

City of Temecula
Community Development
Planning Division

Notice of Preparation

To: Attached Distribution List

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report

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

Consulting Firm:
ESA
2121 Alton Parkway, Suite 100
Irvine, CA 92606

Contact: Scott Cooper
Phone Number: (951) 506-5137

Contact: Brian Allee
Phone Number: 949.753.7001

The City of Temecula Community Development Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. This notice is made pursuant to Section 15082 of the California Environmental Quality Act (CEQA). We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and initial environmental study are contained in the attached materials. Due to the time limits mandated by State law your response must be sent at the earliest possible date but **not later than 30 days after receipt of this notice**. In addition, comments can be submitted at a **Scoping Meeting** that will be held on Thursday, August 8, 2019 at the Harveston Lake House located at 29005 Lakehouse Road, Temecula, CA 92591. The Scoping Meeting is **not** a public hearing and no decision on the proposed project will be made at this meeting. It is an opportunity for agencies and the general public to provide input on what issues should be addressed in the EIR.

Please send your response to **Scott Cooper, Associate Planner**, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Harveston General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – Planning Area 12 (Project)

Project Location: The Project is located east of Interstate 15 (I-15), west of Ynez Road, north of State Route 79 (SR-79), and south of Temecula Center Drive within the Harveston Specific Plan Area (Project Site) in the City of Temecula, County of Riverside.

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.

If you need additional information or have any questions concerning this project, please contact the Project Planner Scott Cooper at (951) 506-5137 or scott.cooper@TemeculaCA.gov



Luke Watson
Director of Community Development

7/22/2019

Date