

City of Temecula
Community Development
Planning Division

Notice of Intent to Adopt Mitigated Negative Declaration

- PROJECT:** Paseo Del Sol Specific Plan, PA-4 Mitigated Negative Declaration
Tentative Tract Map 36483
- APPLICANT:** Woodside 05S, LP
- LOCATION:** Bounded by De Portola Road on the north, Temecula Parkway on the south, Butterfield Stage Road to the east, within the City of Temecula, County of Riverside
- DESCRIPTION:** 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. The Draft Initial Study/ Mitigated Negative Declaration (IS/MND) 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.

The City of Temecula intends to adopt a Mitigated Negative Declaration for the project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based upon the information contained in the attached Initial Environmental Study and pursuant to the requirements of CEQA; it has been determined that this project as proposed, revised or mitigated will not have a significant impact upon the environment. As a result, the Planning Commission intends to adopt a Negative Declaration for this project.

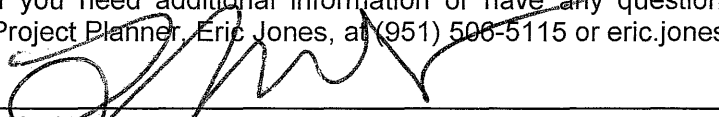
The mitigation measures required to reduce or mitigate the impacts of this project on the environment are included in the project design and/or mitigation. A Mitigation Monitoring Program will be included as part of the Negative Declaration for this project.

As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration is July 24, 2019 to August 22, 2019. Written comments and responses to this notice should be addressed to the contact person listed below at the following address: City of Temecula, 41000 Main Street, Temecula, CA 92590

The public notice of the intent to adopt this Mitigated Negative Declaration is provided through:

The Local Newspaper Posting the Site Notice to Adjacent Property Owners

If you need additional information or have any questions concerning this project, please contact the Project Planner, Eric Jones, at (951) 506-5115 or eric.jones@TemeculaCA.gov



Luke Watson
Director of Community Development



(Date)