



# BEDFORD COURT COFFEE SHOP AND CAR WASH PROJECT

FINAL INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION  
SCH No. 2025010334

APRIL 2025

*Prepared for:*

City of Temecula  
Community Development Department  
Planning Division  
41000 Main Street  
Temecula, CA 92590

*Prepared by:*

De Novo Planning Group  
180 E. Main Street, Suite 108  
Tustin, CA 92780

D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm







# Bedford Court Coffee Shop and Car Wash Project

## Final Initial Study/ Mitigated Negative Declaration

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**LEAD AGENCY: CITY OF TEMECULA**

41000 Main Street  
Temecula, California 92590  
Contact: Eric Jones  
eric.jones@TemeculaCA.gov  
(951) 506-5137

**PREPARED BY: DE NOVO PLANNING GROUP**

180 E. Main Street, Suite 108  
Tustin, California 92780  
Contact: Starla Barker, AICP  
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(949) 396-8193

April 2025



## Table of Contents

1.0	INTRODUCTION.....	3
2.0	RESPONSES TO COMMENTS .....	5
3.0	ERRATA.....	21
4.0	MITIGATION MONITORING AND REPORTING PROGRAM.....	23

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## 1.0 INTRODUCTION

The Bedford Court Coffee Shop and Car Wash Project (Project) site is located in the City of Temecula within Riverside County. The Project site is comprised of approximately 1.88 acres located at the terminus of Bedford Court (APN 922-210-042). The Project Applicant requests approval of the proposed Project, which includes approval of a Development Plan, a Planned Development Overlay, Conditional Use Permits, and a Tentative Parcel Map.

The Project proposes to subdivide the approximately 1.88-acre undeveloped parcel into two parcels – Proposed Parcel 1 and Proposed Parcel 2. Parcel 1 is proposed to be developed with a Quick Quack Car Wash, including a 3,596-square-foot drive-thru express car wash, vehicle queuing area, and a car vacuum area consisting of parking spaces with vacuum equipment and canopies. Parcel 2 is proposed to be developed with a DutchBros drive-thru coffee shop, including an approximately 950-square-foot drive-thru coffee shop with two drive-thru aisles, walk-up windows, and parking area.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed Project.

The IS/MND was made available for public review and comment pursuant to CEQA Guidelines Section 15073 and 15105. The public review period commenced on January 14, 2025 and concluded on February 13, 2025. The IS/MND and supporting attachments were available for review by the general public at:

- City of Temecula, 41000 Main Street, Temecula, CA 92590;
- Ronald H. Roberts Temecula Public Library, 30600 Pauba Road, Temecula, CA 92592;
- Temecula Chamber of Commerce, 26790 Ynez Court, Ste. A, Temecula, CA 92591; and
- City of Temecula Website: <https://temeculaCA.gov/362/Environmental-Review-CEQA>

The Public Review Draft IS/MND identifies the potential environmental impacts associated with development of the Project and mitigation measures to reduce the potentially significant impacts. The Responses to Comments, Errata, and Mitigation Monitoring and Reporting Program, together with the Public Review Draft IS/MND, constitutes the Final IS/MND for the proposed Bedford Court Coffee Shop and Car Wash Project.

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## 2.0 RESPONSES TO COMMENTS

The following is a list of the public agencies, organizations, or individuals that submitted comments on the IS/MND during the public review period:

<b>Comment Letter Number</b>	<b>Agency, Organization or Individual</b>	<b>Letter Dated</b>
1	Janki Patel, AICP, Senior Transportation Planner, California Department of Transportation	October 2, 2024 <sup>1</sup>
2	Mauricio Alvarez, MBA, Planning Analyst, Riverside Transit Agency	January 20, 2025
3	Will Liao, Region Planning Supervisor, Redlands HQ / Southeast Region, Southern California Gas Company	January 23, 2025
4	Amy McNeill, Engineering Project Manager, Riverside County Flood Control and Water Conservation District	February 11, 2025

Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received on an IS/MND, the City of Temecula has elected to prepare written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. The comment letters and responses are provided on the following pages. The comment letters have been numbered sequentially. The number designations in the responses correlate to the numbered portions of each comment letter.

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<sup>1</sup> While this comment was received prior to the IS/MND public review period, it is included as a formally received comment.

