



209029099

NOTICE OF PREPARATION

To: Interested Agencies and Organizations (Refer to Attached Distribution List)

Subject: Notice of Preparation of a General Plan Update and a Draft Supplemental Environmental Impact Report

Lead Agency:

Consulting Firm:

Agency Name: City of Murrieta
1 Town Square
City/State/Zip: Murrieta, California 92562
Contact: Jarrett Ramaiya
Phone: 951.461.6060

Firm Name: RICK Engineering Company
Street Address: 5620 Friars Road
City/State/Zip: San Diego, CA 92110
Contact: Brian F Mooney, FAICP
Phone: 619.908.3526

The **CITY OF MURRIETA** will be the Lead Agency and will prepare a supplemental environmental impact report (SEIR) for the project identified below. The City requests your careful review and consideration of this notice, and it invites input and comments from responsible and trustee agencies and interested persons and organizations regarding the preparation of the SEIR. This NOP also gives notice of the public scoping meeting. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082. Comments and suggestions should identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the SEIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project. The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study Checklist is not attached. 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 (*comment period ends March 22, 2019*). Please send your response to **Jarrett Ramaiya, City Planner**, at the address shown above. We will need the name of a contact person in your agency.

Scoping Meeting Time/Location: Saturday, March 16, 2019 from 10 AM to 1 PM at the City of Murrieta Senior Center, 5 Town Square, Murrieta, 92562

Project Title: Murrieta General Plan Update and Draft Supplemental Environmental Impact Report

Project Location: City of Murrieta
City (nearest)

Riverside
County

Project Description: (brief)

The General Plan Update (GPU) is a focused update of the City's 2011 General Plan. The GPU addresses changes in State law enacted since the adoption of the 2011 General Plan as well as changes to land use designations and the land use policy map in specific areas throughout the City. The Project includes an update to the City's Climate Action Plan (CAP) to address new State and regional goals. A SEIR will be prepared for the GPU and the CAP Update. The GPU will provide the City Council, Planning Commission, City Staff, and the entire community with updated plans to guide the City's decision-making and development processes through 2035.

Date: February 14, 2019

Signature:

Title: Jarrett Ramaiya
City Planner

Telephone: 951.461.6060

NOTICE OF PREPARATION DISTRIBUTION LIST FOR DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Note, unless specified, all agencies will receive 1 NOP

State Clearinghouse **(15 copy of NOP, 1 copy of NOC)**

1400 Tenth Street
Sacramento, CA 95814
Attn: Ken Alex

U.S. Department of the Army
Army Corps of Engineers Environmental
Resources Branch
Attn: Planning
915 Wilshire Boulevard
Los Angeles, CA 90017

U.S. Fish & Wildlife Service
Karin Cleary-Rose
777 E Tahquitz Canyon Dr Ste 208
Palm Springs, CA 92262

Department of Fish and Wildlife, Region 6
3602 Inland Empire Blvd, Suite C-220
Ontario, CA 91764

Regional Water Quality Control Board
San Diego Region (9)
9174 Sky Park Court #100
San Diego, CA 92123

South Coast AQMD
21865 East Copley Drive
Diamond Bar, CA 91765-4182
Attn: Al Baez, Program Supervisor
Local Government-CEQA

Riverside Co Transportation Dept
Attn: Trans. Planning Manager
P O Box 1090
Riverside, CA 92502-1090

SCAG
3403 10th Street, Suite 805
Riverside, CA 92501
Attn: Cheryl Leising

Western Riverside Council
of Governments (WRCOG)
3390 University Avenue
Suite 450
Riverside, CA 92501

Riverside Transit Agency
1825 Third Street
Riverside, CA 92517-1968

Riverside County
Habitat Conservation Agency
3390 University Avenue, Suite 450
Riverside, CA. 92501

Riverside Co Flood Control District
1995 Market Street
Riverside, CA 92501
Attn: Mike Wong

Eastern Municipal Water District
Attn: Planning
P O Box 8300
Perris, CA 92572-8300

