

City of Temecula Community Development Department

Notice of Availability Draft Environmental Impact Report

To: Agencies/Interested Persons
Subject: Notice of Availability of a Draft Environmental Impact Report

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

Staff Contact: Scott Cooper, Associate Planner
Phone Number: (951) 506-5137

The City of Temecula Planning Division will be the Lead Agency and has prepared a Draft Subsequent Environmental Impact Report (EIR) for the project identified below. As required by Section 15105 of CEQA, the 45-day public review period for this Draft Subsequent EIR begins on **January 31, 2020** and ends on **March 16, 2020**. Written comments must be received by the Community Development Department by **5:00 p.m. on March 16, 2020**, in order to be addressed as part of the formal Draft Subsequent EIR review process.

The public Notice of Availability of this Draft Subsequent EIR is provided through:

The Local Newspaper Posting the Site Notice to Adjacent Property Owners

Please send your response to **Scott Cooper** with the City of Temecula Planning Division at the address shown above.

Project Title: Harveston General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – Planning Area 12 (Project)
(State Clearinghouse No. 2019070974)

Project Location: City of Temecula, Riverside County, California – Project is located east of Interstate 15, west of Ynez Road, North of State Route 79, and south of Temecula Center Drive.

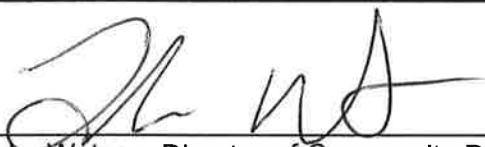
Project Description: The Project would include a GPA that would change the existing General Plan land use designation from Service Commercial (SC) to Specific Plan Implementation (SPI) and a SPA that would include a residential overlay to the Specific Plan on an 87.54-acre portion of Planning Area 12. The residential overlay designation would overlay the existing Service Commercial (SC) that is designated on the Project Site within the existing Specific Plan. The residential overlay would allow the future development of a maximum of 1,000 residential units. At this time, the unit count of single-family residences and multi-family residences is unknown as there are no specific detailed project plans or proposed project designs. For the purposes of this analysis, the residential overlay assumes

1,000 small lot detached single-family homes would be developed. The Project area would not include 11.9 acres of the future French Valley/I-15 interchange.

Significant Environmental Effects: The Draft Subsequent EIR concluded the proposed project would result in a significant unavoidable impact in the following issue area: air quality. All other environmental effects were found to be less than significant or able to be mitigated to less than significant levels.

The Project Site is not included on any of the lists enumerated under Section 65962.5 of the Government Code (hazardous waste sites). The Harveston Specific Plan EIR that was certified in 2001 is incorporated by reference in the Draft Subsequent EIR and is available for review at the City of Temecula, 41000 Main Street, Temecula, CA 92590.

All are invited to comment on the Draft Subsequent EIR. Written comments must be received by the Community Development Department by 5:00 p.m. on March 16, 2020, in order to be addressed as part of the formal Draft Subsequent EIR review process. The document can be reviewed at the City of Temecula, 41000 Main Street, Temecula, CA 92590; Ronald H. Roberts Temecula Public Library, 30600 Pauba Road, Temecula, CA 92592; Temecula Grace Mellman Library, 41000 County Center Drive, Temecula CA 92591, the Temecula Chamber of Commerce, 26790 Ynez Court, Ste. A, Temecula, CA 92591; and the City of Temecula Website: <http://TemeculaCA.gov>



Luke Watson, Director of Community Development

1/30/2020
Date

City of Temecula Planning Department

Agency Distribution List

PROJECT: Harveston General Plan Amendment (PA18-0659), Harveston Specific Plan Amendment (PA18-0660)

DISTRIBUTION DATE: January 31, 2020

CASE PLANNER: Scott Cooper

CITY OF TEMECULA:

Building & Safety (X)
Fire Department (X)
Sheriff..... (X)
Parks & Recreation (TCSD)..... ()
Public Works (X)
WQMP..... (X)
Traffic.....(X)

STATE:

Caltrans (District 8)..... (X)
Fish & Game (X)
Mines & Geology ()
Regional Water Quality Control Board (X)
State Clearinghouse (15 Copies)..... (X)
Water Resources..... ()

FEDERAL:

Army Corps of Engineers..... (X)
Fish and Wildlife Service (X)

REGIONAL:

Air Quality Management District (X)
Western Riverside COG ()
Regional Conservation Authority (X)
Regional Water Quality Control Board.....(X)

RIVERSIDE COUNTY:

Airport Land Use Commission..... ()
Engineer ()
Flood Control(X)
Health Department.....(X)
Parks and Recreation ()
Planning Department(X)
Habitat Conservation Agency (RCHCA).....(X)
Riverside Transit Agency(X)

UTILITY:

Eastern Municipal Water District (X)
Charter Communications (X)
Rancho CA Water District (X)
Southern California Gas..... (X)
Southern California Edison (X)
Metropolitan Water District..... (X)
CR&R.....(X)

OTHER:

Pechanga Indian Reservation.....(X)
Eastern Information Center..... ()
City of Murrieta Planning Department.....(X)
RCTC(X)
Temecula Unified School District(X)
Harveston Homeowners Association.....(X)