

**PC RESOLUTION NO. 2020-37**

**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 GENERAL PLAN AMENDMENT APPLICATION TO REVISE THE GENERAL PLAN LAND USE DESIGNATION FOR THE PARCELS WITHIN THE RESIDENTIAL OVERLAY OF PLANNING AREA 12 OF THE HARVESTON SPECIFIC PLAN FROM SERVICE COMMERCIAL TO A SPECIFIC PLAN IMPLEMENTATION (SPI) LAND USE (PA18-0659)"**

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

A. The Harveston Specific Plan (Specific Plan No. 13) was approved by the City Council on August 14, 2001 by the adoption of Resolution No. 01-72. On August 26, 2003, the City Council approved Amendment No. 1 to the Harveston Specific Plan (SP 13) by the adoption of Resolution No. 03-110. The Harveston Specific Plan as originally approved and as amended by Amendment No. 1 shall be referred to in this Resolution as the "Specific Plan".

B. On May 7, 2018, Harveston-SAB LLC, a California Limited Liability Company filed two Planning Applications: No. PA18-0659, a General Plan Amendment and No. PA18-0660, a Specific Plan Amendment. These applications (collectively "Project") were filed in a manner in accord with the City of Temecula General Plan and Development Code.

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

D. A Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines ("CEQA"). On July 24, 2019, the City published and distributed a Notice of Preparation (NOP) to all agencies and persons that might be affected by the Project. The NOP was also distributed through the State Office of Planning and Research, State Clearinghouse (SCH # 2019070974). The NOP was circulated from July 24, 2019 through August 22, 2019 to receive comments and input from interested public agencies and private parties on issues to be addressed in the SEIR. On August 8, 2019, a scoping session was held, at which time City staff and interested persons had an opportunity to determine the extent of issues to be addressed in the SEIR for the Project. The Draft SEIR 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 Availability with the Draft SEIR and Appendices to the public and other interested parties, for a 45-day comment period between January 31, 2020 through March 16, 2020. A Notice of Availability was also posted on the project site. Copies of the documents have been available for public review and inspection at the offices of the Community Development Department, located at City Hall, 41000

Main Street, Temecula, California 92590; the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road; Temecula Grace Mellman Community Library located at 41000 County Center Drive; the Temecula Chamber of Commerce located at 26790 Ynez Court, Suite A; and the City of Temecula website. During the comment period, the City received seven (7) written comments on the Draft SEIR from various agencies, individuals, and organization. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft SEIR pursuant to CEQA Guidelines Section 15088.5. The "Final SEIR" consists of the Draft SEIR and all of its appendices, the comments and responses to comments on the Draft SEIR, revisions to the Draft SEIR, and the Mitigation Monitoring and Reporting Program. The Final SEIR was made available to the public and to all commenting agencies in accordance with the law.

E. On November 9, 2020 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Final SEIR, proposed General Plan Amendment, and proposed Amendment No. 2 to the Harveston Specific Plan (SP 13) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

F. Following consideration of the entire record of information received at the public hearing, the Planning Commission adopted Resolution No. 2020-36, "A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR AMENDMENT NO. 2 TO THE HARVESTON SPECIFIC PLAN (PA18-0660)". Resolution No. 2020-36 is hereby incorporated by this reference as set forth in full.

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

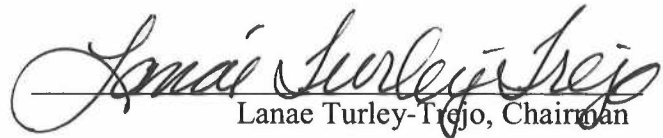
Section 2. Further Findings. The Planning Commission, in recommending approval of the General Plan Amendment Application No. PA18-0659, consistent with Government Code section 65358, hereby finds, determines and declares that:

A. The General Plan Amendment is in the public interest.

*The current General Plan designation for the residential overlay portions of Planning Area 12 of the Harveston Specific Plan is a Service Commercial (SC) land use as specified in the Harveston Specific Plan. The General Plan Amendment is in the public interest because it allows for various types of residential housing including single-family residential and multi-family residential which will provide the opportunity for high-quality residential development that would help to fulfill the City's regional housing needs, including the City's Regional Housing Needs Assessment (RHNA) requirement. This General Plan amendment will provide property owners located within the Project site with additional options for developing their properties. Property owners will still be permitted to develop service commercial and will also have the option to develop commercial and/or residential uses within the project site.*

Section 3. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt a Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A GENERAL PLAN AMENDMENT APPLICATION TO REVISE THE GENERAL PLAN LAND USE DESIGNATION FOR THE PARCELS WITHIN THE RESIDENTIAL OVERLAY OF PLANNING AREA 12 OF THE HARVESTON SPECIFIC PLAN FROM SERVICE COMMERCIAL TO A SPECIFIC PLAN IMPLEMENTATION (SPI) LAND USE (PA18-0659)"" in the 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 9th day of November, 2020.

