NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to the California Environmental Quality Act (CEQA), the County of Riverside (“County”), as the Lead Agency, plans to oversee the preparation of an Environmental Impact Report (EIR) for the below-described project. The purpose of this notice is to solicit guidance as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to the City at the below-listed address as soon as possible, no later than 30 days after receiving this notice. The 30-day public comment period is from July 3, 2017 to August 2, 2017.

PROJECT TITLE: Toscana Village at Temescal Valley

PROJECT LOCATION: The proposed project is east of the Interstate-15 (I-15) freeway, north of Indian Truck Trail and Corona Lake, and west of Temescal Canyon Road

PROJECT DESCRIPTION: The project site is an approximately 27-acre area located within the Elsinore Area Plan of the Riverside County General Plan (Assessor Parcel Numbers 290-130-003, 290-130-004, 290-130-005, 290-130-006, 290-130-052, 290-130-053, 290-130-054, 290-130-055. The project includes a Plot Plan, Conditional Use Permit, Change of Zone, and General Plan Amendment (Case No.’s PP26290, CUP03712, CZ007859, and GPA01146, respectively). The proposed project is a commercial development that will include a gas station, restaurants, retail, office, and a supermarket. The overall project would be developed in two phases; Phase I would include development of approximately 12 acres of the southeast portion of the site and Phase II would include future development of the remaining approximately 15 acres of the northwest portion of the site. Development applications (Plot Plan No. 26290 and Conditional Use Permit No. 3712) that cover Phase I as listed below are in process to be considered concurrently with the environmental document. Subsequent applications for Phase II would be submitted at a later time and will require subsequent environmental review.

Plot Plan No. 26290 covering Phase I of the planned development proposes the construction of 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and gas station use as outlined in Table 1 below. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thru’s. Building 3 is a single-story 3,800 square foot gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

The combined maximum square footage in Phase I is 6,800 square feet for fast-food restaurant; 10,500 square feet for restaurant; 3,800 square feet for gas station/convenience store; and 39,900 square feet for retail and office. The final development may have adjustments that result in a reduction of square footage. However, the development will not exceed the total square footages outlined herein as these are used in the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed.
General Plan Amendment No. 1146 proposes to change the Land Use designation of the entire project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR).

Change of Zone No. 7859 proposes to change the zoning of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

Three access points to Phase I buildings will be located along Temescal Canyon Road. The first entrance into the Phase I development would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of Phase I is located north of Building 6 and constitutes the northwest extent of Phase I. The six buildings would be served by a total of approximately 389 parking spaces.

Phase II buildings will follow the same architectural design standards as Phase I buildings. Phase II of the planned development would include the construction of an anticipated total of 9 buildings totaling approximately 133,000 square feet for restaurant, bank, office, retail and supermarket uses as outlined in Table 2 below. Building 7 is single story 6,000 square foot restaurant. Buildings 8, 9, and 10 are two-story office buildings each with 14,000 square feet. Building 11 is a single-story 14,000 square foot pharmacy. Building 12 is a single story 21,000 square foot retail building. Building 13 is a single-story 3,500 square foot bank or restaurant building. Building 14 is a single story 3,500 square foot restaurant. Building 15 is a single story 43,000 square foot supermarket.

The maximum square footage in Phase II is 13,000 square feet for restaurant; 42,000 square feet for office; 14,000 square feet for pharmacy; 21,000 square feet for retail; 3,500 square feet for bank; and 43,000 square feet for supermarket. The final development may have adjustments that result in a reduction of square footage. However, the final site plan and plot plan(s) will not exceed the total square footages outlined herein as these are used in the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

One access point to Phase II buildings will be located along Temescal Canyon Road, near the northeast corner of the site and Building 15, the supermarket. The nine buildings will be served by a total of approximately 749 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do mass grading of Caltrans’ right-of-way (ROW) on approximately 3.3 acres between the site’s southwest boundary and the I-15 northbound on-ramp. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during Phase I. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or imported. Phase II would be mass graded at the same time Phase I is graded. However, construction of Phase II buildings would be sometime after initial mass grading of the entire site and construction of Phase I.

The project will include the construction of offsite water, sewer, and non-potable water pipeline extensions in Temescal Canyon Road to connect to existing lines north up to Terramor Drive. The project will include road improvements at Temescal Canyon Road and Indian Truck Trail intersection at a driveway to the project along Temescal Canyon Road. The project will include construction of on-site drainage facilities (storm drain pipelines, swales, and basins) to convey on-site and off-site (upstream) across the site to existing downstream facilities located in Temescal Canyon Road.
Approximately 8 existing Southern California Edison (SCE) power poles that are located along Temescal Canyon Road and the project site's frontage will need to be relocated. The power poles will generally remain in the same location within the existing SCE Right-of-Way. The relocation is an adjustment in elevation because the existing elevation (or ground level) where they are located and the proposed elevation after site grading and proposed improvements to the west side of Temescal Canyon Road are different. The elevation adjustments are anticipated to be completed by installing a new pole several feet away from the existing at the new elevation and then transferring the power lines from the previous pole to the new pole at the proper elevation.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The County, as the Lead Agency, prepared an Initial Study and has determined that an EIR will need to be prepared. The EIR will only address issues which have been identified as potentially significant in the Initial Study. The following issues will be addressed in the DEIR:

- Air Quality
- Cultural Resources
- Land Use Planning
- Transportation/Traffic
- Biological Resources
- Greenhouse Gas Emissions
- Noise

The EIR will address the short- and long-term effects of the Project on the environment and will evaluate the potential for the Project to cause direct and indirect impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. For those impacts determined to be significant, feasible mitigation measures will be proposed. A mitigation monitoring program will be developed as required by State CEQA Guidelines Section 15126.4.

A copy of the Notice of Preparation is available for public review at the Lead Agency, and an electronic copy of the Notice of Preparation will be made available on the County’s website: http://planning.rctlma.org/ as well as at the following libraries:

- University of California Riverside, 3401 Watkins Drive, Riverside CA 92521
- City of Riverside Public Library, Main Library, 3581 Mission Inn Avenue, Riverside CA 92501
- Glen Avon Public Library, 9244 Galena Street, Riverside CA 92509

Responses to this Notice of Preparation should be sent to Russel Brady, Contractor Planner, no later than August 2, 2017, at Riverside County Planning Department, Attn: Russell Brady, 4080 Lemon Street 12th Floor, Riverside, CA 92501, Phone (951) 955-3025, Email rbrady@rivco.org.

SCOPING MEETING: A public scoping meeting will be held on July 24, 2017, located at Riverside County Administrative Center, 4080 Lemon Street, Riverside, CA 92501 1st Floor, Conference Room 2A at 1:30pm. At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the Project and will be able to review the proposed Project and provide comments on the scope of the environmental review process for the proposed Toscana Village at Temescal Valley Project. Please contact the County of Riverside Planning Department at (951) 955-3200 if you have any questions about this meeting.
Figure 1 - Aerial Map
Toscana Village

Sources: Riverside Co. GIS, 2017; USDA NAIP, 2016.
Figure 2 - USGS Topographic Map

Toscana Village

LEGEND

Project Site

Sources: USGS 7.5min Quad DRGs:
LAKE MATHEWS / ALBERHILL