# California Department of Transportation



DISTRICT 8  
464 WEST 4TH STREET  
SAN BERNARDINO CA, 92401  
(909) 925-7520  
[www.dot.ca.gov](http://www.dot.ca.gov)

October 2, 2024

Route & Postmile #: I-15 – PM 3.25  
Cross Street: SR-79/Temecula Parkway  
& Bedford Court  
GTS ID: 34141

City of Temecula  
Attn: Public Works & Planning  
41000 Main St,  
Temecula, CA 92590

**Subject: PA23-0197 – Bedford Court Development – Near intersection of SR-79/Temecula Parkway and Bedford Court, Temecula, CA 92592; APN: 922-210-042.**

The California Department of Transportation (Caltrans) Local Development Review (LDR) unit has completed an initial intake review of the proposed new development located near the intersection of SR-79/Temecula Parkway and Bedford Court. Based on the information provided by the applicant, we determined that additional information is needed to complete a more thorough review.

1-1

Given the immediate proximity of the proposed development and the State Highway System right-of-way (R/W,) impacts requiring mitigation and issuance of a Caltrans Encroachment Permit for construction are still to be determined. Based on the information from the most recent materials provided, we cannot determine if the proposal will properly mitigate any potential drainage issues in the future.

1-2

**Hydraulics and Stormwater:**

In order to complete the drainage analysis, please provide the items below as soon as they become available:

1. Final Treatment Design
2. Appendix J – Sizing Calculations
3. Routing Calculations
4. Runoff reduction requirements for development.
5. Final design on site plan.

"Provide a safe and reliable transportation network that serves all people and respects the environment."

The Caltrans LDR unit is aware and understands that the project is currently in the Entitlement Phase of the project and that the above items will be prepared by the applicant after the project is entitled and the Final Engineering Design Phase commences. We suggest that the applicant provides us with these items before Final Engineering is approved, so that we can complete our review and provide appropriate recommendations.

LDR's point of contact role typically ends with completion of development entitlement. However, due to the project's unique location and importance of potential adverse impacts to the SHS, we believe it is imperative that Caltrans reviews and provides recommendations after the project has been entitled by the City of Temecula.

Thank you for the opportunity to review this development proposal and for considering the above response.

Sincerely,



Janki Patel, AICP  
Senior Transportation Planner  
Transportation Planning  
Local Development Review  
Caltrans District 8

1-3

**Response to Comment Letter No. 1**

Janki Patel, AICP, Senior Transportation Planner  
California Department of Transportation  
October 2, 2024<sup>2</sup>

- 1-1 The comment states that the California Department of Transportation (Caltrans) Local Development Review unit completed an initial intake review of the proposed development and determined that additional information is needed to complete a more thorough review.

It is noted that the comment letter was received prior to Caltrans' review of the Public Review Draft IS/MND and was requested to be included as a comment letter to the Public Review Draft IS/MND. The comment is noted and no further response is warranted. No further comments from Caltrans were received during the comment period on the Public Review Draft IS/MND.

- 1-2 The comment states that given the immediate proximity of the proposed development and the State Highway System right-of-way, impacts requiring mitigation and issuance of a Caltrans Encroachment Permit for construction are still to be determined. The comment further states that based on the information from the most recent materials provided, Caltrans cannot determine if the proposal will properly mitigate any potential drainage issues in the future. The comment requests the following items in order to complete Caltrans' drainage analysis: Final Treatment Design; Appendix J – Sizing Calculations; Routing Calculations; runoff reduction requirements for development; and a final design on site plan. As discussed more fully below in Response to Comment 1-3, the items requested by Caltrans are not available at this time and would not be prepared until after the Project's requested entitlements are approved.

- 1-3 The comment states that Caltrans understands that project development is currently in the Entitlement Phase and that the requested items will be prepared by the applicant after the project is entitled and the Final Engineering Design Phase commences. Caltrans suggests that the Project Applicant provide the requested items before Final Engineering is approved, so that Caltrans can complete their review and provide appropriate recommendations. The comment further states that due to the project's unique location and importance of potential adverse impacts to the State Highway System, it is imperative that Caltrans reviews and provides recommendations after the project has been entitled by the City of Temecula.

