

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: Bedford Court Coffee Shop and Car Wash Project

Lead Agency: City of Temecula

Contact Name: Eric Jones, Associate Planner II

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Project Location: Terminus of Bedford Court (APN 992-210-042), Temecula, Riverside County

City

County

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

The Project proposes to subdivide the undeveloped site into two parcels and develop a Quick Quack Car Wash and DutchBros drive-thru coffee shop. The Project requests approval of the following entitlements: a Planned Development Overlay; a Tentative Parcel Map; a Development Plan to allow for the construction of two structures totaling approximately 4,546 square feet, with anticipated uses consisting of a car wash and coffee shop; a Conditional Use Permit to allow for a carwash; and a Conditional Use Permit to allow for a drive-thru.

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, cultural resources, geology and soils, 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, and BIO-3

Cultural Resources

CUL-1.

Geology and Soils

GEO-1.

Tribal Cultural Resources

CUL-1, TCR-1, TCR-2, TCR-3, TCR-4, TCR-5, TCR-6, TCR-7, and TCR-8.

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 Wildlife
Rancho California Water District
Eastern Municipal Water District