

PC RESOLUTION NO. 2022-23

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 TENTATIVE TRACT MAP 38043 TO COMBINE EIGHT (8) EXISTING CONTIGUOUS PARCELS INTO A SINGLE PARCEL ON THE SOUTH SIDE OF RANCHO CALIFORNIA ROAD, APPROXIMATELY 150 FEET WEST OF COSMIC DRIVE (APN: 944-370-001, 005, 006, 007, 008, 010, 012, 013) (PA20-1326)”

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. 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. A Negative Declaration (ND) was prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines (“CEQA”). The Draft ND was prepared under staff’s direction by Environmental Science Associates (ESA). Thereafter, City staff filed a Notice of Completion with the State Clearinghouse, and circulated a Notice of Intent with the Draft ND and Appendices to the public and other interested parties, for a 30-day public review and comment period for the Draft ND commenced on May 27, 2021 and concluded on June 27, 2021. Signs were placed on the property and a notice was placed in the local paper. The City of Temecula received two (2) written comments and responded to each comment in the Final ND, which includes all timely received written comments and responses thereto. Comments were received by the Riverside County Flood Control and Water Conservation District and Temecula Valley Unified School District. The Final ND was provided to commenting agencies in compliance with State Law. The “Final ND” consists of the Draft ND and all of its appendices and the comments and responses to comments on the Draft ND. The Final ND was made available to the public and to all commenting agencies in accordance with the law.

D. On July 20, 2022 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Negative Declaration and proposed Project at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

E. Following consideration of the entire record of information received at the public hearing, the Planning Commission adopted Resolution No. 2022-22, "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 DEVELOPMENT PLAN FOR A 134 UNIT APARTMENT COMMUNITY GENERALLY LOCATED ON THE SOUTH SIDE OF RANCHO CALIFORNIA ROAD, APPROXIMATELY 150 FEET WEST OF COSMIC DRIVE (APN'S: 944-370-001, 005, 006, 007, 010, 012, 013) (PA20-1325)." Resolution No. 2022-___ and the findings therein are hereby incorporated by this reference as set forth in full.

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

Section 2. Further Findings. The Planning Commission, in recommending approval of Tentative Tract Map application PA22-1326, makes the following findings as required by Temecula Municipal Code Section 16.09.140:

A. The proposed subdivision and the design and improvements of the subdivision are consistent with the Development Code, General Plan, any applicable Specific Plan and the City of Temecula Municipal Code.

Tentative Tract Map No. 38043 has been designed in a manner that is consistent with and meets all development and design standards of the General Plan, the Subdivision Ordinance, the Municipal Code, and the Rendezvous Planned Development Overlay.

B. The Tentative Map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use.

The subject parcel does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The subject property has not been designated for conservation or agricultural land and is not subject to the California Land Conservation Act of 1965.

C. The site is physically suitable for the type and proposed density of development proposed by the Tentative Map.

The site is physically suitable for the type and proposed density of development proposed by the Tentative Map. The proposed Tentative Map is in accordance with what is allowed by the Development Code, General Plan, and Rendezvous Planned Development Overlay. The proposed Tentative Tract Map combines eight (8) existing contiguous parcels into a single parcel for residential development. As such, the site is suitable for this development proposed.

D. The design of the subdivision and the proposed improvements, with Conditions of Approval are not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and based on an Initial Study, it has been determined the project could not have a significant impact on the environment; therefore, a Draft Negative Declaration (ND) (SCH# 2021050549) was prepared.

E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems because the proposed development is consistent with all applicable building, development and fire codes, which include provisions to safeguard public health, and will be further reviewed and inspected by City staff for compliance with all applicable building, development and fire codes prior to issuance of any grading, building, or occupancy permits.

F. The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

The project consists of a Tentative Tract Map on developed and vacant property and does not propose any grading or construction. Any future development on the project site will be in accordance with the requirements of the California Building Code in effect at that time as it relates to heating and cooling.

G. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.

The subdivision design and the improvements being proposed including the residential lots will not conflict with existing or future easements acquired by the public at large for access through or use of property within the proposed subdivision. The project is being conditioned to grant all required easements and dedications.

H. The subdivision is consistent with the City's parkland dedication requirements (Quimby Act).

The subdivision is consistent with the City's parkland dedication requirements (Quimby Act) because payment of Quimby fees has been included as a condition of approval of the project prior to the recordation of a Final Tentative Map.

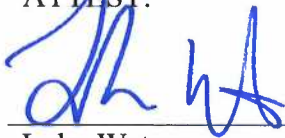
Section 3. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt a resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING TENTATIVE TRACT MAP 38043 TO COMBINE EIGHT (8) EXISTING CONTIGUOUS PARCELS INTO A SINGLE PARCEL ON THE SOUTH SIDE OF RANCHO CALIFORNIA ROAD, APPROXIMATELY 150 FEET WEST OF COSMIC DRIVE (APN'S: 944-370-001, 005, 006, 007, 008, 010, 012, 013) (PA20-1326)" in substantially the same form attached to this Resolution as Exhibit "A", and incorporated herein by this reference.

Section 4. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 20th day of July, 2022.



Gary Watts, Chairman

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. 2022-23 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

ABSENT: 0 PLANNING COMMISSIONERS None

ABSTAIN: 1 PLANNING COMMISSIONERS Telesio



Luke Watson
Secretary