The comment is noted. The items requested by Caltrans are not available at this time and would not be prepared until after the Project's requested entitlements are approved. As discussed in Section 4.10, Hydrology and Water Quality, of the Public Review Draft IS/MND, short-term construction and long-term operational hydrology, drainage, and water quality impacts associated with the Project were analyzed and determined to be less than significant. The Project intends to maintain the existing drainage pattern and proposes to install a subsurface storm drain

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<sup>2</sup> While this comment was received prior to the IS/MND public review period, it is included as a formally received comment.

system and modular wetlands unit for stormwater treatment and detention. According to the Preliminary Hydrology Report, the proposed storm drain systems would adequately convey the proposed 100-year flow rates and the proposed modular wetlands have been sized to provide adequate surface treatment for the water quality flow rate. When compared to existing conditions, stormwater flow would be reduced in the proposed condition. Treated on-site flows would drain into an existing storm drain system that is designed for the ultimate development of the area. As a Condition of Approval, the Project Applicant would be required to provide the Caltrans Local Development Review unit the items requested in their letter dated October 2, 2024, including, but not limited to, Final Treatment Design, Appendix J – Sizing Calculations, Routing Calculations, runoff reduction requirements for development, and a final design on site plan, in order to complete Caltrans review. The Project Applicant would be required to implement Caltrans' recommendations based on the completed Local Development Review to avoid or reduce adverse impacts to the State Transportation Network.

**From:** Mauricio Alvarez <[malvarez@riversidetransit.com](mailto:malvarez@riversidetransit.com)>  
**Sent:** Monday, January 20, 2025 10:40 AM  
**To:** Eric Jones <[eric.jones@temeculaca.gov](mailto:eric.jones@temeculaca.gov)>  
**Subject:** PA23-0280 PA23-0204 PA23-0197

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Eric,

Thank you for including RTA in the development review of PA23-0280, the car wash and coffee shop proposal. After reviewing the plans, there are no comments to submit for this particular project.

Thank you,

**Mauricio Alvarez, MBA**

Planning Analyst  
Riverside Transit Agency  
p: 951.565.5260 | e: [malvarez@riversidetransit.com](mailto:malvarez@riversidetransit.com)  
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)  
1825 Third Street, Riverside, CA 92507

2-1

**Response to Comment Letter No. 2**

Mauricio Alvarez, MBA, Planning Analyst  
Riverside Transit Agency  
January 20, 2025

- 2-1 The comment states that the Riverside Transit Agency reviewed the Project plans and has no comments. The comment does not contain any information requiring changes to the Public Review Draft IS/MND. No further response is warranted.

**eanderson@denovoplanning.com**

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**From:** sbarker@denovoplanning.com  
**Sent:** Monday, January 27, 2025 5:37 PM  
**To:** eanderson@denovoplanning.com  
**Subject:** FW: Bedford Court Coffee Shop and Car Wash

**Starla Barker, AICP** | Principal Planner  
De Novo Planning Group | [www.denovoplanning.com](http://www.denovoplanning.com)  
[sbarker@denovoplanning.com](mailto:sbarker@denovoplanning.com) | 949-396-8193  
**Southern California** | 180 East Main St #108 | Tustin, CA 92780  
**Northern California** | 1020 Suncastr Ln #106 | El Dorado Hills, CA 95762

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**From:** Eric Jones <eric.jones@temeculaca.gov>  
**Sent:** Monday, January 27, 2025 4:48 PM  
**To:** sbarker@denovoplanning.com  
**Subject:** FW: Bedford Court Coffee Shop and Car Wash

Hello Starla,

We received the below comments from So Cal Gas regarding the Bedford Court MND.

Thank you,

**Eric Jones**  
Associate Planner II  
City of Temecula  
(951) 506-5115  
[eric.jones@TemeculaCA.gov](mailto:eric.jones@TemeculaCA.gov)  
[TemeculaCA.gov](http://TemeculaCA.gov)

*Please note that email correspondence with the City of Temecula, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.*

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**From:** Liao, William <[WLiao@socalgas.com](mailto:WLiao@socalgas.com)>  
**Sent:** Thursday, January 23, 2025 9:03 AM  
**To:** Eric Jones <[eric.jones@temeculaca.gov](mailto:eric.jones@temeculaca.gov)>  
**Cc:** SCG SE Region Redlands Utility Request <[SCGSERegionRedlandsUtilityRequest@semprautilities.com](mailto:SCGSERegionRedlandsUtilityRequest@semprautilities.com)>; Portillo, Carlos E <[CPortillo@socalgas.com](mailto:CPortillo@socalgas.com)>  
**Subject:** RE: Bedford Court Coffee Shop and Car Wash

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Eric.