Southern California Gas Co.
P O Box 3003
Redlands, CA 92373-0306
Attn: Technical Supervisor

Southern California Edison
Attn: Jeremy Goldman
24487 Prielipp Rd.
Wildomar, CA 92595

BLANK

Temecula-Elsinore-Murrieta-Anza
Resource Conservation Dist.
Michael W. Newcomb, Director
P.O. Box 2078
Temecula, CA 92593

Airport Land Use Commission
Attn: John Guerin
4080 Lemon Street, 14th Floor
Riverside, CA 92502

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Murrieta Valley Unified School Dist.
41870 McAlby Ct.
Murrieta, CA 92562
Attn: Bill Olien

Union for a River
Greenbelt Environment
26785 Camino Seco
Temecula, CA 92590
Attn.: Ray Johnson

Regional Conservation Authority
Attn: Charles Landry
3403 Tenth Street, Suite 320
Riverside, CA 92501

U.S. Bureau of Land Management
Palm Springs South Coast Field Office
1201 Bird Center Dr.
Palm Springs, CA 92262

California Dept. of Forestry & Fire
Riverside Unit
210 W. San Jacinto
Perris, CA 92570

California Department of Resources and
Recycling
1955 Chicago Avenue, Suite 100
Riverside, CA 92507-2383

Riverside Co. Housing Authority
5555 Arlington Ave.
Riverside, CA 92504

County of Riverside Planning Dept.
P.O. Box 1409
Riverside, CA 92502-1409

Riverside Co. Dept. of Environmental Health
38740 Sky Canyon Dr.
Murrieta, CA 92563

Riverside Co. Transportation & Land
Management Agency
Environmental Programs
4080 Lemon St. 2nd Floor
Riverside, CA 92502-1629

Riverside Local Agency Formation
Commission
3850 Vine St. #240
Riverside, CA 92507

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City of Wildomar
Matthew Bassi, Planning Director
23873 Clinton Keith Rd. #201
Wildomar, CA 92595

City of Wildomar
Dan York, Director of Public Works/Eng.
23873 Clinton Keith Rd. #201
Wildomar, CA 92595

City of Temecula
Attn: Community Dev. Department
41000 Main Street
Temecula, CA 92590

City of Temecula
Patrick Thomas, Director of Public
Works/Eng.
4100 Main Street
Temecula, CA 92590

Murrieta Police Dept.
Sean Hadden, Chief of Police
2 Town Square
Murrieta, CA 92562

Wildomar Police Dept.
Cpt. Shelley Kennedy-Smith
333 Limited Ave.
Lake Elsinore CA 92530

Temecula Police Dept.
Chief Lisa McConnel
30755-A Auld Road
Murrieta, CA 92563

Riverside County Fire Dept. – Planning Division
Walter Brades, Deputy Fire Marshal
2300 Market St. #150
Riverside, CA 92501

Murrieta Fire Dept.
Scott Ferguson, Fire Chief
41825 Juniper Street
Murrieta, CA 92562

Wildomar Fire Dept.
Todd Phillips, Fire Chief
32637 Gruwell Street
Wildomar, CA 92595

Temecula Fire Dept.
Charlie DeHart, Chief
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Temecula, CA 92590

Waste Management of Inland Valley
800 S. Temescal St.
Corona, CA 92879

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Metropolitan Water District
Attention: MWD Environmental Planning
700 N. Alameda St.
Los Angeles, CA 90012

Murrieta Public Library
8 Town Square
Murrieta, CA 92562

Riverside Co. Assessor County Clerk Recorder
Attn: Peter Aldana
P.O. Box 751
Riverside, CA 92502-0751

Riverside County Waste Mgmt. Dept.
Attn: Planning
14310 Frederick Street
Moreno Valley CA 92553

California Department of Transportation
District 8 –
Planning (MS 722)
464 West 4th Street, 6th Floor
San Bernardino, CA 92401-1400

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

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City of Menifee
Community Dev Department
29714 Haun Road
Menifee CA 92586

