



PARADISE CHEVROLET TRUCK DEALERSHIP PROJECT

FINAL INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION
SCH No. 2024070081
AUGUST 2024

Prepared for:

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

Prepared by:

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Tustin, CA 92780

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

A Land Use Planning, Design, and Environmental Firm





Paradise Chevrolet Truck Dealership Project

Final Initial Study/
Mitigated Negative Declaration
SCH No. 2024070081

LEAD AGENCY: CITY OF TEMECULA

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August 2024

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1.0 INTRODUCTION

The Paradise Chevrolet Truck Dealership Project (Project) site is located in the City of Temecula within Riverside County. The Project site is comprised of approximately 6.09 acres, located at 42105 DLR Drive (APN 921-730-072). The Project Applicant requests approval of the proposed Project, which includes Development Plan and Conditional Use Permit (CUP) approvals.

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.

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 July 2, 2024 and concluded on August 1, 2024. The IS/MND and supporting attachments were available for review by the general public at:

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 and Mitigation Monitoring and Reporting Program, together with the Public Review Draft IS/MND, constitutes the Final IS/MND for the proposed Paradise Chevrolet Truck Dealership Project.

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2.0 RESPONSES TO COMMENTS

During the public review period, two comments were received on the IS/MND. The following is a list of the public agencies, organizations, and individuals that submitted comments on the IS/MND during the public review period:

Comment Letter Number	Agency, Organization or Individual	Letter Dated
1	Max Yasuda, Resident	July 3, 2024
2	Amy McNeill, Engineering Project Manager Riverside County Flood Control and Water Conservation District	July 10, 2024

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.

eanderson@denovoplanning.com

From: Scott Cooper <scott.cooper@temeculaca.gov>
Sent: Friday, July 5, 2024 8:09 AM
To: Starla Barker
Cc: eanderson@denovoplanning.com
Subject: FW: Comment on Temecula Paradise Chevrolet CEQA MND

Comment from Mr. Yasuda on the Draft MND

Scott Cooper

Senior Planner
City of Temecula
(951) 506-5137

scott.cooper@TemeculaCA.gov
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.

From: Max Yasuda <maxosmail@gmail.com>
Sent: Wednesday, July 3, 2024 8:22 AM
To: Scott Cooper <scott.cooper@temeculaca.gov>
Subject: Comment on Temecula Paradise Chevrolet CEQA MND

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.

Hello, I was reading the study for the Temecula Paradise Chevrolet [CEQA MND](#) and observed that while paniculate tarplant (*Deinandra paniculata*) was mentioned in the study, the study did not acknowledge it's status as a rare plant under the California Native Plant Society: <https://rareplants.cnps.org/Plants/Details/1892>

Thank you,
Max Yasuda

1-1

Response to Commenter Letter No. 1

Max Yasuda, Resident
July 3, 2024

- 1-1 The comment states that while paniculate tarplant (*Deinandra paniculata*) was mentioned in the study for the IS/MND, the study did not acknowledge its status as a rare plant under the California Native Plant Society.

As discussed in Section 4.4, *Biological Resources*, of the IS/MND, the Project site is partially located within the Southwest Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was submitted to the City and subsequently reviewed by the Western Riverside County Regional Conservation Authority (RCA) to ensure compliance with MSHCP Criteria and other MSHCP requirements. As discussed in the IS/MND, following compliance with the established regulatory environment and implementation of mitigation measures, the Project would be consistent with the MSHCP; potential impacts to biological resources would be reduced to a less than significant level.

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

256979

July 10, 2024

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

Attention: Scott Cooper

Re: Paradise Chevrolet Truck Dealership Project
APN 921-730-072

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 1, 2024. 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 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 are still valid.

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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.

2-2

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

EM:blj

Response to Commenter Letter No. 2

Amy McNeill, Engineering Project Manager,
Riverside County Flood Control and Water Conservation District
July 10, 2024

- 2-1 The comment notes that the Project is located within the limits of the Riverside County Flood Control and Water Conservation District's Murrieta Creek Temecula Valley Area Drainage Plan for which drainage fees have been adopted. The comment further notes that if the Project proposes 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. 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.

- 2.2 The comment provides general information. 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.