I just received via our interoffice mail the Notice of Intent to Adopt Mitigated Negative Declarations for the Bedford Court Coffee Shop and Car Wash Project.

The document did not include any APNs, so I am assuming we are referring to the parcel shown below, APN 922-210-042.

3-1



SoCalGas has a medium pressure gas main running through the southern portion of Bedford Court.

Please help us ensure everyone's safety and require the developer to contact 811 / USA prior to any demotion and/or excavation activities so we can get out to Locate & Mark out our facilities.

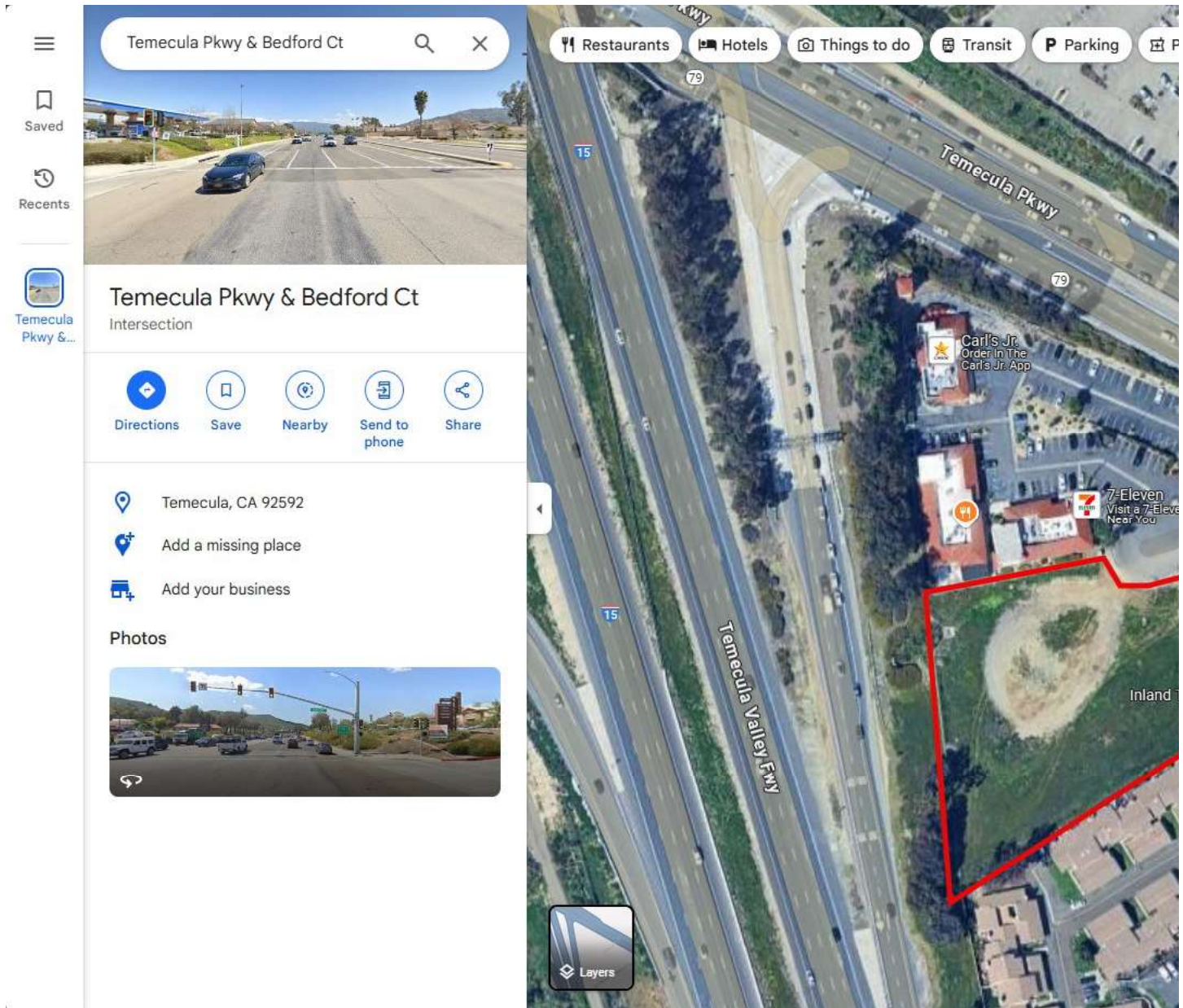
3-2

Also, please see if Developer can submit their designs / plans to our Utility Request inbox (copied on this email) so we can help identify any conflicts.

