

PC RESOLUTION NO. 2022-19

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 ADOPTING THE FINAL NEGATIVE DECLARATION FOR THE RENDEZVOUS PHASE II PROJECT CONSISTING OF A 134 UNIT APARTMENT COMMUNITY GENERALLY LOCATED ON THE SOUTH SIDE OF RANCHO CALIFORNIA ROAD, APPROXIMATELY 150 FEET WEST OF COSMIC DRIVE (APN: 944-370-001, 005, 006, 007, 010, 012, 013)”

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

A. On November 12, 2020, Pacific West Development filed Planning Application Nos. PA20-1323, a General Plan Amendment; PA20-1324, a Planned Development Overlay Amendment; PA20-1325, a Development Plan; and PA20-1326, a Tentative Tract Map. These applications (collectively “the Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. Collectively, the Project consists of a General Plan Amendment to amend the underlying General Plan Land Use designation of the Project site from Professional Office (PO) to Medium Density Residential (M); a Planned Development Overlay Amendment for PDO-5; a Development Plan for a 134 unit apartment community built on 7.60 acres; and a Tentative Tract Map (TTM 38043) to combine eight (8) existing contiguous parcels into a single parcel.

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. Pursuant to CEQA, the City is the lead agency for the Project.

E. The City contracted with Ascent Environmental Inc. 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, Ascent Environmental Inc. and City staff concluded the project could not have a significant impact on the environment. Based upon this determination, Ascent Environmental Inc. prepared, and City staff concurred in, a Draft Negative Declaration (“Draft ND”) 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 ND, along with the Draft ND and its Appendices, to the public and other interested parties for a 30-day comment period from May 27, 2021 through June 27, 2021. The City published a Notice of Intent to Adopt for the Draft ND in the Press Enterprise, a newspaper of general circulation within the City. Copies of

the documents were made 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 and on the City of Temecula website.

G. During the comment period, the City received two (2) written comments on the Draft ND 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. On July 20, 2022, the Planning Commission held a duly noticed public hearing to consider the Final ND 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.

Section 2. Findings. After due consideration of the Final ND 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. That the Initial Study/ND has been prepared and circulated in compliance with the provisions of CEQA, the CEQA Guidelines, and the procedures set forth in the ordinances of the City.

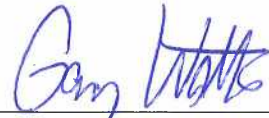
C. Agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Draft ND, the Final ND, and on the Project. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

D. The Planning Commission has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final ND, the written and oral comments on the Draft ND, the Draft ND and its Appendices, staff reports and presentations, and all oral and written testimony.

E. The Planning Commission has reviewed the Final ND and all comments received regarding the Final ND prior to and at the July 20, 2022 public hearing, and based on the whole record before it finds that: (1) the Final ND was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project could have a significant effect on the environment; and (3) the Final ND reflects the independent judgment and analysis of the Planning Commission.

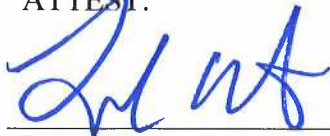
F. Based on the findings set forth in the Resolution, the Planning Commission hereby recommends that the City Council adopt the Final ND attached hereto as Exhibit "A" and incorporated herein by this reference.

Section 3. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 20th day of July, 2022.



Gary Watts, Chairperson

ATTEST:



Luke Watson
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2022-19 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 20th day of July, 2022, by the following vote:

AYES: 4 PLANNING COMMISSIONERS: Hagel, Ruiz, Turley-Trejo, Watts

NOES: 0 PLANNING COMMISSIONERS None

ABSTAIN: 0 PLANNING COMMISSIONERS None

ABSENT: 1 PLANNING COMMISSIONERS Telesio



Luke Watson
Secretary