pm

Friday 11am-11:59pm

Saturday 11am-11:59pm

Sunday 11am-11pm

- Alcohol will be served throughout the business days and hours listed above.

Proposed number of employees is 5 and estimated number of customers is 20-75 a day. No private security is necessary for the marketplace or Ducks In A Row and no live entertainment as of now. Ducks In A Row acknowledges that an entertainment license or temporary use permit are required for adding entertainment in the future.

All parking spaces would be public street parking and parking structure across the street.

WALL FINISH NOTES

- | | |
|--------------------------------------|------------------------------------------------------------------------|
| 2 > (1) LAYER 5/8" TYPE X GYP BD | 14 > (1) LAYER 5/8" TYPE X GYP BD OVER 1/2" RESILIENT CHANNEL |
| 3 > (1) LAYER 5/8" GYP BD | 15 > (1) LAYER 5/8" GYP BD OVER (1) LAYER 5/8" TYPE X GYP BD |
| 5 > (1) LAYER 5/8" DENSIELD | 18 > (1) LAYER 5/8" DENSIELD TYPE X GYP BD OVER 1/2" RESILIENT CHANNEL |
| 12 > (1) LAYER 5/8" DENSARMOR TYPE X | |

FLOOR PLAN KEYNOTES

- 1 CENTER NEW WALL ON EXISTING WINDOW MULLION. SEE DETAIL 4/A-200.
- 2 PASS THROUGH WINDOW
- 3 BOOTH SEAT
- 4 PREP TABLE
- 5 FLOORING MATERIAL TRANSITION PER XX
- 6 EXISTING ONE SIDED DEMISING WALL. P/N NEW 5/8" GYP BD. FINISH TO MATCH EXISTING. ACOUSTICAL CAULK/TAPE PENETRATIONS AT TOP AND BOTTOM CONDITIONS.
- 7 COORDINATE NEW ELECTRICAL WITH EXISTING FRAMING IN DEMISING WALL.
- 8 REWORK EXISTING PLUMBING VENT, WASTE, AND WATER FOR NEW SINK. PATCH OPPOSITE WALL FINISHES AS REQUIRED TO MATCH EXISTING.
- 9 xx
- 10 FURR OUT / WRAP EXPOSED WF COLUMNS. PATCH MONOKOTE IF IMPACTED
- 11 xx

GENERAL NOTES

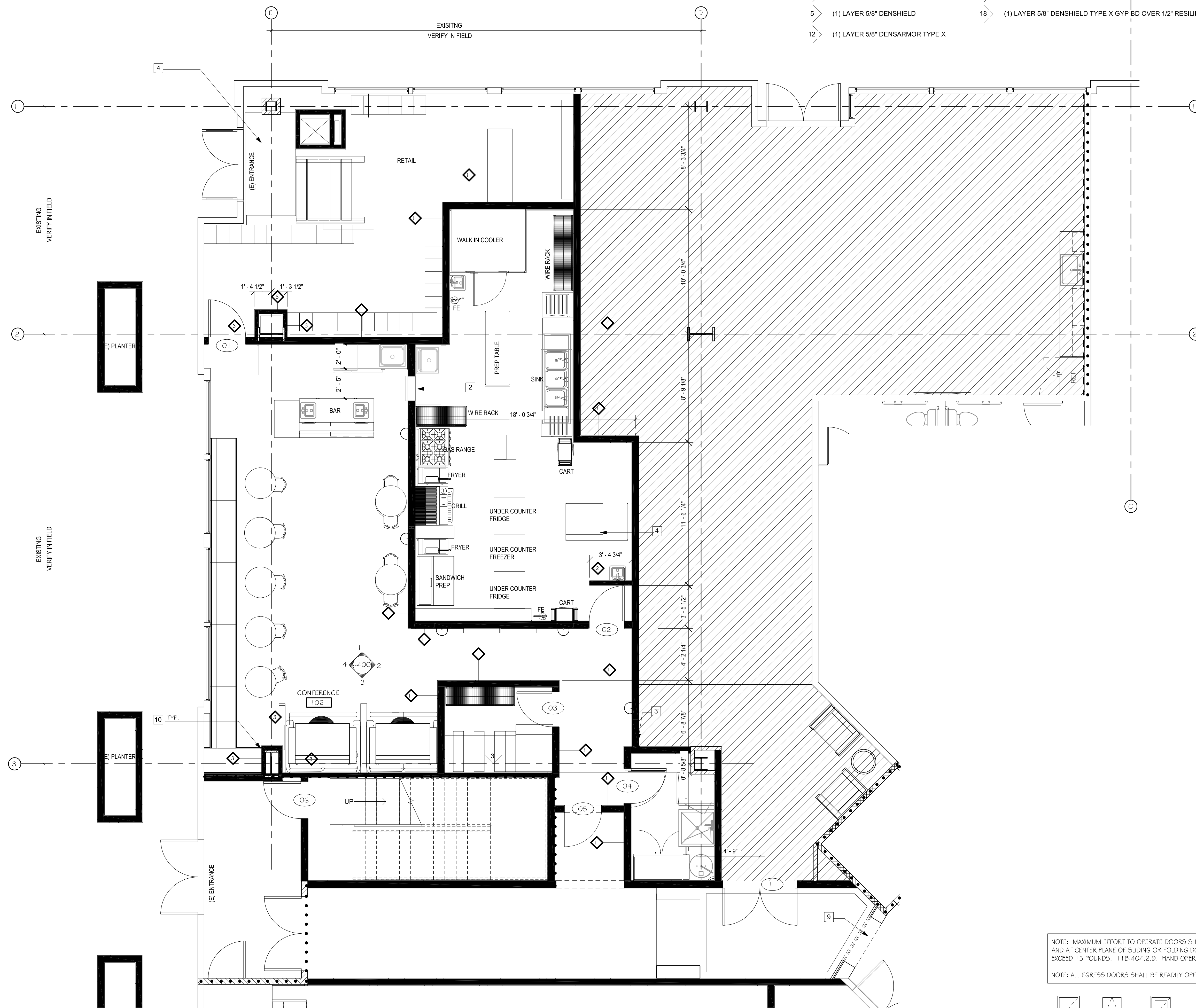
- A. ALL FURNITURE AND EQUIPMENT TO BE OWNER SUPPLIED. CONTRACTOR INSTALLED
- B. CONTRACTOR TO PROVIDE AND INSTALL ALL FLOOR PLAN KEYNOTE ITEMS UNO.
- C. ALL NEW WALLS TO BE 1 1/2" TALL U.N.O. MEASURED FROM CONCRETE SLAB

FINISH SCHEDULE

- | | |
|-------------------------|-----------------------------|
| 1. FLOORING: | PAINTED CONCRETE |
| 2. WALLS: | PAINT FINISH, COLOR TBD |
| 3. DOORS: | PAINT FINISH, COLOR TBD |
| 4. HANDRAILS: | PAINT FINISH, COLOR TBD |
| 5. KITCHEN COUNTERTOPS: | COLOR QUARTZ - VENATINO |
| 6. KITCHEN CABINETS: | PLASTIC LAMINATE, COLOR TBD |
| 7. EXISTING COLUMNS: | PAINT FINISH, COLOR TBD |

