RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Director

County of Riverside Notice of Preparation of a Draft Environmental Impact Report

DATE: December 22, 2025

TO: Responsible and Trustee Agencies, Interested Organizations, and Individuals

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Southwest Area Plan of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR

PROJECT CASE NO./TITLE: Temecula Parkway Residential Development Project – Tentative Tract Map 38995, Zone Change Number 2400037, Plot Plan Number 250064, Tentative Tract Map 39073, Change of Zone 2500043, and Plot Plan Number 250065.

LEAD AGENCY:	County of Riverside Planning Department 4080 Lemon Street, 12th Floor Riverside, California 92501	Contact Person: Tim Wheeler Phone Number: (951) 955-6060 Email: twheeler@rivco.org Website: http://planning.rctlma.org
APPLICANT:	KPC Development Company, LLC 9 KPC Parkway, Suite 301 Corona, California 92879	Contact Person: Brandon Barnett KWC Engineers, President Phone Number: (951) 734-2130 Email: brandon.barnett@kwcengineers.com

PROJECT LOCATION AND DESCRIPTION:

The proposed Project consists of applications for two Tentative Tract Maps (TTM38995 and TTM39073), two Change of Zones (CZ2400037 and 2500043), and two Plot Plan (PPT250064 and PPT250065) for a ±84.09-acre property located along Temecula Parkway within unincorporated Riverside County, south of De Portola Road and west of Anza Road (**Figures 1 and 2**). The Project is located within United States Geological Survey (USGS) 7.5' Series Pechanga Quadrangle, Township 8 South, Range 2 West, Section 11.

TTM38995 (PPT250064) and TTM39073 (PPT250065) propose subdivision and construction of a total of 324 single family residential units, with TTM38995 located north of Temecula Parkway and TTM39073 located south of Temecula Parkway. The proposed construction of a 278-lot residential subdivision would occur north of Temecula Parkway with associated infrastructure on 61.49 acres as identified as TTM38995. TTM39073 proposes the construction of a 46-lot residential subdivision south of Temecula Parkway with associated infrastructure on 22.6 acres. Zone Changes, CZ2400037 and CZ2500043, propose to change the zoning classification of the ±84.09-acre property from "Rural Residential (R-R-1)" to "Planned Residential (R-4)." A total of ±2,272 linear feet along the Project frontage of Temecula Parkway would be re-aligned within existing right-of-way consistent with the County's General Plan alignment. Off-site improvements include De Portola Road from the western Project boundary to Anza Road, which totals ±3,235 linear feet and includes widening of the roadway, new curb, gutter, and sidewalk on one side, along with new landscaping. The Project includes ±1,000 linear feet of off-site storm drain improvements within De Portola Road, north of the Project site and ±3,045 linear feet of off-site sewer pipe within Temecula Parkway west of the Project site.

Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Approval of Tentative Tract Map No. 38995 (TTM38995)
2. Adoption by ordinance of Change of Zone No. 2400037 (CZ2400037)
3. Approval of Plot Plan No. 250064 (PPT250064)
4. Approval of Tentative Tract Map No. 39073 (TTM39073)
5. Adoption by ordinance of Change of Zone No. 2400037 (CZ2500043)
6. Approval of Plot Plan No. 250065 (PPT250065)

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report (EIR) for the above-described Project. The purpose of this notice is to solicit input from the public as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than forty (40) days** (extended notice) after receiving this notice. All comments shall be submitted to the Planning Department no later than **February 13, 2026**.

SCOPE OF ANALYSIS An Initial Study was not prepared for the Project. As such, the required EIR will evaluate the Project's potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING: A scoping meeting has been scheduled to include affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons, to solicit input regarding the scope and content of information to be included in the EIR; as well as inform the general public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth, and help eliminate from detailed study issues found not to be important. The scoping meeting is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts within the context of analysis pursuant to the CEQA. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the scoping meeting through revisions to the proposed Project and/or completion of a Final EIR, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

DATE OF SCOPING MEETING: February 9th, 2026

TIME OF SCOPING MEETING: 1:30 p.m. or as soon as possible thereafter

Information on how to participate in the hearing will be available on the Planning Department website at: https://planning.rctlma.org/. If you wish to participate (speak or view meeting) remotely, please contact the TLMA Commission Secretary by phone at (951) 955-7436, or email at planninghearings@rivco.org AT LEAST 24 HOURS prior to the meeting and provide your name, phone number, and agenda item. Once you provide the necessary

information you will receive (either by phone or email) conformation of receipt of your request with the necessary meeting information to join.

For further information regarding this project please contact Principal Planner, Tim Wheeler at (951) 955-6060 or via email at twheeler@rivco.org or Project Planner, Danielle Harper-Scott at (951) 955-1006 or via email at dhscott@rivco.org or go to the County Planning Department's Planning Director's Hearing agenda web page at https://planning.rctlma.org/directors-hearings

For electronic documents and information related to the Notice of Preparation, please view the following webpage:
https://planning.rctlma.org/environmental-notices-ceqa

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Principal Planner, Tim Wheeler and Project
Planner, Daniel Harper-Scott
4080 Lemon Street, 12th Floor
Riverside, CA 92502-3634

Included is the project description which outlines the scope and contains aerial, map, and project exhibits prepared by the project applicant.

If you have any questions, please contact Danielle Harper-Scott at (951) 955-1006 or by email at dhscott@rivco.org

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Timothy Wheeler

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Tim Wheeler, Principal Planner, for John Hildebrand, Planning Director