

**PC RESOLUTION NO. 2020-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0930, THE FIRST EXTENSION OF TIME FOR A PREVIOUSLY APPROVED DEVELOPMENT PLAN (PA15-1885) FOR AN INDEPENDENT LIVING, ASSISTED LIVING, AND MEMORY CARE COMMUNITY LOCATED AT 31625 RANCHO VISTA ROAD, AND MAKING A FINDING UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15162 THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED**

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

A. On September 5, 2017, the City Council of the City of Temecula adopted a Mitigated Negative Declaration, approved a Planned Development Overlay Amendment (PA15-1886) and a Development Plan (PA15-1885)

B. On August 4, 2020, Generations LLC filed Planning Application No. PA20-0930, an Extension of Time in a manner in accord with the City of Temecula General Plan and Development Code.

C. The Application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

D. The Planning Commission, at a regular meeting, considered the Application and environmental review on October 21, 2020, 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.

E. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA20-0930, subject to and based upon the findings set forth hereunder.

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

Section 2. Further Findings. The Planning Commission, in approving the 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 is in conformance with the General Plan. The site is properly planned and zoned, and as conditioned, is physically suitable for the type of development proposed. 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, building, parking, circulation and other associated site improvements, 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, City Wide Design Guidelines, and Development Code. 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 Extension of Time for a Development Plan:

A. In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15162, Subsequent EIRs and Negative Declarations);

1. The Planned Development Overlay Amendment and Development Plan were approved in 2017. A Mitigated Negative Declaration (MND) was prepared and adopted on September 5, 2017 by the City Council as Resolution No. 17-64. The project applicant is seeking an extension of time for the previously approved development plan. The applicant is not proposing any revisions to the project approvals. Staff has reviewed the MND and has determined that the proposed project does not require the preparation of a Subsequent Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project that will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken that will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted, showing that: (a) the proposed project will have one or more significant effects not discussed in the MND; (b) there are significant effects previously examined that will be substantially more severe than shown in

the MND; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. The proposed project meets all requirements and mitigation contained in MND.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA20-0930, the first Extension of Time for a previously approved Development Plan (PA15-1885) for an independent living, assisted living, and memory care community located at 31625 Rancho Vista Road, and makes a finding of exemption under the California Environmental Quality Act (CEQA), 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 21st day of October, 2020.

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Lanae Turley-Trejo, Chairperson

ATTEST:

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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. 2020- was duly and regularly adopted by the Planning Commission of  
the City of Temecula at a regular meeting thereof held on the 21st day of October, 2020, by the  
following vote:

AYES:           PLANNING COMMISSIONERS:

NOES:           PLANNING COMMISSIONERS:

ABSTAIN:       PLANNING COMMISSIONERS:

ABSENT:        PLANNING COMMISSIONERS:

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Luke Watson  
Secretary