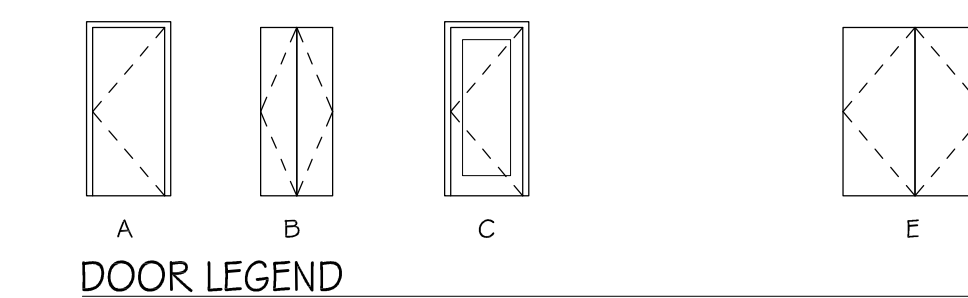
WALL LEGEND

- ◊ NEW NON-RATED 6" 20 GA MTL STUDS @ 16" O.C. WITH 5/8" GYP BD EACH SIDE. UNO
- ◊ NEW NON-RATED FURRING 3 5/8" 20 GA MTL STUDS @ 16" O.C. WITH 5/8" GYP BD ONE SIDE



NOTE: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS. 1 1/8"-404.2.9. HAND OPERATED HARDWARE IS TO BE CENTERED: 34" BUT S. 44" ABOVE FLOOR.

NOTE: ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1.010.1.9)



1 FLOOR PLAN
Ref: A-201 / Scale: 1/4" = 1'-0"

| NO. | DATE | ISSUE |
|---------------------|----------------|-------|
| REVISION SCHEDULE | | |
| Project No: | Project Number | |
| Project Start Date: | Issue Date | |
| Drawn: | Designer | |
| Checked: | Checker | |
| Revision: | | |
| Sheet Name: | | |

FLOOR PLAN

Scale: As indicated
Sheet No:



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL

CEQAProcessing@srclkrec.com

May 6, 2026

Supervising Legal Certification Clerk
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

SUBJECT: Filing of a Notice of Exemption for Planning Application Number PA26-0032, a Conditional Use Permit application for a restaurant to obtain a Type 47 ABC license (On-Sale General - Eating Place) located at 41923 2nd Street, Suite 107

Dear Sir/Madam:

Enclosed is the Notice of Exemption for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) the Applicant will pay for the County Administrative fee to enable the City to file the Notice of Exemption required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. The payment of the \$50.00 filing fee is under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a \$25.00 filing fee.

Also, please email a stamped copy of the Notice of Exemption **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Marcella Mills at email marcella.mills@TemeculaCA.gov.

Sincerely,

Matt Peters
Director of Community Development

Enclosures: Notice of Exemption Form
Electronic Payment - Filing Fee Receipt

City of Temecula
Community Development
Planning Division

Notice of Exemption

TO: County Clerk and Records Office
County of Riverside
P.O. Box 751
Riverside, CA 92501-0751

FROM: Planning Division
City of Temecula
41000 Main Street
Temecula, CA 92590

Project Title: Ducks in a Row Restaurant (PA26-0032)
Description of Project: A Conditional Use Permit to allow for Ducks in a Row restaurant to obtain an ABC Type 47 license (On-Sale General – Eating Place).
Project Location: 41923 2nd Street, Suite 107
Applicant/Proponent: Regan Schneider

The Planning Commission approved the above-described project on May 6, 2026, and found that the project is exempt from the provisions of the California Environmental Quality Act, as amended.

Exempt Status: (*check one*)

- | | |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Ministerial (Section 21080(b)(1); Section 15268); | <input type="checkbox"/> Statutory Exemptions (Section Number: _____) |
| <input type="checkbox"/> Declared Emergency (Section 21080(b)(3); Section 15269(a)); | <input checked="" type="checkbox"/> Categorical Exemption: (Section 15301, Class 1, Existing Facilities) |
| <input type="checkbox"/> Emergency Project (Section 21080(b)(4); Section 15269(b)(c)); | <input type="checkbox"/> Other: Section 15061(b)(3) |

Statement of Reasons Supporting the Finding that the Project is Exempt:

Under Section 15301 of the CEQA Guidelines, Class 1, Existing Facilities, licensing and permitting that involves negligible or no changes in use qualify for a categorical exemption. The Old Town Specific Plan permits restaurants in the Downtown Core District where Ducks in a Row is proposed. Alcohol sales are incidental uses and the sale of distilled spirits (on-sale) involves a negligible change in use. Additionally, all access and public utilities are available to the site, and the use is in conformance with all zoning requirements of the Development Code.

Contact Person/Title: Marcella Mills, Planning Technician

Telephone Number (951) 240-4243

Signature: _____
Matt Peters
Director of Community Development

Date: _____

Date received for filing at the County Clerk and Records Office:

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 6, 2026

PREPARED BY: Yannin Marquez, Case Planner

PROJECT SUMMARY: Planning Application No. PA26-0090, a Sign Program Amendment Application to modify the existing Winchester Marketplace Sign Program No. 30 to allow an additional sign location at 40705 Winchester Road, Unit 4

RECOMMENDATION: Recommendation of Denial in Order to Comply with the Temecula General Plan and the Temecula Municipal Code

CEQA: Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15270 (a)

PROJECT DATA SUMMARY

Name of Applicant: Kasey Clark

General Plan Designation: Community Commercial (CC)

Zoning Designation: Community Commercial (CC)

**Existing Conditions/
Land Use:**

| | |
|--------|--------------------------------------------------------|
| Site: | Existing Commercial Center/ Community Commercial (CC) |
| North: | Murrieta Creek / Open Space (OS) |
| South: | Winchester Road / Community Commercial (CC) |
| East: | Existing Commercial Center/ Community Commercial (CC) |
| West: | Existing Commercial Center / Community Commercial (CC) |

BACKGROUND SUMMARY

On November 10, 2025, the planning department reviewed sign plans for Kura Sushi Bar located at 40705 Winchester Road, Unit 4. The applicant was provided with a list of comments that were

required to be addressed for the sign plans to conform to the Winchester Marketplace Sign Program No. 30.

On November 12, 2025, Betty Northcott, a representative of the sign company, had questions regarding staff's comments. One of the questions was about the feasibility of the wall mounted sign, identified as Sign 2.0 on page 15 of the plans, and if it would be supported for approval. Staff identified *Location of Tenant Signage* on page 9 of the Winchester Marketplace Sign Program No. 30 that explicitly designates allowable sign placement areas, followed by illustrations of allowed sign placement areas that support staff's denial of Sign 2.0.

On November 14, 2025, Ms. Northcott asked staff, on behalf of the business owner and landlord, if there was a process in place to review Sign 2.0 for approval. On November 17, 2025, staff informed Ms. Northcott that the proposed sign location is not permitted under the current sign program and is not a location supported by staff. Staff informed Ms. Northcott that the proposal could be forwarded to the Commercial Center Subcommittee with staff's recommendation for denial. If the Subcommittee supported the sign, a Sign Program Amendment application will be required. Additional information regarding the application fee and review period were included.

On November 26, 2025, Ms. Northcott informed staff that Sign 2.0 would be removed from their current sign plans to allow issuance of sign permits that are in conformance with the sign program. Separately, the Sign 2.0 sign proposal package was requested for the Commercial Center Subcommittee's review. On December 1, 2025, staff acknowledged their request and requested justification to be included with their Sign 2.0 sign proposal package.

