

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Paseo Del Sol - TTM 36483

Lead Agency: City of Temecula Contact Person: Eric Jones, Associate Planner
Mailing Address: 41000 Main Street Phone: (951) 506-5115
City: Temecula Zip: 92590 County: Riverside

Project Location: County: Riverside City/Nearest Community: Temecula
Cross Streets: De Portola Road (north), Temecula Parkway (south), Butterfield Stage Road (east), Margarita Road (west) Zip Code: 92590
Lat. / Long.: 33° 29' 14.3" N / 117° 04' 52.0" W Total Acres: 42.64
Assessor's Parcel No.: 959-400-001, 959-400-002, and 959-400-003
Section: 0 Twp.: 8 Range: 3 Base: San-Bernardino
Within 2 Miles: State Hwy #: 79 Waterways: Temecula and Murrieta Creeks, Santa Margarita River
Airports: None Railways: None
Schools: Pauba Valley Elementary School and Susan H. Nelson High School

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other
[X] Mit Neg Dec Other

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc) [] Other

Development Type:

[X] Residential: Units 168 Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational
[] Recreational
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [X] Wildlife
[] Coastal Zone [X] Noise [X] Solid Waste [X] Growth Inducing
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Land Use
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Cumulative Effects
[] Other

Present Land Use/Zoning/General Plan Designation:

The project site is currently designated as Medium Density Residential (2 du/ac - 5 du/ac), with a target 188 residential unit count in the Specific Plan and is zoned Specific Plan. The General Plan designates the project site as Low Medium Residential (3 du/ac - 6 du/ac).

Project Description: (please use a separate page if necessary)

PA 4 (42.64 acres) is designated Medium Density Residential (2 du/ac - 5 du/ac) in the Specific Plan, with a target residential unit count of 188. This Initial Study/ Mitigated Negative Declaration focuses on PA-4, including revised Tentative Tract Map 36483 and associated drainage and water quality improvements. Tentative Tract Map 36483 proposes 168 residential lots, public streets, a community park, open space/trails and drainage/water quality improvements. Minimum residential lot size is 5,000 square feet, with an average lot size of 5,800 square feet. The stormwater/water quality improvements are designed to convey stormwater through the project site and replace the existing temporary onsite

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7-26-2019

SCH COMPLIANCE 8-26-2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. X ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl. & Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 6 SWRCB: Div. Drinking Wtr #
X Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 9
X DWR X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
Aeronautics
X CHP
X Caltrans# 8
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079105

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 7/27)

drainage facilities. In addition, the project proposes to create habitat onsite within the proposed drainage and water quality facilities to mitigate biological impacts created by implementation of the proposed project, in accordance with resource agency permit requirements.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> CalFire | <input checked="" type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 24, 2019 Ending Date August 22, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Woodside 05S, LP</u>
Address: <u>550 West C Street, Suite 750</u>	Address: <u>11870 Pierce Street, Suite 250</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Riverside, CA 92505</u>
Contact: <u>Bobbette Biddulph</u>	Phone: <u>951-255-6536</u>
Phone: <u>(619) 719-4200</u>	

Signature of Lead Agency Representative:  **Date:** 7-18-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.