3.0 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 Paradise Chevrolet Truck Dealership Project IS/MND. The Paradise Chevrolet Truck Dealership 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 Paradise Chevrolet Truck Dealership 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 Paradise Chevrolet Truck Dealership 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
BIOLOGICAL RESOURCES						
Mitigation Measures						
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 MSHCP burrowing owl survey guidelines. 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 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	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
effects to other MSHCP Covered Species in order to successfully create suitable habitat for burrowing owl. The translocation sites must be developed in consultation with RCA. If required, translocation sites would also be described in the agency-approved plan.						
BIO-2: Prior to construction activities, a qualified biologist shall determine if any retention basins or road cuts within the Project site meet the U.S. Fish and Wildlife Service definition of suitable fairy shrimp habitat requiring protocol surveys. "Appropriate habitat is considered to be inundated when it holds greater than three (3) centimeters of standing water 24 hours after a rain event." If suitable fairy shrimp habitat is present, wet and dry seasonal surveys shall be conducted in accordance with US Fish and Wildlife Service protocols by a qualified biologist. If the surveys determine the presence of fairy shrimp, the Project proponent shall immediately inform the Western Riverside Regional Conservation Association (RCA).	Prior to the issuance of grading 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			
BIO-3: To the extent possible, construction activities (i.e., earthwork, clearing, and grubbing) shall occur outside of the general bird nesting season for migratory birds, which is March 15 through August 31 for songbirds and January 15 to August 31 for raptors. If construction activities (i.e., earthwork, clearing, and grubbing) occur during the general bird nesting season for migratory birds (March 15 to August 31) and raptors (January 15 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	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
<p>nests belonging to migratory birds and raptors afforded protection under the Migratory Bird Treaty Reform Act and California Fish and Game Code. The pre-construction survey shall be performed no more than seven days prior to the commencement of construction activities. The results of the pre-construction survey shall be documented by a qualified biologist. If construction is inactive for more than seven days, an additional survey shall be conducted.</p> <p>If the qualified biologist determines that no active migratory bird or raptor nests occur, the 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, no impacts within 300 feet (500 feet for raptors) of the active nest 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 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.</p>						
<p>BIO-4: 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</p>	<p>Prior to the issuance of building permit or any construction activity</p>	<p>Plan review/ Prior to grading or construction activities/ Prior to issuance of any grading permits</p>	<p>Community Development Department Director, or designee</p>			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
landscaping complies with the Western Riverside County MSHCP Section 6.1.4 relative to the use of plants.						
CULTURAL RESOURCES						
Mitigation Measures						
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 consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in these conditions.	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			
<i>Refer to Mitigation Measures TCR-1 through TCR-4.</i>	--	--	--			
GEOLOGY AND SOILS						
Mitigation Measures						

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
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 City of 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			
HAZARDS AND HAZARDOUS MATERIALS						
Mitigation Measures						
HAZ-1: Prior to the issuance of a grading permit, the Project Applicant shall submit a Soils Management Plan (SMP) to the City of Temecula Public Works Department that addresses the proper characterization and handling of potential impacted soils, and other contaminants of concern that may be present. The SMP shall require that, as grading, excavation, and trenching are performed, exposed soil shall be monitored for stained or discolored soil, wet or saturated soils, or odors. If impacted soil is encountered, the soil shall be analyzed to identify and characterize the impact and determine if soil remediation	Prior to the issuance of grading permit or any ground disturbing activity	Soil Management Plan/ Prior to grading or ground disturbing activities/ Prior to issuance of any grading permits	Public Works Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
is required. Soil samples shall be analyzed by an appropriate State-certified laboratory using appropriate methods based on the parameters to be analyzed. When a new area of contamination is identified, it shall be characterized to assess its lateral and vertical extent. Likely excavation of impacted soil shall be followed by segregated stockpiling or direct-loading, waste profiling, and offsite disposal or recycling, which shall be performed in accordance with applicable federal, State, and local regulations.						
TRIBAL CULTURAL RESOURCES						
Mitigation Measures						
TCR-1: Prior to issuance of a grading permit, the following text shall be included in the Notes Section of the Grading Plan, as confirmed by the Temecula Community Development Department: "If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Director of Community Development at their sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an	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 any grading permits	Community Development Department Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
archaeological/cultural resource, the Director of Community Development shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Director of Community Development shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Director of Community Development.”						
TCR-2: Prior to issuance of a grading permit, the following text shall be included in the Notes Section of the Grading Plan, as confirmed by the Temecula Community Development Department: “If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and the qualified archaeologist and the Pechanga monitor shall investigate the find, and make recommendations as to treatment.”	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 any grading permits	Community Development Department Director, or designee			
TCR-3: Prior to issuance of a grading permit, the following text shall be included in the Notes Section of the Grading Plan, as confirmed by the Temecula Community Development Department: “The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition.”	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 any grading permits	Community Development Department Director, or designee			
TCR-4: 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	During ground-disturbing activities	Cultural Resources Management Plan and	Community Development Department			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
<p>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).</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. • Grading of further ground disturbance 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. • 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 		Monitoring Agreements	Director, or designee			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
<p>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.</p> <ul style="list-style-type: none"> • 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. • Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director 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 take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community 						

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
Development Director shall be appealable to the City Planning Commission and/or City Council.						
TCR-5: Prior to issuance of a grading permit, the following text shall be included in the Notes Section of the Grading Plan, as confirmed by the Temecula Community Development Department: "All sacred sites are to be avoided and preserved."	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 any grading permits	Community Development Department Director, or designee			
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: <ul style="list-style-type: none"> • 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 Community Development Department: <ul style="list-style-type: none"> ○ 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. ○ Reburial of the resources on the Project property (as identified on Burial Area Exhibit). 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 	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>been completed, with an exception that sacred items, 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>						

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