On December 2, 2025, Kasey Clark, a representative of the sign company, provided staff Sign 2.0 sign proposal package and a justification for the Commercial Center Subcommittee to review. On December 4, 2026, staff provided the Commercial Center Subcommittee with the proposed sign placement plans, justification and staff's reasons for denial. The Commercial Center Subcommittee comprised of Chair Commissioner Turley-Trejo and Commissioner Solis agreed with staff's denial of the proposed sign placement. On December 29, 2025, Ms. Clark was informed via email that the Commercial Center Subcommittee reviewed their request and are not in favor of Sign 2.0 sign placement.

On January 5, 2026, Ms. Northcott requested a denial letter for their records and if there was an opportunity to appeal the decision. On January 5, 2026, staff informed Ms. Northcott that a formal application was not submitted and therefore cannot be provided with an official denial letter. Staff informed Ms. Northcott she may proceed with a Sign Program Amendment application and pay a non-refundable fee of \$2,941 for the Planning Commission to review the proposed sign plans. Staff reiterated that the Planning Commission is comprised of five members. Two of the five members have denied the proposal.

On January 6, 2026, Ms. Northcott informed staff they are moving forward with a Sign Program Amendment application submittal and requested information on the submittal requirements. On January 6, 2026, staff provided the submittal requirements for a Sign Program Amendment application and included an alternative sign placement that staff would support for her client to consider. An under canopy hanging sign example was included in the email correspondence

along with an example of the sign criteria the alternative sign needs to adhere to. On February 3, 2026, Ms. Clark confirmed the business owner would like to proceed with the Sign Program Amendment application with the original proposed location for Sign 2.0. Ms. Clark requested additional assistance with the radius package.

On February 4, 2026, staff presented Ms. Clark with two options and respective requirements for: pursuing the originally proposed Sign 2.0 location, which requires a public hearing, or submitting an under-canopy hanging sign for administrative review. On March 3, 2026, the applicant submitted the Sign Program Amendment application for review of Sign 2.0.

ANALYSIS

The Winchester Marketplace shopping center is located north of Winchester Road. This shopping center contains a grocery store, restaurants, dentist office, personal services businesses, and retail. The vicinity around this shopping center includes similar commercial businesses.

General Plan

Temecula's General Plan's Community Design Element section establishes a policy foundation to address the City's image enhancement that includes signs. Signs should be designed at a scale that is not overpowering from the pedestrian's perspective. The applicant's proposed additional sign location violates these guidelines by overpowering the building architecture and failing to orient towards shoppers within the center, prioritizing visibility over compliance.

Temecula Municipal Code

Temecula Municipal Code Section 17.28.240 (A) provides that wall mounted business signs or building identification signs for buildings with two stories or less in commercial districts shall be allowed one sign for each tenant per frontage. The applicant's proposed sign is not located on the frontage of the business.

Staff has made an attempt to work with the applicant to relocate the sign to meet the development standards set forth in the Temecula Municipal Code and the General Plan. Due to the impacts the proposed sign location would have on the shopping center, staff is not supportive of the Sign Program Amendment application.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *Press Enterprise* on April 23, 2026, and mailed to the property owners within a 600-foot radius.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project is exempt from further environmental review pursuant to CEQA Guidelines Section 15270 (a) as a project is exempt from CEQA as staff is recommending that the project be disapproved as currently designed.

- ATTACHMENTS**
1. Aerial Map
 2. PC Resolution
 3. Plan Reductions
 4. Notice of Public Hearing

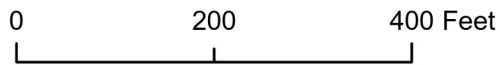


Project Site

WINCHESTER RD

RING RD

PROMENADE MALL WEST



1:2,332 Date Created: 3/27/2026



The map PA26-0090.mxd is maintained by City of Temecula GIS. Data and information represented on this map are subject to update and modification. The City of Temecula assumes no warranty or legal responsibility for the information contained on this map. This map is not for reprint or resale. Visit the City of Temecula GIS online at <https://temecula.gov/gis>

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA DENYING PLANNING APPLICATION NO. PA26-0090, SIGN PROGRAM AMENDMENT APPLICATION TO MODIFY THE EXISTING WINCHESTER MARKETPLACE SIGN PROGRAM NO. 30 TO ALLOW AN ADDITIONAL SIGN LOCATION AT 40705 WINCHESTER ROAD, UNIT 4 AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 910-290-019)

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

A. On March 3, 2026, Kasey Clark filed Planning Application No. PA26-0090, a Sign Program Amendment Application. This application was filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. 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.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission denied Planning Application No. PA26-0090, subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in denying the Application hereby finds, determines and declares that the Sign Program Amendment Application PA26-0090 is not in accordance with Temecula Municipal Code Section 17.28.080. (Sign Programs) and do not comply with the following findings:

A. The proposed signs enhance the development, and are in harmony with, and visually related to:

1. All the signs included in the sign program. This shall be accompanied by incorporating several common design elements such as materials, letter, style, colors, illumination, sign type or sign shape
2. The buildings and/or the developments they identify by utilizing materials, colors, or design motifs included in the building being identified, and

3. Surrounding development by not adversely affecting surrounding land uses or obscuring approved signs

The proposed sign does not enhance the development and is not in harmony with the other signs that are part of the sign program. The location of the sign is on an extension of a building that is not part of the business' frontage or entrance. This extension exists in other parts of the shopping center that serves as a covered walkway for customers to get in and out of the shopping center. Allowing the proposed sign location will set the precedent for all existing extensions of the building to add an additional sign. Additionally, it will create an imbalance of visual open space and will be out of scale to the tenant's corresponding building frontage. This visual inconsistency will diminish the aesthetic quality of the signs and obscure approved sign locations.

B. The sign program accommodates future revisions which may be required due to changes in building tenants; and

The sign program does not accommodate future revisions which may be required due to changes in building tenants. The proposed amendment to the sign program places a sign on the extension of the building that is not designated as a sign band. The limited space provided by the extension would not accommodate all future building tenants as there would be insufficient room for all other tenants to place signs on the building extensions due to the limited size and would not serve its purpose of being visible to pedestrians.

C. The proposed sign program satisfies the intent of this chapter, in that the sign program complies with all the regulations of this chapter, except that flexibility is allowed with regard to sign area, number, location, and height. Further, to the extent the sign program does not comply with the requirements of this chapter as to sign area, number, location, height, the proposed sign program enhances the development and more fully accomplishes the objectives of this chapter.

The proposed sign program amendment does not satisfy the intent of this chapter and does not comply with all the regulations of Chapter 17.28. Temecula Municipal Code Section 17.28.240 (A) provides that wall mounted business signs or building identification signs for buildings with two stories or less in commercial districts shall be allowed one sign for each tenant per frontage. The applicant's proposed sign is not located on the frontage of the business and the business already has a sign on the frontage of the building. Moreover, the location of the additional sign creates an imbalance of the visual open space and is out of scale to the tenant's corresponding building frontage.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the denial of the Development Plan:

A. In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project is exempt from further environmental review pursuant to CEQA Guidelines Section 15270 (a) as a project is exempt from CEQA if it is disapproved by a public agency.