City of Menifee
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Menifee CA 92586

Menifee Union School District
Robert Wolfe
30205 Menifee Road
Menifee CA 92584

Perris Union High School District
District Administrative Center
155 East 4th Street
Perris CA 92570

Riverside County Transportation Commission
4080 Lemon Street 3rd Floor
Riverside CA 92501

Building Industry Association
Riverside County Chapter
3891 11th Street
Riverside CA 92501

California Native American Heritage Commission
1550 Harbor Blvd Suite 100
West Sacramento CA 95691

State Water Resources Control Board
PO Box 100
Sacramento CA 95812-0100

Scott Cozart, Chairperson
Soboba Band of Luiseno Indians
P.O Box 487
San Jacinto, CA 92583

Cody J. Martinez, Chairperson
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, CA 92019

Jeff Grubbe, Chairperson
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Allen Lawson, Chairperson
San Pasqual Band of Diegueno Mission Indians
P.O. Box 365
Valley Center, CA 92082

Robert Welch, Chairperson
Viejas Band of Kumeyaay Indians
1 Viejas Grade Road
Alpine, CA 91901

Steven Estrada, Chairperson
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P.O. Box 391820
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Jim McPherson, Tribal Historic Preservation
Officer
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One Government Center Lane
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San Luis Rey, Tribal Council
San Luis Rey Band of Mission Indians
1889 Sunset Drive
Vista, CA 92081

Thomas Torte, Chairperson
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Thermal, CA 92274

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One Government Center Lane
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Mario Morales, Cultural Resources
Representative
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PMB 366 35008 Pala Temecula Diegueno Rd.
Pala, CA 92059

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P.O. Box 270
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Pauma Valley, CA 92061

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Javaughn Miller, Tribal Administrator
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La Posta Band of Diegueno Mission Indians
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**NOTICE OF PREPARATION DISTRIBUTION LIST
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NOTICE OF PREPARATION DISTRIBUTION LIST FOR DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Note, unless specified, all agencies will receive 1 NOP

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Kim Reynolds
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Ron and Karla Roberts
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Nesanne Seibert
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Murrieta, CA 92562

Lou Lollo
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La Jolla, CA 92037

Riverside Local Agency Formation Commission
6216 Brockton Avenue
Riverside, CA 92506

NOTICE OF PREPARATION

CITY OF MURRIETA GENERAL PLAN UPDATE AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY:



City of Murrieta
Development Services Department
1 Town Square
Murrieta, California 92562
Contact: Jarrett Ramaiya
Phone 951.461.6060

PREPARED BY:

RICK Engineering Company
5620 Friars Road
San Diego, CA 92110

Contacts: Brian F Mooney, FAICP
619.908.3526

February 14, 2019

PROJECT INFORMATION PACKET

I. INTRODUCTION

Pursuant to *CEQA Guidelines* Section 15082, the City of Murrieta has distributed this Notice of Preparation/Project Information Packet for the Murrieta General Plan Update (GPU) and draft Supplemental Environmental Impact Report (SEIR).

The sections that follow describe the City's location in the region, the project description and list the issue areas to be evaluated through a SEIR, which will be prepared in accordance with *CEQA Guidelines* Section 15163.

II. REGIONAL LOCATION

The City of Murrieta is located in southeastern Riverside County, and is comprised of 26,852 acres (41.96 square miles) of which 21,511 acres (33.61 square miles) is located within the City Limits and 5,341 acres (8.34 square miles) is located within the City's Sphere of Influence. Surrounding cities include Menifee to the north, Temecula to the south and east, Wildomar to the west, and unincorporated Riverside County to the north, south, and east. The San Diego County border is just south of Temecula, and Orange County lies on the other side of the Santa Ana Mountains to the west. Regional access to the City is provided by the Interstates 15 and 215; refer to Exhibit 1, Regional Location Map. Exhibit 2, General Plan 2035 Land Use Policy Map, depicts the City's draft land use plan.