Please contact me or my Utility Request inbox if you have any questions.

**Will Liao**

Region Planning Supervisor  
Redlands HQ / Southeast Region  
Mobile: 840-213-5899



**Response to Comment Letter No. 3**

Will Liao, Region Planning Supervisor, Redlands HQ / Southeast Region  
Southern California Gas Company  
January 23, 2025

- 3-1 The comment states that the Southern California Gas Company (SoCalGas) received the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the Project. The comment further states that the NOI did not include the Project site's assessor's parcel number (APN), but that it is assumed the Project site parcel is APN 922-210-042.

The comment correctly identifies the Project site APN, which, due to a typographical error, was incorrectly provided as 992-210-042 within the Project Description of the Public Review Draft IS/MND; the Project site is correctly shown on all figures. To clarify and remedy this typographical error, this information has been updated in Section 3.0, *Errata*, of the Final IS/MND. The comment is noted and no further response is warranted.

- 3-2 The comment states that SoCalGas has a medium pressure gas main running through the southern portion of Bedford Court. The comment requests that the Project Applicant contact "811 / USA" prior to any demolition and/or excavation activities so that SoCalGas can locate and mark their facilities. The comment further requests that the Project Applicant submit the Project designs / plans to the SoCalGas Utility Request inbox.

Prior to excavation activities, the Project would be required to contact 811 (DigAlert) in compliance with State law, including California Government Code Section 4216 et al. The comment does not contain any information requiring changes to the Public Review Draft IS/MND. No further response is warranted.



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

260799

February 11, 2025

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

Attention: Eric Jones

Re: PA 23-0280, PA 23-0204, PA 23-0197  
(parcel map), PA 23-0198 and PA 24-0348,  
Bedford Court Coffee Shop and Car Wash,  
APN 922-210-042

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan Check city land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received January 13, 2025. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, \_\_\_\_\_. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and

4-1



City of Temecula  
Re: PA 23-0280, PA 23-0204, PA 23-0197  
(parcel map), PA 23-0198 and PA 24-0348,  
Bedford Court Coffee Shop and Car Wash,  
APN 922-210-042

February 11, 2025

260799

conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Murrieta Creek ( Murrieta Valley  Temecula Valley  Santa Gertrudis Valley  Warm Springs Valley) Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, \_\_\_\_\_. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments dated August 16, 2023 are still valid.

4-1  
(cont.)

**GENERAL INFORMATION**

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document, and/or Mitigation Monitoring and Reporting Program, and with all other federal, state, and local environmental rules and regulations that may apply, such as, but not limited to, the Multiple Species Habitat Conservation Plan (MSHCP), Sections 404 and 401 of the Clean Water Act, California Fish and Game Code Section 1602, and the Porter Cologne Water Quality Control Act. The District's action associated with the subject project triggers evaluation by the District with respect to the applicant's compliance with federal, state, and local environmental laws. For this project, the Lead Agency is the agency in the address above, and the District is a Responsible Agency under CEQA. The District, as a Co-permittee under the MSHCP, needs to demonstrate that all District related activities, including the actions identified above, are consistent with the MSHCP. This is typically achieved through determinations from the CEQA Lead Agency (if they are also a Co-permittee) for the project. For the MSHCP, the District's focus will be particular to Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2, 7.3.7, 7.5.3, and Appendix C of the MSHCP. Please include consistency determination statements from the Lead Agency/Co-permittee for the project for each of these sections in the CEQA document. The District may also require that an applicant provide supporting technical documentation for environmental clearance.

4-2

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

Very truly yours,



AMY MCNEILL  
Engineering Project Manager



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

252383

August 16, 2023

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

Attention: Mr. Eric Jones

Re: PA 23-0280, APN 922-210-042

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan Check city land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received July 31, 2023. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, \_\_\_\_\_. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- If this project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, \_\_\_\_\_. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

**GENERAL INFORMATION**

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL  
Engineering Project Manager

ec: Riverside County Planning Department  
Attn: Timothy Wheeler

EM:mm

4-3  
(cont.)

