

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Luke Watson, Deputy City Manager

**DATE:** October 26, 2021

**SUBJECT:** Receive and File Report on the Arrive at Rancho Highlands Project (Planning Application Number PA19-1448)

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**PREPARED BY:** Scott Cooper, Associate Planner

**RECOMMENDATION:** That the City Council receive and file report on the Arrive at Rancho Highlands project.

**PROJECT:** The Affordable Housing Overlay Zone (AHOZ) was adopted in 2018 as a part of the City's required 2013-2021 Housing Element. The state mandated Housing Element contains programs designed to expedite the production of market rate and affordable housing projects. The AHOZ is a compulsory program (Housing Program #1) by the California Department of Housing and Community Development (HCD). Furthermore, the statutory Regional Housing Needs Allocation (RHNA) process determines the number affordable units that the City of Temecula must accommodate.

On November 1, 2019, Red Tail Acquisitions, LLC filed a Development Plan application for a 270 unit multi-family community built on 12.32 acres that includes 55 affordable units. The project includes leasing offices, a clubhouse, fitness center, pool, spa, barbecue areas, tot lot, and a dog park. The project is located adjacent to the Temecula Duck Pond approximately 775 feet southeast of Rancho California Road on the north side of Ynez Road.

On October 28, 2020, the City of Temecula Community Development Department approved the above referenced project. This project was approved ministerially in compliance with Temecula Municipal Code Section 17.21.030 which provides that projects that comply with the requirements set forth in Chapter 17.21 are permitted by right and that an approval shall be granted if the project application complies with all the requirements in the chapter. The conditions of approval were designed to implement the standards and requirements set forth in Chapter 17.21 of the Municipal Code, as well as other provisions of the Municipal Code and State law. The conditions of approval were designed to ensure the project complies with all applicable State and local requirements.

Per Section 17.21.030 of the Temecula Municipal Code commencement of construction shall have occurred within three (3) years of the date of approval or the approval shall become null and void. Projects developed using Section 17.21.030 of the Temecula Municipal Code are not provided

extensions. Furthermore, a modification made to the approved development plan does not affect the original approval date of the development plan.

The project was presented to the City Council Ad Hoc Infill Land Use and Project Review Subcommittee on November 12, 2019, which at that time consisted of Council Members Matt Rahn and Mike Naggar. Following that meeting, the project was also presented to the Subcommittee on December 10, 2019, and September 21, 2020.

**ATTACHMENTS:**

1. Aerial Map
2. Administrative Approval Letter & Conditions of Approval
3. Stamped Approved Plans