

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
<i>NOISE MEASURES</i>			
<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>	