PASSED, APPROVED, AND ADOPTED by the City of Temecula Planning Commission on 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 forgoing PC Resolution No. 2026-XX 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: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

WINCHESTER MARKETPLACE TEMECULA, CALIFORNIA SIGN PROGRAM #30

Original Sign Program Approved March 15, 1999
Amended June 11, 2015 (PA15-1350)
Amended March 20, 2017 (PA17-0546)

APNs:

910290009
910290011
910290007
910290008
910290006
910290010



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WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 1

OBJECTIVE

The objective of the Winchester Marketplace Sign Guidelines and Criteria is to provide design standards and specifications that assure consistency in quality, color, size, placement, and configuration for signage throughout the project.

TENANT RESPONSIBILITY

Tenant shall be responsible for the following:

- o Sign design for tenant(s) sign(s)
- o Permit processing costs and application fees
- o Sign fabrication and installation
- o All costs relating to signage maintenance, repair or removal, including repair of any damage to the building, i.e. patching painting of building fascia to maintain the appearance and operating condition of all signs once they are installed, and in accordance with approved plans.

SUBMITTALS AND APPROVALS

1. There is a formal process for the creation, review and approval of tenant signage. Prior to sign fabrication, plans for all proposed signage shall be submitted to the Owner or His Authorized Agent who will review plans for conformance with the Tenant Sign Guidelines and Criteria. All plans submitted for approval must conform to requirements of the criteria contained herein and the City of Temecula Ordinances. The Owner shall have the discretionary authority to deny approval for any submittal which does not comply with the intent or purpose of the Tenant Sign Guidelines and Criteria. Lessee shall submit within forty -five (45) days after lease signing.

For signage approval, include (3) sets of the following and submit to:

SCHULTZ ASSOC., LLC
ATTN: KRISTINA McCABE AMY COLLINS
6119 RIDGEVIEW, STE 300
RENO, NV. 98509
PHONE: (775) 828 -1400

WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 2

- a. Include with submittal, name, address and phone number of tenant/ user.
 - b. Name, address and phone number of Sign Contractor, copy of workman's comp. insurance certificate, C-45 electric sign contractor's License copy and copy of Liability Insurance Certificate for at least \$2,000,000.00 (two million dollars) naming "CIP Temecula, LLC and it's Agents" as additional insured.
 - c. Elevation of structure showing all proposed signs indicating sign type, design, location, size and layout of sign drawn to scale and indicating dimensions of building, dimensions of tenant frontage as well as sign dimensions, attachment devices and construction details, colors, materials and lighting details.
 - d. Section detail of letters and /or sign element showing a dimensional projection of the face of letters, method and intensity of illumination.
2. Following approval of proposed signage by the Owner, applications for all permits for fabrication and installation by Sign Contractor may be submitted to the City of Temecula Planning Department for approval, along with applicable sign permit applications. Tenant shall provide landlord a copy of sign permit card within 5 days of issuance.
 3. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and working drawings. Following completion of signage installation, tenant shall provide landlord copy of sign) permit /inspection record card showing final City approval within five days of issuance.

RESTRICTIONS

Only those sign types specified by Ordinance No. 98 -10 of the City of Temecula and approved in writing by the Owner will be allowed. The following signs are prohibited:

1. **Prohibited Signs**
 - a. Signs other than those required for public safety, information or interpretive signage, shall be prohibited in any area designated as natural open space.
 - b. Exposed junction boxes, transformers, lamps, tubing, conduits, or neon crossovers of any type.

- c. Typical internally illuminated cabinet sign with acrylic material used for entire sign face.

WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 4

- d. Rooftop signs, rotating, revolving, flashing or moving signs, and pole signs.
- e. Advertising or promotional signs on parked vehicles.
- f. Off premise signs (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located.
- g. No signs, decals or advertising may be placed on windows except as provided for in the sign plan and specifically approved in writing by the owner. Window neon signs will be considered by the landlord on a case by case basis.
- h. No temporary promotional signs, appliances, or advertising shall be permitted such as banners, pennants, streamers, temporary wall signs, portable signs, sandwich boards, inflatable displays or any other attention getting devices except as provided for herein, or as allowed by City of Temecula Ordinance No. 98 -10, Chapter 17.28 along with owner approval.

2. Nonconforming Signs

The Owner may, at its sole discretion, correct, replace or remove any sign that is installed without written approval and /or that is deemed not to be in conformance with the plans as submitted and with the Tenant Sign Guidelines and Criteria.

3. Illegal Signs

Any sign that is deemed not to be in conformance with the approved Tenant Sign Guidelines and Criteria or erected without government approval or permits is considered an illegal sign. The owner may, at its sole discretion, correct, replace or remove any illegal sign.

4. Abandoned Signs

An abandoned sign is that whose use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 90 days or as specified in Section D, Chapter 17.28.910 of City Sign Ordinance. The Owner may, at its sole discretion, replace or remove any abandoned sign.

*Note: Any expense incurred by Owner for correction or removal of Non-Conforming Signs; Illegal Signs and Abandoned Signs will be the burden of the tenant and tenant will reimburse owner for all costs upon receipt of invoice.

WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 5

GENERAL PROVISIONS

1. Signs shall be designed in a manner that is compatible with and complementary to the overall project and adjacent facades.
2. Only those sign types provided for in the sign plan and /or specifically approved in writing by the Owner will be allowed.
3. Signage that incorporates logos, business identity, and /or images denoting the type of business shall be encouraged. Logo design and colors to be approved by the Owner.
4. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of a type font exclusive of typographic swashes, ascenders, and descenders.
5. Signs shall be without visible means of attachment, unless attachments make an intentional statement.
6. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standard.

Added June 11, 2015

7. Sign Backers for channel letters and logo boxes are to be constructed of a high quality materials and finishes that must be pre-approved by the City of Temecula and landlord. Example high quality finished include wood, powder coated aluminum, glass and other materials that are durable and visually compatible with the entire center. The total size of the backers shall be no larger than five (5%) percent of the approved sign area.
8. The combined depth of the backers plus signs shall be no deeper than 10 inches

CONSTRUCTION REQUIREMENTS

1. All formed metal, such as letter forms, shall be fabricated using full-weld construction and manufactured of aluminum.
2. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to

secure ferrous to non-ferrous metals.

3. Threaded rods or anchor bolts shall be used to mount illuminated channel letters, which are spaced out from fascia. Angle clips attached to letter sides will not be permitted. Channelume type construction will not be permitted.
4. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 7

5. All penetrations shall be waterproofed so as not to allow any water leaks. All channel letters must have "weep holes" or drain holes at the bottom of letters.
6. Depth of illuminated channel letters shall not exceed 5 inches. Neon inside illuminated channel letters shall be sufficient to make illumination even with no dull spots or "hot spots"
7. Signs illuminated with neon shall use 30 m.a. transformers. All illumination must match the exact specifications of the approved shop drawings.
8. Reverse pan channel letters or letters with halo illumination must have clear lexan enclosures covering the backside of each letter.
9. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
10. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.
11. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
12. Penetrations into building walls, where required, shall be made waterproof.
13. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on drawings submitted to the Owner. Sign contractor shall install same in accordance with the approved drawings.
14. In no case shall any manufacturer's label be visible from normal viewing angles.

WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 8

TENANT WALL MOUNTED SIGNS:

One square foot of signage is allowed for every linear foot of store frontage per the City of Temecula Sign Ordinance. All wall-mounted signs shall conform to details in attached Exhibit D.

