

**PC DRAFT RESOLUTION
DEVELOPMENT PLAN**

PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0268, A DEVELOPMENT PLAN FOR THE SOMMERS BEND PRIVATE RECREATION CENTER CONTAINING AN APPROXIMATELY 5,615 SQUARE FOOT CLUBHOUSE BUILDING, 3,364 SQUARE FOOT MULTI-PURPOSE "BARN" BUILDING, A 7,543 SQUARE FOOT POOL HOUSE BUILDING, THREE (3) POOLS, A TOT LOT, EVENT LAWN, SPA, CABANAS, TWO (2) FIRE PITS, OUTDOOR KITCHEN AREA, PARKING, AND THE OPTION FOR THE CONSTRUCTION OF THREE (3) BUNGALOWS ON THE PROPERTY LOCATED WITHIN PLANNING AREA 30 OF THE RORIPAUGH RANCH SPECIFIC PLAN.

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

A. On February 13, 2019, Trent Heiner filed Planning Application No. PA19-0268 a Development Plan 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 November 6, 2019, 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. PA19-0268, 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 Development Plan Application hereby finds, determines and declares that:

Development Plan, Development Code Section 17.05.010.F

A. The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

The proposed project consists of the construction of a private recreation center. The General Plan and Roripaugh Ranch Specific Plan allow for a private recreation center at

the project site. Therefore, the project is consistent with the General Plan for Temecula and the Roripaugh Ranch Specific Plan. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances, including the California Environmental Quality Act (CEQA), the Citywide Design Guidelines, and Fire and Building codes.

B. The overall development of the land is designed for the protection of the public health, safety, and general welfare;

The overall design of the project, including the site plan and parking, is consistent with and intended to protect the health and safety of those working and living in an around the site as the project is consistent with the General Plan, Roripaugh Ranch Specific Plan, City Wide Design Guidelines, Development Code, and Fire and Building Codes. The project has been reviewed for, and as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the public health, safety, and welfare.

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

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 2002 (SCH 97121030), and in subsequent addenda prepared in April 2013, March 2016, and December 2017, all of which are now final. In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA19-0268, a Development Plan for the Sommers Bend Private Recreation Center containing an approximately 5,615 square foot clubhouse building, 3,364 square foot multi-purpose "barn" building, and 7,543 square foot pool house building. The recreation center also contains three (3) pools, a tot lot, event lawn, spa, cabanas, two (2) fire pits, outdoor kitchen area, parking, and the option for the construction of three (3) bungalows located within Planning Area 30 of the Roripaugh Ranch 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 November, 2019.

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. 19- 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 November, 2019, by the following
vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

Luke Watson
Secretary