



What is the Growth Management Plan?

On March 21, 2000, the City Council adopted the Growth Management Plan Action Plan (GMP). The GMP provided a formal policy to implement growth management measures for the City of Temecula. The GMP included several major goals:

1. Interagency Coordination
2. Tribal Collaboration
3. Redirection of Urban Development to Urban Areas
4. Preservation of Open Space and Buffers for Agriculture and Valuable Habitat Areas
5. Traffic Circulation System Improvements
6. Maximize Existing Transportation Network Efficiency

When does the Growth Management Plan apply?

All projects are reviewed for compliance with the Growth Management Plan. Projects that involve Zone Changes, General Plan Amendments, Planned Development Overlays, Planned Development Overlay Amendments, Specific Plans, Specific Plan Amendments, Area Plans, and Community Plans have rigorous expectations in order to meet the goals and policies of the GMP.

How does this apply to my project?

Many projects within the City of Temecula have regulations that provide target densities. Projects start at the lowest density. Project amenities and extraordinary benefits to the community allow projects to move up the range of densities or floor area ratios. Projects that involve Zone Changes, General Plan Amendments, Planned Development Overlays, Specific Plans, Specific Plan Amendments, Area Plans, and Community Plans will require amenities that are more substantial and extraordinary benefits in order to be considered.

What is the difference between a project amenity and an extraordinary community benefit?

A project amenity is geared toward the users, tenants, or individual property owners of a development (i.e. private pools, private parks, private recreational areas, etc...). An extraordinary community benefit provides substantial added value to the entire community and citizens of Temecula.

What are some examples of “project amenities?”

- Generous pool, recreation, health centers, and private park facilities that serve the residents or users of that development.

What are some examples of “extraordinary benefits” to the community?

- Significant road improvements beyond what is required by the General Plan, Specific Plan or Planned Development Overlay and/or any CEQA analysis.
- Renovation/expansion of existing parks that serve the entire community, not just a single development (beyond what is required by the General Plan, park dedication requirements, and other regulatory requirements).
- Unique projects that fulfill a community-wide need (i.e. a privately maintained splash pad that is open to the general public).
- Expansion, renovation, or improvement of a public community facility (i.e. an existing library, community center, senior center, etc...)

What other requirements does the City have for Zone Changes, General Plan Amendments, Specific Plans, Specific Plans Amendments, Planned Development Overlays, and Planned Development Overlay Amendments?

- Fiscal Impact Analyses to change from non-residential zoning to residential zoning (or increases in density beyond the underlying zoning)
- Services Community Facility Districts
- California Environmental Quality Act Compliance (i.e. Environmental Impact Reports)
- Extensive public outreach & collaboration (beyond formal noticing for public hearings)