- a. Internally-illuminated channel letters, reverse pan channel letters, and open pan channel letters are all allowable sign types. Open pan channel letters may only be used when the inside of the channel lettering is painted the same color as the neon used within the channel.
- b. All wall signage must be fabricated of aluminum. See attached Exhibit D for details.
- c. The maximum letter height within the center is 42" for in-line tenants, and 45" for stand-alone pad tenants. The minimum letter height for all tenants shall be no less than 8". Note: For stand-alone Building D, the overall sign height, including logo(s), shall not exceed 88".
- d. The use of internally-illuminated logo boxes in conjunction with internally-illuminated individual letters is permitted provided the height of the logo nodule is no greater than the height of the largest letter and no wider than two times (2x) the height of the largest letter. In no case will logo nodules by themselves be allowed.
- e. Externally-illuminated tenant wall signs are not allowed.

Colors

The following guidelines are to be adhered to in selecting colors for signage:

- Sign colors should be selected to provide sufficient contrast for readability against building backgrounds (see sign type exhibits attached)
- Colors within each sign should be harmoniously blended
- Color of letter returns on channel letters should match the color of the fascia upon which the signs are attached unless approved in writing by Owner.
- Neon colors should complement related signage elements (e.g., red plex letter face with red neon)



**WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA**

PAGE 9

1. **Type Styles**

Tenants may adapt established type styles or logo fonts that are in use on similar buildings operated by them, provided that the Owner approves them. Type may be arranged in one or more lines of copy, and may consist of upper and/ or lower case letters.

2. **Design Balance**

Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided so that signs appear balanced and in scale in relation to their backgrounds and adjacent signage, Only those sign types outline herein will be allowed unless specifically approved in writing by the Owner and the City of Temecula. The types of signs allowed will vary in accordance with architectural configurations and other building/site conditions.

Tenants with more than one frontage may have one sign per elevation as approved by Owner and the city of Temecula. Stand-alone Building D shall be allowed one sign per elevation, subject to approval by Owner and City of Temecula. All signs must conform to the design criteria of this Sign Program.

3. **Location of Tenant Signage**

Tenant signs should be centered vertically and horizontally in designated sign band area or tower locations below the architectural diamonds on the fascia. Refer to "Exhibit E" for guidance. Same exhibit also shows maximum letter height for "typical" sign locations.

Stacked copy is allowed, but in no case may the overall height of stacked copy (not including any separate logo box(ex)) exceed the maximum allowable height for a single line of letters. E.g., if the Tenant's sign location allows a 24" maximum letter height and they wish to have two lines of "stacked" copy, then the stacked copy cannot exceed 24" in overall height.

Added January 20th, 2026

Pursuant to the objectives and standards established in the Winchester Marketplace Sign Program, the proposed designated sign band placements are detailed in attached Graphic Exhibits labeled *Typical Sign Placement* and are consistent with the adopted sign guidelines above. the placement, size, and construction of the new sign should adhere to the one square foot per linear foot frontage ratio, maximum height restrictions, allowable materials, and illumination standards as set forth in this program (see pages 8-10). This amendment ensures that the identity and visibility needs of the tenants are balanced with the community's aesthetic expectations and Cit of Temecula Ordinance No. 98-10.

Ancillary Signage

Ancillary signs are signs other than primary tenant identification signs. Typical ancillary signage includes:



WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 10

Window Signs

Window signs may be incorporated as part of a tenant storefront display; but such signs should be designed to augment the display of merchandise and appropriately scaled. Maximum area allowed is 4 square feet per window. Design of all window signs subject to Owner's approval prior to installation. Use of windows strictly as "sign boards" or backgrounds is prohibited. Window neon signs may be allowed on a case-by-case basis requiring Owner's review and approval. All window neon signs must be hard-wired ceiling and use a dedicated junction box. No plug -in neon allowed.

Temporary Window Signs:

Temporary window signs are allowed if they meet the following criteria: Temporary window signs are those signs which advertise or promote a special event, such as an opening, or offering a new product or service, and are easily removed.

- i. Sign graphics of any nature painted directly on a window shall not be considered a temporary window sign.
- ii. A window sign advertising or promoting any product or service offered on a regular basis or at a regular price shall not be considered a temporary window sign.
- iii. Temporary window signs shall not be illuminated, shall be limited to 12% of the tenant's storefront glass area, and shall be displayed no more than 14 days.
- iv. Flashing or moving signage is prohibited.

PROJECT ENTRY MONUMENT SIGNS: (EXHIBIT A)

Entry monument wall signs shall be located at each entrance (see site plan exhibit). In addition two individual tenant monument signs shall be allowed for entire center per the new City of Temecula Sign Ordinance. Each tenant monument sign shall be limited to 6 feet in height and 30 sq feet per sign face.

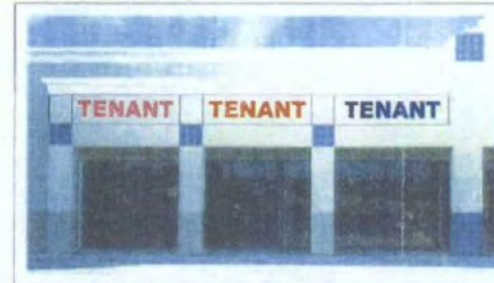
WINCHESTER MARKETPLACE
TENANT SIGN GUIDELINES AND CRITERIA
PAGE 11

MULTI TENANT PYLON SIGNS:(EXHIBIT B)

Signs shall be located on Parcel 1 and Parcel 5. The exact location is to be determined at time of sign submittal for permits. These signs shall contain multiple panels for use by tenants of the project. However, the Developer reserves all rights and authority to determine which Tenants, if any, may be permitted to use signage.



2'-0" LETTER SIZE MAXIMUM HERE



1'-0" LETTER SIZE MAXIMUM HERE



3'-0" LETTER SIZE MAXIMUM HERE



3'-0" LETTER SIZE MAXIMUM HERE

TYPICAL SIGN PLACEMENT

ELEVATIONS 5 SCALE 3/32"=1'-0"
 SIGN LENGTHS TO BE 75 PERCENT OF LEASED PREMISES MAXIMUM...
 SIGN HEIGHTS TO BE BASED ON ARCHITECTURAL FEATURES SHOWN ABOVE...
 SIGN SQUARE FOOTAGE TO BE BASED ON CITY CODE REQUIREMENTS...