**Response to Comment Letter No. 4**

Amy McNeill, Engineering Project Manager,  
Riverside County Flood Control and Water Conservation District  
February 11, 2025

- 4-1 This comment provides general information relative to the purview of the Riverside County Flood Control and Water Conservation District. The comment states that the Project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed. The comment further references the agency's previous comments dated August 16, 2023, and states that the comments are still valid. A copy of the August 16, 2023 letter was provided; refer to Response to Comment 4-3, below. The comment does not contain any new information requiring changes to the Public Review Draft IS/MND. The comment is noted and no further response is necessary.
- 4-2 This comment provides general information noting that the project is required to comply with applicable CEQA mitigation measures and with all other federal, state, and local environmental rules and regulations. It further notes that the Riverside County Flood Control and Water Conservation District, as a Co-permittee under the MSHCP, needs to demonstrate that all District related activities are consistent with the MSHCP. The comment notes the District focuses on specific sections of the MSHCP and relies upon the determinations from the CEQA Lead Agency. The "general information" comments are not specific to the proposed Project and are not applicable, as demonstrated in the commenter's statement "This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed."
- The comment does not contain any information requiring changes to the Public Review Draft IS/MND. The comment is noted and no further response is necessary.
- 4-3 This comment consists of the agency's previous letter dated August 16, 2023, which was sent prior to the IS/MND public review period. The comment provides general information and restates the information provided in the February 11, 2025 letter. The comment does not contain any information requiring changes to the Public Review Draft IS/MND. The comment is noted and no further response is necessary.

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## 3.0 ERRATA

Changes to the Public Review Draft IS/MND are noted below. A double underline indicates additions to the text; ~~strikethrough~~ indicates deletions to the text. Changes have been analyzed and responded to in Section 2.0, Responses to Comments, of this Final IS/MND. The changes to the Public Review Draft IS/MND do not affect the overall conclusions of the environmental document. Changes are listed by page and, where appropriate, by paragraph.

These errata address a typographical error incorrectly providing the Project site APN as 992-210-042 (the correct APN is 922-210-042) within the Project Description of the Public Review Draft IS/MND. It should also be noted that the Eastern Information Center (EIC) at the University of California Riverside (UCR) has ceased operations; as such, these errata address the closure of the EIC by modifying Mitigation Measure TCR-8 to send documentation to the South Coastal Information Center (SCIC) at San Diego State University (SDSU) instead. These clarifications and modifications are not considered to result in any new or substantially greater impacts as compared to those identified in the Draft IS/MND.

### SECTION 2.1, PROJECT LOCATION

#### Page 7, Paragraph(s) 1

The Bedford Court Coffee Shop and Car Wash Project (Project) site is located in the City of Temecula within Riverside County; refer to Figure 2-1, Regional Vicinity. The Project site is comprised of approximately 1.88 acres located at the terminus of Bedford Court (APN ~~992-210-042~~922-210-042); refer to Figure 2-2, Project Location.

### SECTION 3.0, ENVIRONMENTAL CHECKLIST FORM

#### Page 23

4. **Project Location:** Terminus of Bedford Court (APN ~~992-210-042~~922-210-042), Temecula, California

### SECTION 4.18, TRIBAL CULTURAL RESOURCES

#### Page 148

TCR-8: Prior to final inspection, the Project Archeologist is to submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with the Planning Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The City shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the City shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the ~~Eastern Information Center (EIC) at the University of California Riverside (UCR)~~South Coastal Information Center (SCIC) at San Diego State University (SDSU) and one (1) copy shall be submitted to the Pechanga Cultural Resources Department.

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## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6). Specifically, Public Resources Code Section 21081.6 states:

*(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*

*(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.*

*(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.*

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide the mechanism by which to monitor mitigation measures outlined in the Bedford Court Coffee Shop and Car Wash Project IS/MND. The Bedford Court Coffee Shop and Car Wash Project MMRP has been prepared in conformance with Public Resources Code Section 21081.6 and City of Temecula (City) monitoring requirements.

State CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Temecula is the Lead Agency for the Bedford Court Coffee Shop and Car Wash Project and is therefore responsible for ensuring MMRP implementation. This MMRP has been drafted to meet Public Resources Code Section 21081.6 requirements as a fully enforceable monitoring program.