III. GENERAL PLAN UPDATE PROJECT DESCRIPTION

The City's existing 2011 General Plan is a policy document designed to guide the City of Murrieta in achieving its social, physical, and economic goals. It is Murrieta's fundamental policy document regarding community and economic development of the City. The City's existing General Plan describes Murrieta's goals and policies regarding land use, economic development, circulation, infrastructure, healthy communities, conservation, recreation and open space, air quality, noise, safety, and housing. Along with these goals and policies is an implementation program to guide the execution of the goals and policies. The City's 2011 General Plan consists of the following State mandated and/or optional elements: Land Use, Economic Development, Circulation, Infrastructure, Healthy Community, Conservation, Recreation and Open Space, Air Quality, Noise, Safety and Housing.

The GPU is a focused update of the City's 2011 General Plan. Major components of the GPU include:

- Additions, deletions, or modifications to the 2011 General Plan goals, policies, exhibits and implementation to address changes in State law enacted since the adoption of the 2011 General Plan
- Update of General Plan development projections to the year 2035
- Update of the Land Use Element with a new land use designation (Innovation) and a

revised mix and location of land use designations in six key areas as shown on General Plan Land Use Policy Map (Exhibit 2)

- Elimination of focus areas and incorporation of focus area policies/goals into other sections of the GPU, as appropriate.

The GPU's anticipated change in dwelling units and non-residential square feet over the 2035 estimated buildout from the 2011 General Plan¹ is:

- Addition of 1,572 dwelling units
- Reduction of 2,405,601 square feet of non-residential uses

The work program also includes an update to the City's CAP to address new State and regional goals since the adoption of the 2011 CAP and it will analyze the proposed changes to land use designations in certain areas within the City as part of the GPU. Major components of the CAP Update include:

- Update of emissions inventory, projections, targets, and GHG reduction strategies and measures
- Consistency with the GPU land use designation changes and growth forecasts as well as state and regional goals

The GPU will provide the City Council, Planning Commission, City Staff, and the entire community with updated plans to guide the City's decision-making and development processes through 2035.

IV. SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT PROJECT DESCRIPTION

The SEIR shall evaluate potential environmental impacts resulting from the following revisions/updates to the City's General Plan and Climate Action Plan, including, but not limited to:

- Revisions to exhibits, maps, graphics, charts, tables, and text to reflect updated data/information
- Updates to traffic, air quality, greenhouse gas data
- Analysis related to the possible future annexation of an area identified on Exhibit 2 into the Eastern Municipal Water District (EMWD). No annexation into the EMWD is proposed as part of the Project; however, the SEIR will include a facilities assessment that the Riverside Local Agency Formation Commission would require as part of the information needed for a future annexation request by the City.

