

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Paradise Chevrolet Truck Dealership Project

Lead Agency: City of Temecula

Contact Name: Scott Cooper, Senior Planner

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Phone Number: (951) 506-5137

Project Location: 42105 DLR Drive, Temecula, Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Project would result in the development of an approximately 64,051-square-foot structure for commercial truck sales and service uses within a two-story building that includes rooftop parking (approximately 44,879 square feet). The proposed building would have a building footprint of 57,662 square feet and a maximum height of 38 feet. The building would be surrounded by a parking lot for customer and employee parking, service and repair, and vehicle storage and display. The Project would require approval of a Development Plan and Conditional Use Permit.

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

Environmental factors potentially affected for this project include biological resources, geology and soils, cultural resources, and tribal cultural resources. Each of the environmental factors mentioned above were determined to be less than significant if the following mitigation measure were incorporated:

Biological Resources

BIO-1, BIO-2, BIO-3, and BIO-4.

Cultural Resources

CUL-1.

Geology Resources

GEO-1.

Tribal Cultural Resources

CUL-1, TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5.

Explanations of the listed mitigation measures are found in the MND document.

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

No issues have been raised.

Provide a list of the responsible or trustee agencies for the project.

San Diego Regional Water Quality Control Board
Riverside County Flood Control and Water Conservation District
Western Riverside County Regional Conservation Authority
California Department of Fish and Game
Eastern Municipal Water District