The MMRP Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Bedford Court Coffee Shop and Car Wash Project file.

This MMRP delineates responsibilities for monitoring the Project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the MMRP Checklist. If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

The numbering system in the following table corresponds with the IS/MND's numbering system. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City of Temecula will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be kept on file at the City of Temecula Community Development Department.

### Mitigation Monitoring and Reporting Program Checklist

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
<b>BIOLOGICAL RESOURCES</b>						
<b>Mitigation Measures</b>						
BIO-1: To avoid or minimize impacts on burrowing owl populations, a pre-construction survey for burrowing owl shall be completed within the Project site within 30 days prior to ground disturbance, in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). If the results of the survey indicate that no burrowing owls are present on site, then construction activities shall be allowed to commence, and no avoidance or minimization measures would be required. If burrowing owl is observed during the pre-construction survey, the Project proponent shall immediately inform the California Department of Fish and Wildlife (CDFW) and the Western Riverside County Regional Conservation Association (RCA). A Burrowing Owl Protection and Relocation Plan (plan) shall be prepared by a qualified biologist, which must be sent for approval by RCA prior to initiating ground disturbance. The plan shall detail avoidance measures that shall be implemented during construction and passive or active relocation methodology. Relocation shall only occur outside of the nesting season (September 1 through January 31). The RCA may require translocation sites to be created within the MSHCP Conservation Area for the establishment of new colonies. If required, the translocation sites must take into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species in order to successfully create suitable habitat for burrowing owl. The translocation sites must	Prior to the issuance of grading permit or any ground disturbing activity	Pre-Construction Burrowing Owl Survey/ Prior to grading or ground disturbing activities/ Prior to issuance of any grading permits	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
be developed in consultation with RCA. If required, translocation sites would also be described in the agency-approved plan.						
<p>BIO-2: To the extent possible, construction activities (i.e., earthwork, clearing, and grubbing) shall occur outside of the general bird nesting season for migratory birds (February 1 to August 31). If construction activities (i.e., earthwork, clearing, and grubbing) occur during the general bird nesting season for migratory birds (February 1 to August 31), a qualified biologist shall be retained to perform a pre-construction survey of potential nesting habitat to confirm the absence of active nests belonging to migratory birds and raptors afforded protection under the Migratory Bird Treaty Act and California Fish and Game Code. The pre-construction survey shall be performed no more than three days prior to the commencement of construction activities. The results of the pre-construction survey shall be documented by a qualified biologist.</p> <p>If the qualified biologist determines that no active migratory bird or raptor nests occur, the biologist shall document a negative survey and construction activities shall be allowed to proceed without any further requirements. If the qualified biologist determines that an active migratory bird or raptor nest is present, the biologist shall establish a no-disturbance buffer. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. No impacts within the no-disturbance buffer shall occur until the young have fledged the nest, and the nest is confirmed to no longer be active, or as determined by the qualified</p>	Prior to the issuance of grading permit or any construction activity	Pre-Construction Nesting Bird Survey/ Prior to construction or grading activities/ Prior to issuance of any grading permits	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
biologist. The biological monitor may modify the buffer as applicable for the specific bird species and type of work or propose other recommendations to avoid indirect impacts to nesting birds.						
BIO-3: In accordance with the Western Riverside County Multispecies Habitat Conservation Plan (MSHCP) Section 6.1.4, no species listed in Table 6-2, Plants that Should Be Avoided Adjacent to the MSHCP Conservation Area, of the MSHCP shall be used in the Project landscape plans. Prior to issuance of construction permits, the Project Applicant shall provide landscape plans demonstrating to the City of Temecula Community Development that all landscaping complies with the Western Riverside County MSHCP Section 6.1.4 relative to the use of plants.	Prior to the issuance of building permit or any construction activity	Plan review/ Prior to grading or construction activities/ Prior to issuance of any grading permits	Community Development Department Director, or designee			
<b>CULTURAL RESOURCES</b>						
<b>Mitigation Measures</b>						
CUL-1: If human remains are encountered, the Project Applicant or contractor would be required to halt all work and contact the Riverside County Coroner. California Health and Safety Code Section 7050.5, states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. The Native American Heritage Commission shall then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in	During ground-disturbing activities	Notification of Riverside County Coroner/ Notification of Native American Heritage Commission if identified remains are Native American in origin	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in these conditions.						
<i>Refer to Mitigation Measures TCR-1 through TCR-8.</i>	--	--	--			
<b>GEOLOGY AND SOILS</b>						
<b>Mitigation Measures</b>						
GEO-1: If fossils or fossil-bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt, the Temecula Community Development Department shall be notified, and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.	During ground-disturbing activities	Assessment of resources by a professional vertebrate paleontologist/ If significant under CEQA, verify additional work, such as data recovery excavation, has been implemented	Community Development Department Director, or designee			
<b>TRIBAL CULTURAL RESOURCES</b>						
<b>Mitigation Measures</b>						
TCR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading	Prior to the issuance of grading permit or any ground disturbing activity	Project Archaeologist monitoring/ Cultural Resources Worker Sensitivity Training	Community Development Department Director, or designee			



Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.						
TCR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians for tribal monitoring. The Developer shall provide the City and the Pechanga Tribe a minimum of 30 days advance notice of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed.	Prior to the issuance of grading permit or any ground disturbing activity	Cultural Resources Management Plan and Monitoring Agreements	Community Development Department Director, or designee			
TCR-3: Prior to the issuance of the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and approved. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the	Prior to the issuance of grading permit or any ground	Cultural Resources Management Plan and	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
definition in Assembly Bill (AB) 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the Project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include: <ul style="list-style-type: none"> <li>• Project description and location;</li> <li>• Project grading and development scheduling;</li> <li>• Roles and responsibilities of individuals on the Project;</li> <li>• The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;</li> <li>• The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource’s evaluation;</li> <li>• The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items; and</li> <li>• Contact information of relevant individuals for the Project.</li> </ul>	disturbing activity	Monitoring Agreements				
TCR-4: The City shall verify that the following note is included on the Grading Plan: “If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project	Prior to the issuance of grading permit or any ground disturbing activity	Grading Plan/ Prior to grading or ground disturbing activities/ Prior to issuance of	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
Archaeologist and the Tribal Representatives to the site to assess the significance of the find.”		any grading permits				
<p>TCR-5: If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s). Tribal cultural resources are excluded from the definition of unique cultural resources as those resources are defined by the tribal values ascribed to them by their affiliated communities. Treatment of tribal cultural resources inadvertently discovered during the Project’s ground-disturbing activities shall be subject to the consultation process required by State law and AB 52.</p> <ul style="list-style-type: none"> <li>• All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the Project Applicant, the Project Archaeologist, the Tribal Representative(s), and the City to discuss the significance of the find.</li> <li>• At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the City, as to the appropriate</li> </ul>	During ground-disturbing activities	Cultural Resources Management Plan and Monitoring Agreements	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting/ Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
<p>mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <ul style="list-style-type: none"> <li>• Further ground disturbance, including but not limited to grading, trenching etc., shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal Monitors if needed.</li> <li>• Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through Project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measures.</li> <li>• If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.</li> <li>• Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the Project Applicant and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural</li> </ul>						

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
resources, these issues will be presented to the City for decision. The City shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City shall be appealable to the City. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Temecula upon the completion of a treatment plan and final report detailing the significance and treatment finding.						
<p>TCR-6: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Temecula:</p> <ul style="list-style-type: none"> <li>• Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</li> <li>• Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items,</li> </ul>	During ground-disturbing activities	Cultural Resources Management Plan and Monitoring Agreements	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
<p>burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.</p> <ul style="list-style-type: none"> <li>If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Temecula upon the completion of a treatment plan and final report detailing the significance and treatment finding.</li> </ul>						
TCR-7: It is understood by all parties that unless otherwise required by law, the site of any reburial of Native	During and after ground-	Cultural Resources	Community Development			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 7927.000, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 7927.000	disturbing activities	Management Plan and Monitoring Agreements	Department Director, or designee			
TCR-8: Prior to final inspection, the Project Archeologist is to submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with the Planning Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The City shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the City shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the South Coastal Information Center (SCIC) at San Diego State University (SDSU) and one (1) copy shall be submitted to the Pechanga Cultural Resources Department.	Prior to final inspection	Cultural Resources Management Plan and Monitoring Agreements	Community Development Department Director, or designee			
<i>Refer to Mitigation Measure CUL-1</i>	--	--	--			

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