PROJECT TITLE WINCHESTER MARKETPLACE
 ADDRESS TEMECULA
 ACCOUNT EXECUTIVE REID COOPER
 FILE #WINCHED1 DESIGN #98824 REVISED MARCH 04, 1999 DAG

APPROVED

SUBJECT TO BUILDING DEPARTMENT APPROVAL
 CITY OF TEMECULA PLANNING DEPARTMENT
 PROJECT MEETS ZONING STANDARDS

BRANDON RABIDOU
 03/31/2017

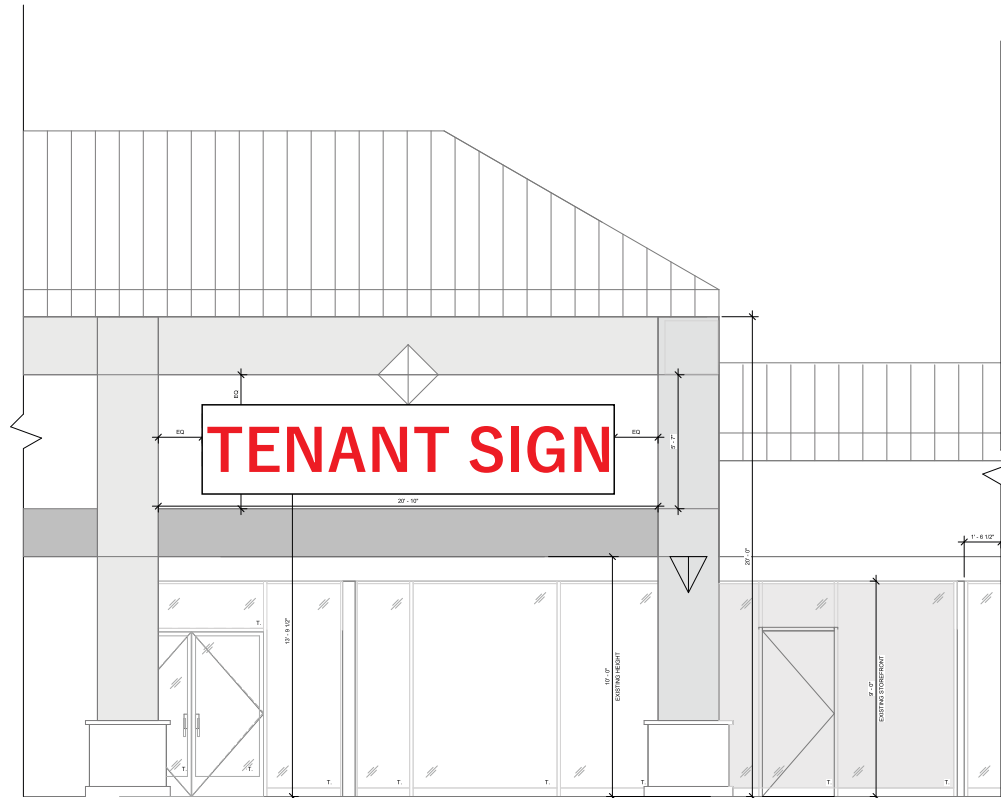
ULTRANEON SIGN COMPANY
 5455 CAMP EY STREET, SUITE 401, SAN DIEGO, CA 92121
 ALL PRICES INCLUDE 10% SALES TAX AND DELIVERY CHARGES

City of Temecula PLANNING Department

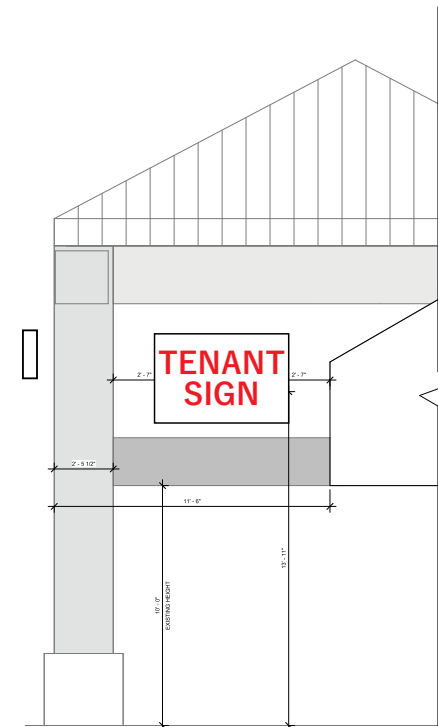
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Added January 20th, 2026

Pursuant to the objectives and standards established in the Winchester Marketplace Sign Program, the proposed designated sign band placements are detailed in attached Graphic Exhibits labeled Exhibits labeled Typical Sign Placement and are consistent with the adopted sign guidelines above. The placement, size, and construction of the new sign should adhere to the one square foot per linear foot frontage ratio, maximum height restrictions, allowable materials, and illumination standards as set forth in this program (see pages 8-10). This amendment ensures that the identity and visibility needs of tenants are balanced with the community's aesthetic expectations and City of Temecula Ordinance No. 98-10.



2'-0" Letter Size Maximum here



2'-0" Letter Size Maximum here

TYPICAL SIGN PLACEMENT CONTINUED...

Elevation Scale: $\frac{1}{8}'' = 1'-0''$



NEW DOUBLE FACED INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT DISPLAY SCALE 3/8"=1'-0"
 USE STANDARD .090 AND .063 ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CEMENT FOOTING.
 SIGN PANELS USE .090 ALUMINUM WITH ROUTED AREAS WHERE GRAPHICS OCCUR.
 PUSH THROUGH 1/2" CLEAR PLEX WITH TRANSLUCENT VINYL FACES FOR THROUGH FACE AND EDGE LIGHTING.
 USE WHITE LEXAN DIFFUSER PANELS BEHIND, ILLUMINATE WITH CWOHO FLUORESCENT TUBES AT 1'-0" ON CENTER.
 USE CERAMIC TILE DECOR AT BASE ON CEMENT PAD AND FOOTING.

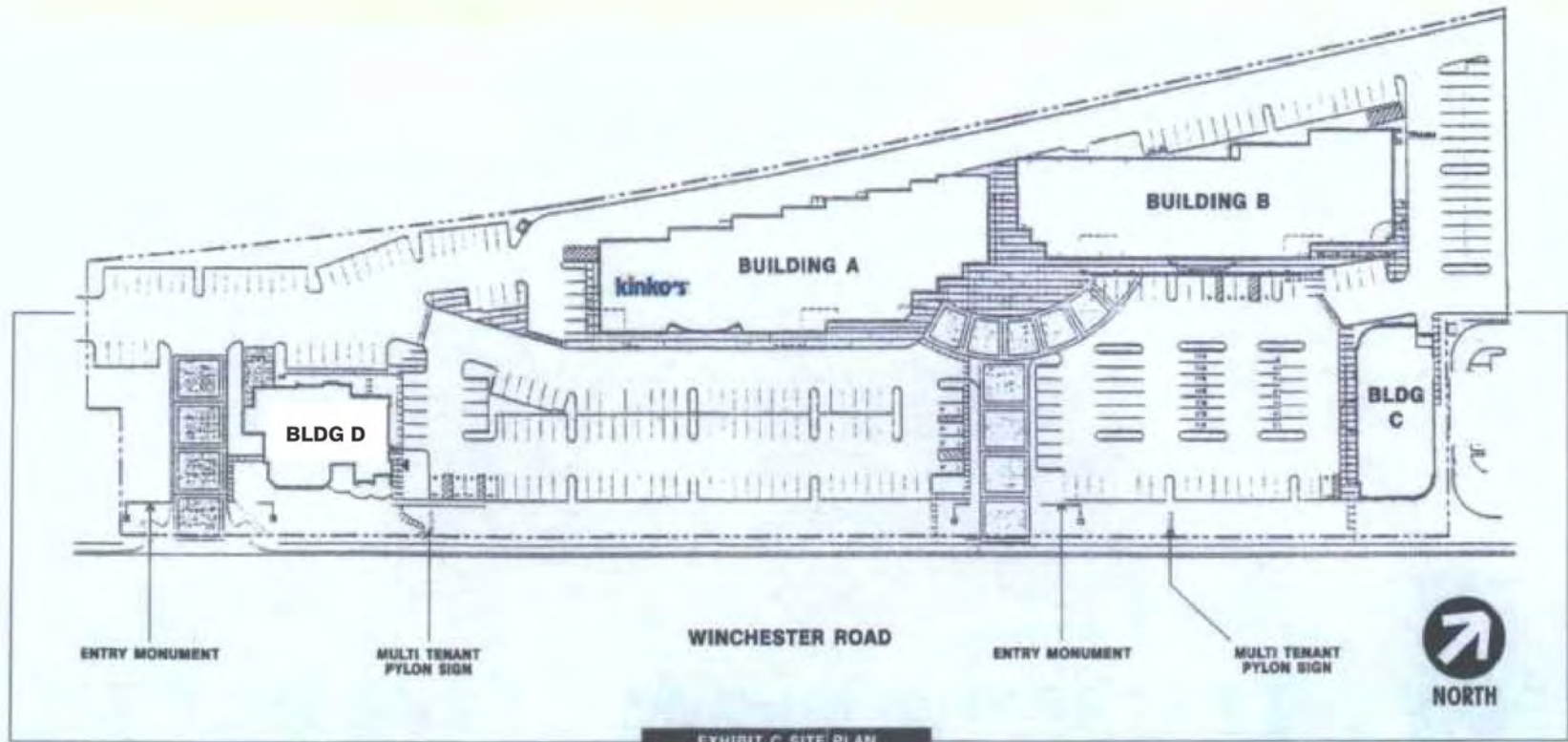
PROJECT TITLE WINCHESTER MARKETPLACE
 ADDRESS TEMECULA
 ACCOUNT EXECUTIVE REID COOPER
 FILE #WINCHE01 DESIGN #98824 REVISED MARCH 04, 1999 DAG