  
Lanae Turley-Trejo, 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. 2020-37 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 9th day of November, 2020, by the following vote:

AYES:       5    PLANNING COMMISSIONERS:   Guerriero, Telesio, Turley-Trejo, Watts, Youmans

NOES:       0    PLANNING COMMISSIONERS:   None

ABSENT:    0    PLANNING COMMISSIONERS:   None

ABSTAIN:   0    PLANNING COMMISSIONERS:   None



Luke Watson  
Secretary

**RESOLUTION NO. 2020-****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A GENERAL PLAN AMENDMENT APPLICATION TO REVISE THE GENERAL PLAN LAND USE DESIGNATION FOR THE PARCELS WITHIN THE RESIDENTIAL OVERLAY OF PLANNING AREA 12 OF THE HARVESTON SPECIFIC PLAN FROM SERVICE COMMERCIAL TO A SPECIFIC PLAN IMPLEMENTATION (SPI) LAND USE (PA18-0659)**

THE CITY COUNCIL OF THE CITY OF TEMECULA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

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

A.      The Harveston Specific Plan (Specific Plan No. 13) was approved by the City Council on August 14, 2001 by the adoption of Resolution No. 01-72. On August 26, 2003, the City Council approved Amendment No. 1 to the Harveston Specific Plan (SP 13) by the adoption of Resolution No. 03-110. The Harveston Specific Plan as originally approved and as amended by Amendment No. 1 shall be referred to in this Resolution as the “Specific Plan”.

B.      On May 7, 2018, Harveston-SAB LLC, a California Limited Liability Company filed two Planning Applications: No. PA18-0659, a General Plan Amendment and No. PA18-0660, a Specific Plan Amendment. These applications (collectively “Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

C.      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.

D.      A Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines (“CEQA”). On July 24, 2019, the City published and distributed a Notice of Preparation (NOP) to all agencies and persons that might be affected by the Project. The NOP was also distributed through the State Office of Planning and Research, State Clearinghouse (SCH # 2019070974). The NOP was circulated from July 24, 2019 through August 22, 2019 to receive comments and input from interested public agencies and private parties on issues to be addressed in the SEIR. On August 8, 2019, a scoping session was held, at which time City staff and interested persons had an opportunity to determine the extent of issues to be addressed in the SEIR for the Project. The Draft SEIR 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 Availability with the Draft SEIR and Appendices to the public and other interested parties, for a 45-day comment period between January 31, 2020 through March 16, 2020. A Notice of Availability was also posted on the project site. Copies of the documents have been available for public review and inspection at the offices of the Community Development Department, located at City Hall, 41000

Main Street, Temecula, California 92590; the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road; Temecula Grace Mellman Community Library located at 41000 County Center Drive; the Temecula Chamber of Commerce located at 26790 Ynez Court, Suite A; and the City of Temecula website. During the comment period, the City received seven (7) written comments on the Draft SEIR from various agencies, individuals, and organization. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft SEIR pursuant to CEQA Guidelines Section 15088.5. The “Final SEIR” consists of the Draft SEIR and all of its appendices, the comments and responses to comments on the Draft SEIR, revisions to the Draft SEIR, and the Mitigation Monitoring and Reporting Program. The Final SEIR was made available to the public and to all commenting agencies in accordance with the law.

E. On November 9, 2020 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Final SEIR, proposed General Plan Amendment, and proposed Amendment No. 2 to the Harveston Specific Plan (SP 13) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

F. After hearing all written and oral testimony on the proposed Project and duly considering the comments received, and following consideration of the entire record of information received at the public hearing, the Planning Commission adopted (1) Resolution No. 2020- recommending to the City Council that it certify the Final SEIR, (2) Resolution No. 2020- recommending that the City Council adopt a resolution approving a General Plan Amendment to revise the General Plan Land Use designation for the parcels within the residential overlay of Planning Area 12 of the Harveston Specific Plan from Service Commercial to a Specific Plan Implementation (SPI) land use, and (3) Resolution No. 2020- a resolution recommending that the City Council adopt a resolution approving Amendment No. 2 to the Harveston Specific Plan (SP 13).

G. On December 1, 2020 the City Council of the City of Temecula considered the Project and the Final SEIR for the Project, at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The Council considered all the testimony and any comments received regarding the Project and the Final SEIR prior to and at the public hearing.

H. Following the public hearing, the Council adopted Resolution No. 2020-\_\_\_\_ certifying the SEIR for the Harveston Specific Plan Amendment Project.