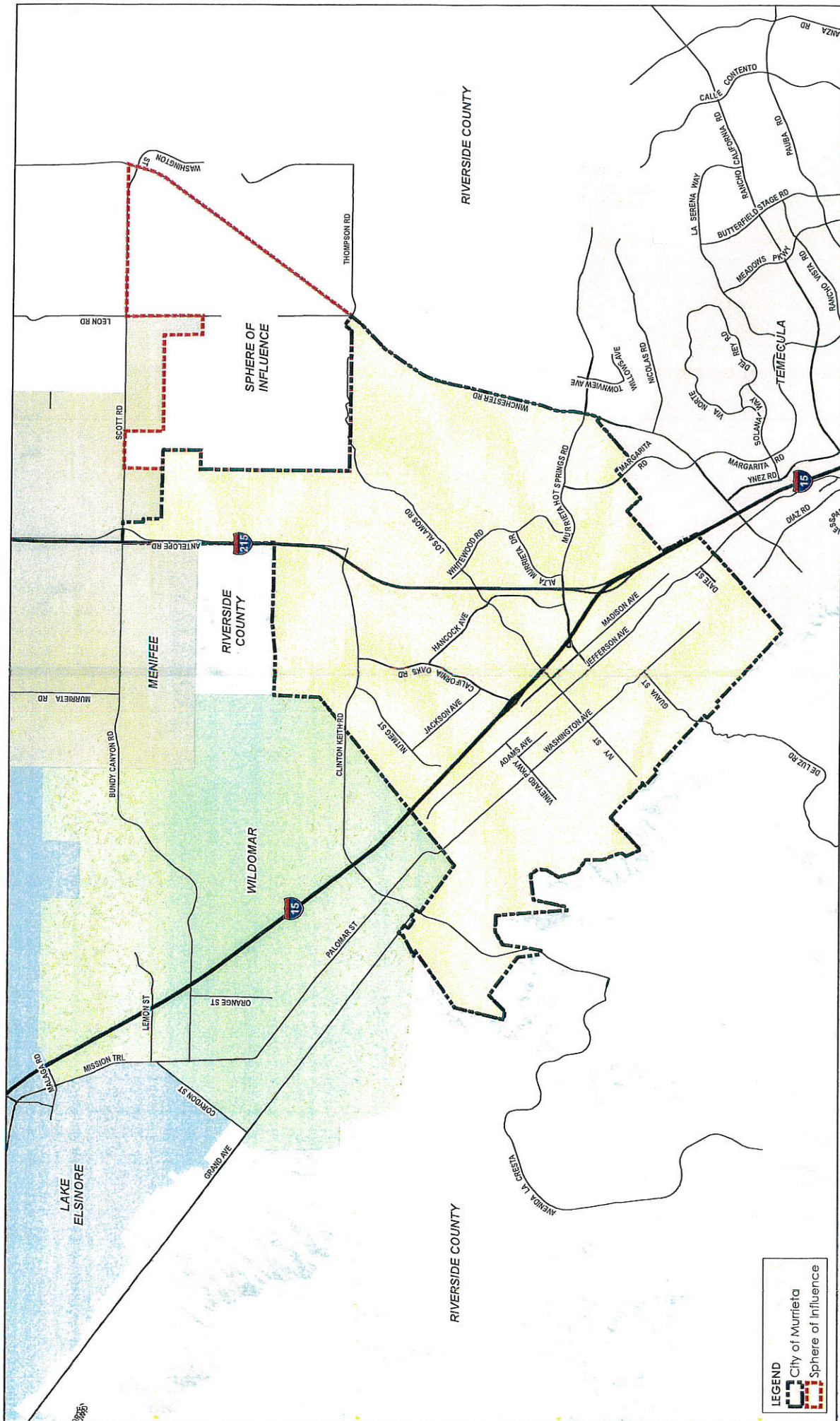
¹ Includes 2018 land use designation acreages.

V. POTENTIAL ENVIRONMENTAL EFFECTS

The SEIR will focus on the following environmental issues:

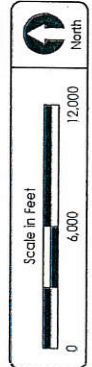
- I. Aesthetics
- II. Agriculture and Forestry Resources
- III. Air Quality
- IV. Biological Resources
- V. Cultural Resources
- VI. Energy
- VII. Geology and Soils
- VIII. Greenhouse Gas Emissions
- IX. Hazards and Hazardous Materials
- X. Hydrology and Water Quality
- XI. Land Use and Planning
- XII. Mineral Resources
- XIII. Noise
- XIV. Population and Housing
- XV. Public Services
- XVI. Recreation
- XVII. Transportation
- XVIII. Tribal Cultural Resources
- XIX. Utilities and Service Systems
- XX. Wildfire
- XXI. Mandatory Findings of Significance

Due to the decision to prepare an SEIR, an Initial Study was not prepared. This option is permitted under *CEQA Guidelines* Section 15063, which states that if the Lead Agency determines an SEIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR.



