

ADDENDUM NO. 2 TO OLD TOWN SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2009071049)

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

PROJECT TITLE: Old Town Specific Plan Amendment #10 (LR21-0279)

PROJECT APPLICANT: City of Temecula

PROJECT DESCRIPTION: Planning Application No. LR21-0279, an amendment to the Old Town Specific Plan to revise certain development standards and land use standards. Proposed amendments include:

1. Revise maximum building height standards for three and four-story buildings in the Downtown Core district from 50 feet to 55 feet;
2. Add provisions to allow for raised outdoor patios (24-inch height) for commercial structures;
3. Revise commercial ground floor façade standards to prohibit the use of aluminum shop front or spandrel panels;
4. Clarify existing parking structure setback language so that it applies to all parking structure stories;
5. Revise architectural guidelines to clarify varied roofline and fencing language;
6. Revise non-conforming use language for Residential and Limited Mixed-Use Zones so that it is consistent with existing language in the specific plan;
7. Revise alley requirements to clarify utility locations, trash service, and deliveries requirements;
8. Amend Use Matrix to allow beer tasting, escape rooms, and Entertainment Licenses;
9. Clarify existing language related to bed and breakfast establishments for consistency with the City of Temecula Municipal Code.

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 a Final Program Environmental Impact Report (“FPEIR”) (SCH# 2009071049) that was certified on May 11, 2010 and in a subsequent addenda prepared in May 26, 2020 which is now final. 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 which includes: Provisions to allow for raised outdoor patios (24-inch height) for commercial structures, revise commercial ground floor façade standards to prohibit the use of aluminum shop front or spandrel panels, clarify existing parking structure setback language so that it applies to all parking structure stories, revise architectural guidelines to clarify varied roofline and fencing language, revise non-conforming use language for Residential and Limited Mixed-Use Zones so that it is consistent with existing language in the specific plan, revise alley requirements to clarify utility locations, trash service, and deliveries requirements, amend Use Matrix to allow beer tasting, escape rooms, and Entertainment Licenses, and clarify existing language related to bed and breakfast establishments do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated and no further environmental review is necessary. None of the circumstances in CEQA Guidelines Section 15162 exist to require any additional environmental review and no further documentation is necessary with the exception of aesthetics due to increased building height.

The project includes a revision to the maximum building height standards for three and four-story buildings in the Downtown Core District from 50 feet to 55 feet. An analysis of how this increase will impact aesthetics in the project area is below:

AESTHETICS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Have a substantial adverse effect on a scenic vista?				X
b	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c	Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Comments:

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Addendum to Initial Environmental Study

1.a., b. According to the City of Temecula General Plan Community Design Element, the Old Town Specific Plan (OTSP) area is not identified as having any scenic vistas. In addition, the OTSP does not identify any scenic resources that include, but are not limited to, trees, rock outcroppings, or historic buildings within a State scenic highway. Furthermore, there are no State scenic highways identified within the project area. No impacts are anticipated.

1.c., d. A height increase from 50' to 55' for three and four-story structures will be permitted within the Downtown Core District of the OTSP as a result of the project. This district already allows for 100' hotel structures within the Hotel Overlay. Thus, the visual character of the district has already been analyzed with the incorporation of buildings that will be substantially taller than what is proposed. This is also true with how these 100' buildings will generate light, glare, and impact to day and nighttime views. The project will not allow buildings that are taller than the previously analyzed 100' height. Therefore, the project will not substantially degrade the existing visual character or quality of the project site or its surroundings nor will it adversely impact day or nighttime views in the area beyond what has already been analyzed.

By: _____

Title: _____

Date: