

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # **2019079105**

Lead Agency: City of Temecula, Community Development Department

Project Title: Paseo del Sol Specific Plan, PA-4 Mitigated Negative Declaration

Project Location: Temecula Riverside
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

PA 4 (proposed project site) (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 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.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The MND identifies potentially significant impacts to various wildlife species (nesting avian species, Burrowing Owl, San Diego Black-Tailed Jackrabbit, Western pond turtle, and Stephens' Kangaroo Rat, riparian habitat, archaeological resources, paleontological resources, water resources, construction noise and tribal resources. The following is a summary of the mitigation measures provided for within the MND. Note these are very brief summaries. For the full detail and requirements of the mitigation measures, please refer to the MND.

- Avoidance of the avian nesting season. If avoidance of the nesting season is not possible, the MND provides further requirements to ensure impacts to nesting avians do not occur.
- Requirement for 30-day preconstruction survey for burrowing owls prior to initial ground-disturbing activities. If burrowing owls colonize on the property prior to construction, the requirements of the Riverside County MSHCP will be implemented.
- Pre-construction surveys for San Diego black-tailed jackrabbit no earlier than 3 days prior to any grading activity. If individuals are identified, specific measures are outlined in the MND to avoid significant impacts.
- Pre-construction surveys for Western pond turtle within 14 days prior to the onset of construction activities. If Western pond turtles are observed during the pre-construction survey, further avoidance measures are outlined and required in the MND to avoid significant impacts.
- Given the location of the project site within the Fee Area for Stephens' kangaroo rat, payment of a mitigation fee to compensate for impacts.
- Establishment of an on-site riparian/riverine wetland habitat to compensate for the loss of 0.79 of existing habitat.
- A Riverside County qualified/City of Temecula approved archaeological monitor what be required. If archaeological resources are found, they will be required to be evaluated as specified in the MND.
- Specific procedures to cease construction work and appropriately treat any discovered potential fossils during construction.
- A Water Quality Management Plan shall be required and implemented, groundwater encountered during construction shall be recharged, and the project must be designed in accordance within flood hazard areas, per the Riverside County Ordinance No. 458.
- To avoid noise impacts during construction, compliant sound walls shall be required.
- The developer will be required to enter into a Cultural Resources Treatment Agreement with the Pechanga Band of Luiseño Indians, the specifics of which are included in the MND.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Biological Resources
Hydrology and Water Quality
Cultural and Tribal Resources

Please provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Western Riverside County Regional Conservation Authority
Regional Water Quality Control Board