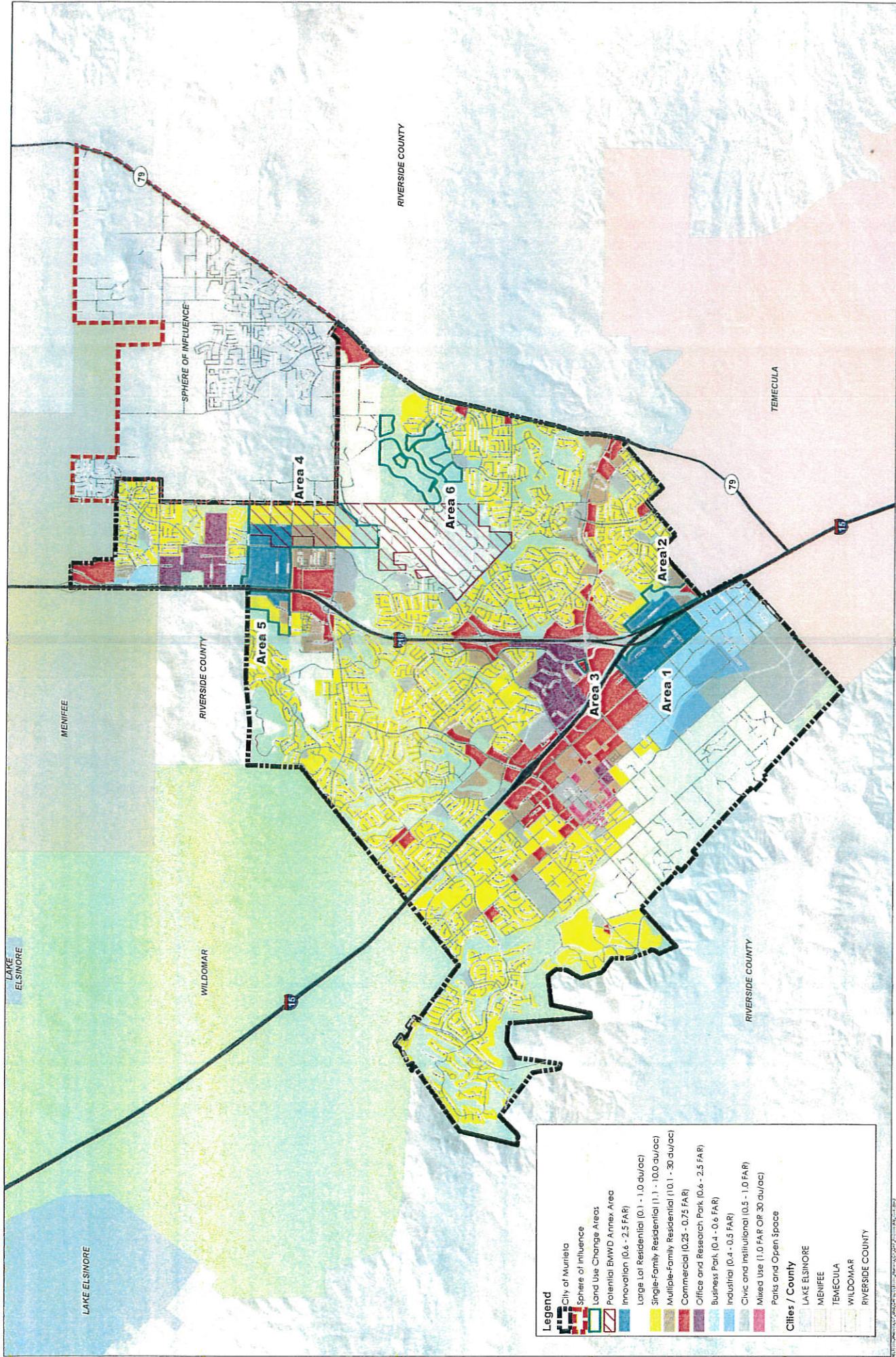
Regional Location Map Exhibit 1

Date of Exhibit: 1/10/2019
 ESRI World Imagery & World Transportation Base Maps



LEGEND
 City of Murrieta
 Sphere of Influence

RICK
 ENGINEERING COMPANY



General Plan 2035 Land Use Policy Map Exhibit 2

