

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: January 27, 2026

SUBJECT: Approve Initial Study and Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and Approve Plans and Specifications for Ynez Road Improvements – Phase I Project, PW23-02

PREPARED BY: Hossein Ajideh, Principal Civil Engineer
Emalee Manning, Assistant Engineer II

RECOMMENDATION: That the City Council:

1. Adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE INITIAL STUDY AND ADOPTING A MITIGATED NEGATIVE DECLARATION; ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVING PLANS AND SPECIFICATIONS IN SUBSTANTIAL FORM, ALL FOR THE YNEZ ROAD IMPROVEMENTS – PHASE I PROJECT, PW23-02

2. Authorize the Director of Public Works/City Engineer to make minor refinements and revisions as necessary to the Plans and Specifications; and
3. Direct the Director of Public Works/City Engineer to file a Notice of Determination for the Project.

BACKGROUND: The Ynez Road Improvements – Phase I Project, PW23-02, is a circulation project that includes the design, environmental clearance, and construction for widening the east side of Ynez Road from Rancho Vista Road to Tierra Vista Road to two lanes. The Project consists of full street improvements, including asphalt concrete pavement, curb and gutter, sidewalks, retaining wall, and streetlights. The Project scope also includes completion of all required environmental studies, preparation of the appropriate environmental document, and obtaining all necessary resource agency permits.

This Project supports the City core values in the Quality of Life Master Plan e.g., Transportation, Mobility and Connectivity.

ENVIRONMENTAL REVIEW: As required by the California Environmental Quality Act (CEQA), an IS (Initial Study) was prepared for the Project. The IS identified no impact or less-than-significant impacts for the following environmental areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

The IS identified the following areas of potential concern that will be reduced to a less-than-significant level with the incorporation of mitigation measures, as summarized below:

- **Biological Resources:** A pre-construction nesting bird clearance survey is required prior to ground disturbance. In addition, a site survey shall be conducted prior to construction to further reduce potential impacts to a less-than-significant level. Mitigation is required and will be imposed for the 0.22-acre impact to riverine habitat includes management activities, such as the removal of non-native plant species within 0.66 acre of habitat located on a City-owned parcel (APN 961-440-012) along Temecula Creek.
- **Cultural Resources:** A certified archaeologist shall monitor construction activities in coordination with the Pechanga Tribe. Mitigation measures include a pre-grading meeting with contractors, implementing grading monitoring at a frequency approved and coordinated with the Pechanga Tribe, and ensuring cultural resource protection, avoidance, and curation in the event of a resource discovery.
- **Geology and Soils:** A Paleontological Resource Management Plan (PRMP) is required.
- **Hazards and Hazardous Materials:** A Hazardous Spill Prevention Plan shall be prepared by the Contractor and submitted to the City for approval prior to construction. The plan shall identify measures to minimize the likelihood of a spill, outline response actions if a spill occurs to prevent contamination of surface waters and provide for cleanup procedures.

Additionally, all asphalt materials removed from the project alignment shall be disposed in accordance with applicable regulatory standards.

- **Tribal Cultural Resources:** A Pechanga Tribal monitor shall be present during grading activities and shall have the authority, in consultation with the project archaeologist and the Pechanga Band of Indians and their designated monitors, to stop or redirect grading activities if tribal cultural resources are encountered. Mitigation also includes pre-grading coordination, construction monitoring, and implementation of protection, avoidance, and curation measures in the event of a discovery.
- **Mandatory Finding of Significance:** Implement the mitigation measures as described in the IS MND, including BIO-1 through BIO-3, CUL-1 through CUL-7, TCR-1 through TCR-11, GEO-1, HAZ-1, and HAZ-2.

Under Public Resources Code section 21080(c)(2), the IS determined that an MND is the appropriate environmental document for the Project. The MND includes mitigation measures that reduce identified potential impacts to a less-than-significant level, and an MMRP has been prepared pursuant to Public Resources Code section 21081.6(a)(1).

The Notice of Intent to Adopt a Mitigated Negative Declaration was posted on December 10, 2025. The corresponding public review comment period also commenced on December 10, 2025, and concluded on January 9, 2026. Notification signage was placed on the Project site, and a notice was published in a local newspaper.

The City of Temecula received one written comment letter from the California Department of Transportation during the public review period and responded directly to the commenter to inform them that the City of Temecula Multi-Use Trails and Bikeways Master Plan Update was incorporated and cited on Page 3 of the IS/MND document. No other comments were received regarding the IS/MND or its analysis. The Final IS/MND was provided to the commenting agency.

Staff recommend that the City Council approve the IS and adopt the MND for this Project, and direct Staff to file the NOD.

APPROVAL OF PLANS AND SPECIFICATIONS IN SUBSTANTIAL FORM: Project plans and specifications are largely complete but it is possible that certain technical refinements or notes on plans could change. Accordingly, Staff recommend and request that the City Council approve the plans and specifications in substantial form, as presented here, with direction to and authorization for the Director of Public Works/City Engineer to make minor refinements or revisions as necessary.

FISCAL IMPACT: The Ynez Road Improvements – Phase I Project, PW23-02, is included in the City’s Fiscal Years 2026-2030 Capital Improvement Program (CIP) Budget and is funded with Development Impact Fees (DIF) – Street Improvements, Developer Contribution, grant funding 2023 RCTC Western Riverside County Regional call for projects using Measure A Regional Arterial (MARA), and grant funding California State Assembly Bill (AB) 102. Sufficient

funds are available in the project account to cover the MND fee of \$3,093.75, which includes the \$50.00 County filing fee.

ATTACHMENTS:

1. Initial Study Mitigated Negative Declaration
2. Mitigated Monitoring Reporting Program
3. Notice of Determination
4. Resolution
5. Project Description
6. Project Location