

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019070974

### Project Title: Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

Lead Agency: City of Temecula

Contact Person: Scott Cooper, Associate Planner

Mailing Address: 41000 Main Street, Temecula, CA 92590

Phone: (951) 506-5137

City: Temecula

Zip: 92590

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Temecula

Cross Streets: East of I-15, west of Ynez Road, north of SR-79, south of Temecula Center Drive

Zip Code: 92591

Lat. / Long. (degrees, minutes, and seconds): N/A° N/A' N/A" N/ N/A° N/A' N/A" W

Total Acres: 87.54

Assessor's Parcel No.: 916400053, 916400051, 916400052, 916400043, 916400067, 916400035, 916400062, 916400066, 916400064, 916400039, 916400063, 916400036, 916400034, 916400058, 916400042, 916400060, 916400065, 916400044

Section: N/A

Twp.: N/A

Range: N/A

Base: N/A

Within 2 Miles: State Hwy #: I-15, SR-79, I-215

Waterways: Harveston Lake

Airports: French Valley Airport

Railways: N/A

Schools: Ysabel Barnett Elementary School, James L. Day Middle School, Chaparral High School

### Document Type:

Governor's Office of Planning & Research

CEQA:

☐ NOP

☐ Early Cons

☐ Neg Dec

☐ Mit Neg Dec

☐ Draft EIR

☒ Supplement/Subsequent EIR

(Prior SCH No. \_\_\_\_\_)

Other \_\_\_\_\_

JAN 31 2020

STATE CLEARINGHOUSE

NEPA:

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other:

☐ Joint Document

☐ Final Document

☐ Other \_\_\_\_\_

### Local Action Type:

☐ General Plan Update

☒ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☒ Specific Plan Amendment

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☐ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other \_\_\_\_\_

### Development Type:

☒ Residential: Units 1,000 Acres 87.54

☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Educational \_\_\_\_\_

☐ Recreational \_\_\_\_\_

☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_

☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_

☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Hazardous Waste: Type \_\_\_\_\_

☐ Other: \_\_\_\_\_

### Project Issues Discussed in Document:

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☐ Economic/Jobs

☒ Other Greenhouse Gas Emissions, Tribal Cultural Resources, Wildfire.

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☒ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☒ Wetland/Riparian

☒ Growth Inducement

☒ Land Use

☒ Cumulative Effects

☒ Other: \_\_\_\_\_

### Present Land Use/Zoning/General Plan Designation:

GP Designation: Service Commercial (SC), Zoning Designation: Specific Plan 13 (SP-13)

### Project Description: (please use a separate page if necessary)

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

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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. However, the allowance to develop Service Commercial (SC) will remain as future developers will have the option to develop commercial and/or residential uses within the Project Site. The GPA from SC to SPI would maintain the Specific Plan's consistency with the existing General Plan Land Use Element but would provide flexibility for the Specific Plan, including the proposed residential overlay, to function as the General Plan land use designation. 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 that would be developed with an opening year of 2021 and buildout year of 2024. Subsequent CEQA documentation will be required when tract maps are submitted. The Project area would not include 11.9 acres of the future French Valley Parkway/I-15 interchange.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

## Local Public Review Period (to be filled in by lead agency)

Starting Date January 31, 2020

Ending Date March 16, 2020

## Lead Agency (Complete if applicable):

Consulting Firm: Environmental Science Associates

Applicant: City of Temecula, Planning Department

Address: 2121 Alton Parkway

Address: 41000 Main Street

City/State/Zip: Irvine, CA, 92606

City/State/Zip: Temecula, CA 92590

Contact: Brian Allee, Michael Houlihan

Phone: (951) 506-5137

Phone: (949) 753-7001

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 1.30.20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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