APPROVED

SUBJECT TO BUILDING DEPARTMENT APPROVAL
 CITY OF TEMECULA PLANNING DEPARTMENT
 PROJECT MEETS ZONING STANDARDS
 PERMITS ARE REQUIRED
 brandon.rabidou
 03/31/2017

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WINCHESTER ROAD

EXHIBIT C SITE PLAN

MULTI TENANT PYLON SIGNS
MUST BE AT LEAST 350'-0" APART
SETBACKS FROM PROPERTY LINE SHALL BE A
MINIMUM OF 5'-0" OR A MINIMUM OF 17'-0"
FROM FACE OF CURB WHICHEVER IS LESS

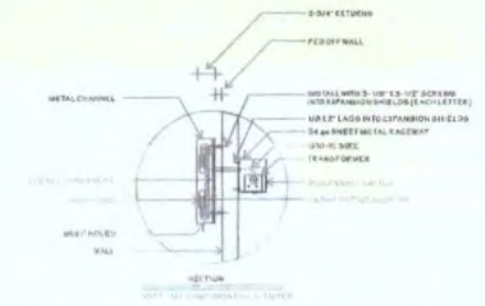
PROJECT TITLE: WINCHESTER MARKETPLACE
ADDRESS: TEMECULA
ACCOUNT EXECUTIVE: REID COOPER
FILE#WINCHE01 DESIGN#988024 REVISED MARCH 04, 1998 DAG

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 CITY OF TEMECULA PLANNING DEPARTMENT
 PROJECT MEETS ZONING STANDARDS
 PERMITS ARE REQUIRED
 brandon.rabidou
 03/31/2017
 Amended March 2017



NEW SINGLE FACED INTERNALLY ILLUMINATED REVERSE PAN CHANNEL LETTER DISPLAYS (MAKE TWO SETS) SCALE 3/16"=1'-0"
 USE STANDARD ALUMINUM CONSTRUCTION WITH SEMI GLOSS ENAMEL FINISH.
 PAINT FACES METALLIC COPPER PENNY, RETURNS TO MATCH CERAMIC TILE COLOR.
 ILLUMINATE WITH 30 mA #4800 WHITE NEON HALO.
 VERIFY EXACT TRANSFORMER LOCATION PRIOR TO INSTALLATION.



REVERSE PAN CHANNEL LETTERS WITH DOUBLE BACKS

| PROJECT COLOR PALLETTE | |
|------------------------|-----------------------------------|
| | FRAZEE WILDCAT #8714M |
| | FRAZEE MUSHROOM BASKET #8712W |
| | METALLIC COPPER PENNY PAINT (TBO) |
| | MATCH PROJECT CERAMIC TILE |



WALL ELEVATION SCALE 3/16"=1'-0"
 WEST ENTRY NEAR "MIMIS"

EXHIBIT A
 PROJECT ENTRY MONUMENT SIGNS



WALL ELEVATION SCALE 3/16"=1'-0"
 CENTRAL ENTRY

PROJECT TITLE WINCHESTER MARKETPLACE
 ADDRESS TEMECULA
 ACCOUNT EXECUTIVE REID COOPER
 FILE #WINCHE01 DESIGN #98024 REVISED MARCH 04, 1999 DAG

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 CITY OF TEMECULA PLANNING DEPARTMENT
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 PERMITS ARE REQUIRED
 Brandon.Rabidou
 03/31/2017

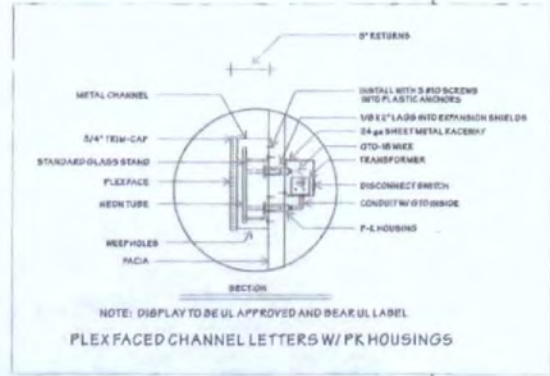
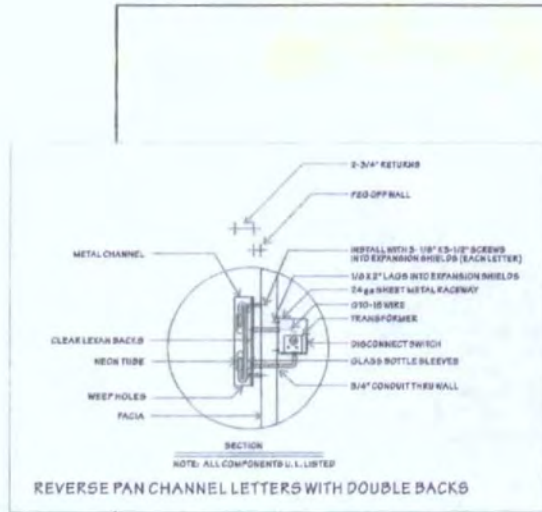


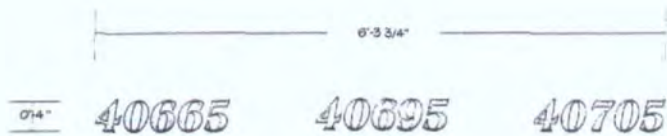
EXHIBIT D

ALL LETTER AND GRAPHIC CONSTRUCTION TO BE ALUMINUM FORMED AND PAINTED SEMI GLOSS ENAMEL, SIDES OF LETTERS TO BE .063, LETTER BACKS OR FACES TO BE .080, TRANSFORMERS TO BE 30 MA. ALL COLORS AND GRAPHICS TO BE SUBJECT TO LANDLORD APPROVAL.