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

Section 2. Legislative Findings. Consistent with Government Code section 65358, the City Council in approving the Project hereby finds, determines and declares that:

General Plan Amendment

A. The General Plan Amendment is in the public interest.

*The current General Plan designation for the residential overlay portions of Planning Area 12 of the Harveston Specific Plan is a Service Commercial (SC) land use as specified in the Harveston Specific Plan. The General Plan Amendment is in the public interest because it allows for various types of residential housing including single-family residential and multi-family residential which will provide the opportunity for high-quality residential development that would help to fulfill the City's regional housing needs, including the City's Regional Housing Needs Assessment (RHNA) requirement. This General Plan amendment will provide property owners located within the Project site with additional options for developing their properties. Property owners will still be permitted to develop service commercial and will also have the option to develop commercial and/or residential uses within the project site.*

Section 3. Amendment to General Plan Text. The City Council approves and amends the Land Use Element of the General Plan to revise the General Plan Land Use designation for the parcels within the residential overlay of Planning Area 12 of the Harveston Specific Plan from Service Commercial to a Specific Plan Implementation (SPI) land use and amends Figure LU-3 of the Land Use Element of the General Plan as shown on Exhibit A, "Proposed General Plan" attached hereto and incorporated herein as though set forth in full.

Section 4. City Manager Authorization. The City Manager is hereby authorized and directed to take all steps necessary to implement this General Plan Amendment.

Section 5. Consistency with General Plan. The Land Use Element of the General Plan, as amended by this Resolution, is consistent with the other elements of the General Plan, consistent with Government Code Section 65300.5. Insofar as other portions of the General Plan need to be revised to effectuate this General Plan Amendment, the City Clerk is hereby authorized and directed to make all necessary revisions to effectuate this General Plan Amendment.

Section 6. Severability. If any portion, provision, section, paragraph, sentence, or word of this Resolution is rendered or declared to be invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions, provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect and shall be interpreted by the court so as to give effect to such remaining portions of the Resolution.

Section 7. Effective Date. This Resolution shall take effect upon its adoption.

Section 8. Notice of Adoption. The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Temecula this 1<sup>st</sup> day of December, 2020.

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Mary Ann Edwards, Mayor Pro Tem

ATTEST:

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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. 2020-     was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 1st day of December, 2020 by the following vote:

AYES:                   COUNCIL MEMBERS:

NOES:                   COUNCIL MEMBERS:

ABSTAIN:               COUNCIL MEMBERS:

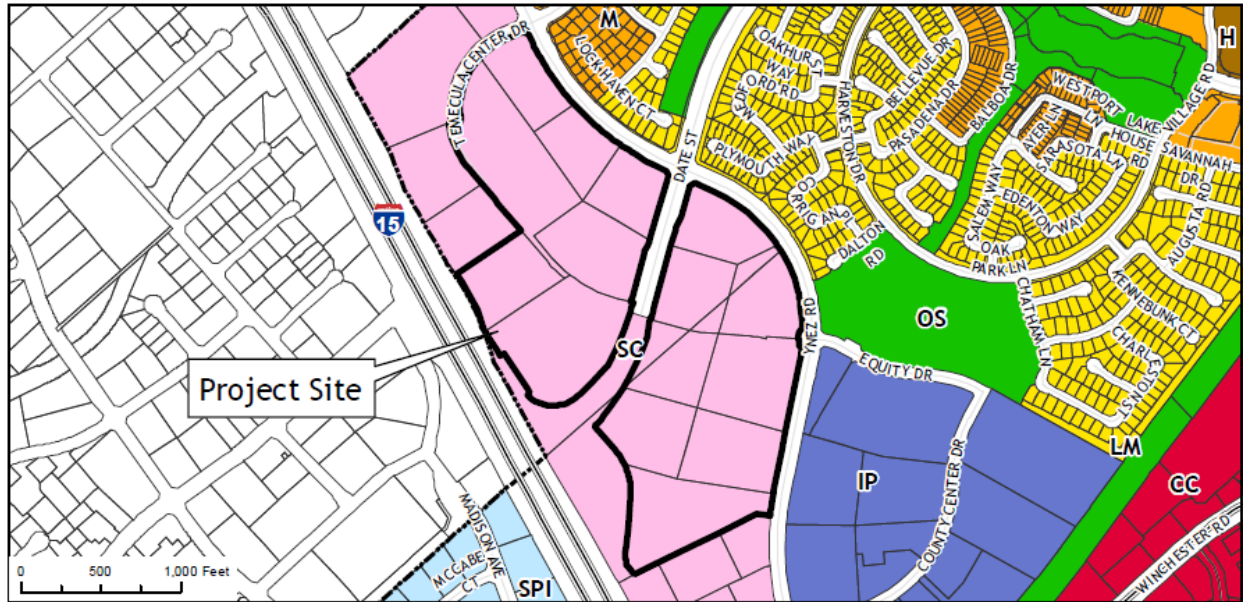
ABSENT:                COUNCIL MEMBERS:

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Randi Johl, City Clerk



## Existing General Plan Land Use



## Proposed General Plan Land Use