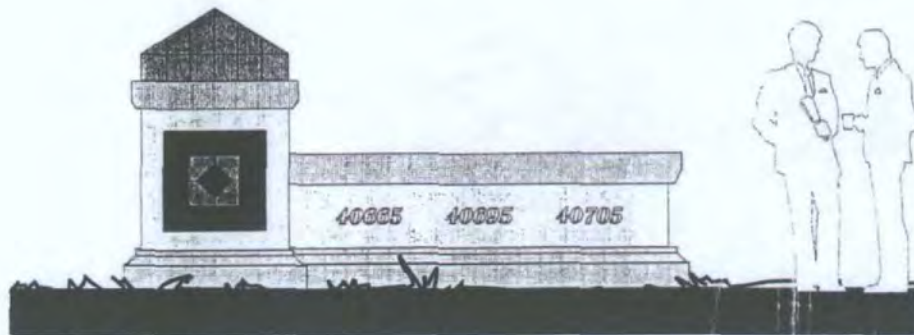
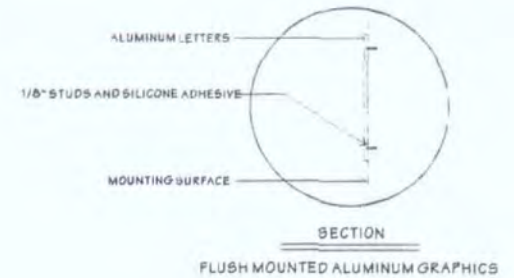
PROJECT TITLE WINCHESTER MARKETPLACE
ADDRESS TEMECULA
ACCOUNT EXECUTIVE REID COOPER
FILE #WINCHE01 DESIGN #90024 REVISED MARCH 04, 1999 DAG

APPROVED
SUBJECT TO BUILDING DEPARTMENT APPROVAL
CITY OF TEMECULA PLANNING DEPARTMENT
PROJECT MEETS ZONING STANDARDS
PERMIT STAMP PROVIDED
brandon.rabidou
03/31/2017

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NEW SINGLE FACED NON ILLUMINATED ADDRESS NUMERALS WALL DISPLAY SCALE 3/4"=1'-0"
 USE STANDARD FLAT CUT OUT 1/4" ALUMINUM GRAPHICS WITH SEMI GLOSS ENAMEL FINISH,
 PAINT METALLIC COPPER PENNY FLUSH MOUNT.



WALL ELEVATION SCALE 3/8"=1'-0"
 EAST ENTRY
Central

PROJECT TITLE WINCHESTER MARKETPLACE
 ADDRESS 40665-40705 WINCHESTER ROAD, TEMECULA
 ACCOUNT EXECUTIVE REID COOPER
 FILE #WINCHE01 DESIGN #98624 REVISED MARCH 15, 1999 DAG

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ultraneon
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 SIGN COMPANY

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 ALL CITY OF TEMECULA PLANNING DEPARTMENT
 PROJECT MEETS ZONING STANDARDS
 PERMITS ARE REQUIRED
 brandon.rabidou
 03/31/2017

City of Temecula PLANNING APPROVAL
 City of Temecula PLANNING APPROVAL

DATE: 09-Mar-99 JOB Winchester Marketplace

STRUCTURAL TECHNOLOGY
651 Arroyo Dr., Suite 100
San Diego, CA 92103-6401
(619) 296-2096

SHEET 1
of 1

BY: JCD No. 237 - 77

CLIENT: Ultraneon
CODE: 1994 UBC
LOCATION: Temecula, CA
WINCHESTER RD.
WIND: Basic Wind = 70
Exposure = C
Wind governs qs = 12.6
Cq = 1.4

Design Wind Pressures

| | |
|-----------|-------|
| 0' - 15' | 18.70 |
| 15' - 20' | 19.93 |
| 20' - 25' | 20.99 |
| 25' - 30' | 21.70 |
| 30' - 40' | 23.11 |
| 40' - 60' | 25.23 |

| AREA | FORCE | ARM | MOMENT |
|------|-------|-------|--------|
| 33.2 | 620 | 3.25 | 2015 |
| 25.5 | 477 | 9.00 | 4291 |
| 3.8 | 72 | 12.00 | 858 |

62 1168 7164

FOOTING

SOIL PRESSURE = $100 \times 2 \times 1.33 = 267$ PSF/FT
(UBC TABLE 18-1-A VALUE $\times 2$, PER FOOTNOTE 3 & 1603.5)

P = 1168 LBS H = 6.13 FEET

B = 1.50 FEET

S1 = $S \times D / 3 = 575.24$

A = $2.34 \times P / (S1 \times B) = 3.17$

D = $.5 \times A (1 + (1 + 4.36 \times H / A)^{.5}) = 6.46$ FEET

FORMULA PER UBC SECTION 1806.7.2.1

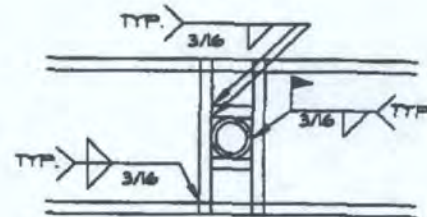
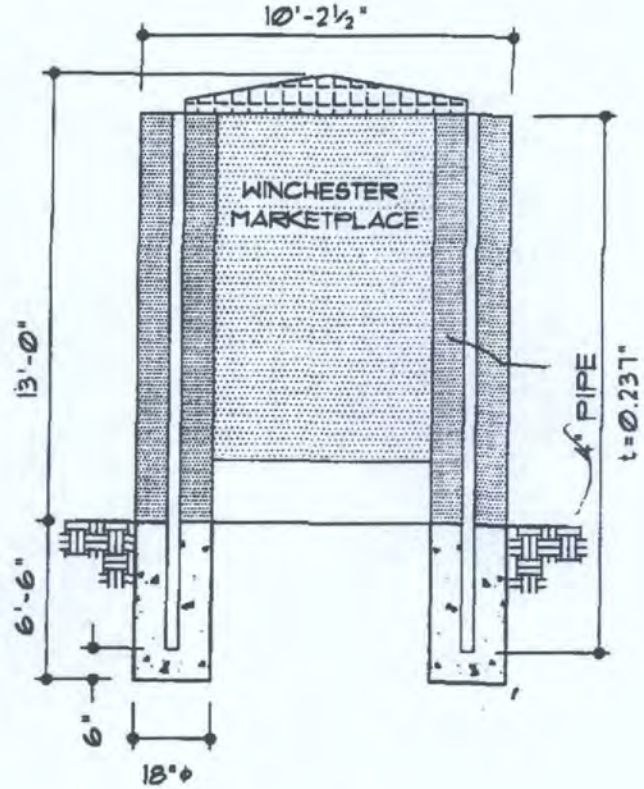
1' - 6" DIAM x 6' - 6" DEEP

COLUMN

PIPE STEEL - ASTM A53 GRADE B

S = 7164 X12/(1.33X22000) = 2.9 @ 0.0 FT

4.0" PIPE w = 10.8 #/ft t = 0.237"



GENERAL NOTES

for poles and footings

- f'c = 2500 psi
- Pipe steel ASTM A53 Grade B



