

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 # 2014031045

Project Title: Murrieta Hills Specific Plan Amendment

Lead Agency: City of Murrieta

Contact Person: Ron Goldman

Mailing Address: 1 Town Square

Phone: 951-288-4832

City: Murrieta

Zip: 92562

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Murrieta

Cross Streets: I-215 and Keller Road

Zip Code: 92584

Longitude/Latitude (degrees, minutes and seconds): 33 ° 37 ' 9 " N / 117 ° 11 ' 23 " W Total Acres: 972

Assessor's Parcel No.: 394-190-001, 394-190-002, 394-190-003, 394-190-004, 394-190-007, 394-190-008, 3

Section: 27 and 28 Twp.: 6 South Range: 3 West Base: San Bernardino

Within 2 Miles: State Hwy #: I-215

Waterways: Warm Springs Creek

Airports: None

Railways: None

Schools: Oak Meadows Elementary, Antelope Hills Elementary, Vn

Document Type:

- CEQA: [] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec [x] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Governor's Office of Planning & Research

Local Action Type:

- [] General Plan Update [x] General Plan Amendment [] General Plan Element [] Community Plan
[x] Specific Plan [] Master Plan [] Planned Unit Development [] Site Plan
[] Rezone [x] Prezone [] Use Permit [x] Land Division (Subdivision, etc.)
[] Annexation [x] Redevelopment [] Coastal Permit [x] Other: Development Agreement

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Development Type:

- [x] Residential: Units 750 Acres 248
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. Acres 18.14 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[x] Recreational: 37.33-acre linear nature park, 4.6-acre neighborhood park, approx. 9 acres of pocket parks
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: Mixed-Use, 12.67 acres

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: Energy, GHG Emissions

Present Land Use/Zoning/General Plan Designation:

Rural Mountainous, Rural Community - Low Density Residential, and Rural Community - Estate Density Residential/Rural Residential (R-R)

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

The MHSPA proposes residential, commercial, mixed-use, and natural and improved open space on approximately 972 acres. The MHSPA also includes construction of a public park, up to three water supply tanks, two booster stations, water quality basins, on-site public streets, and off-site road improvements and construction, as warranted. The proposed land use plan for the Murrieta Hills Specific Plan is comprised of the following components: Single-Family Residential development is proposed to account for the majority of the housing within the MHSPA area, totaling 467 homes on approximately 198 acres. Three categories of minimum lot sizes (4,800 square feet (SF), 5,900 SF, and 6,500 SF) are proposed. Executive Single-Family Residential development would provide the largest proposed residential lots. Lots would be a minimum of 10,000 SF and would be expected to yield 60 lots on approximately 50 acres. Community Commercial development would total approximately 18 acres and would serve residents within and around the Murrieta Hills community. Likely uses may include restaurants, a grocery store, lodging, and other services. Mixed-Use component comprises approximately 18 acres. Development would consist of a mixture of multi-family residential uses in combination with a variety of retail, professional office, service-oriented businesses and/or combinations of such uses in a mixed-use environment. A maximum of 188 attached multi-family dwelling units would be allowed. Open Space proposed in the MHSPA would consist of three primary open space areas: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) natural open space preserve, a Linear Feature Park, and non-MSHCP open space. The three open spaces together total approximately 652 acres. Circulation improvements would consist of approximately 20 acres on-site for the backbone street system that will serve the Project area. Additional internal streets are anticipated to be required. The backbone street system includes the essential loop road system on which the overall circulation network will rely to connect all Planning Areas (PAs) and adjacent land uses. Primary access into the Project area would be provided from Keller Road along the northern project boundary. Additionally, on-site roadway improvements would include the extension of McEwen Road from the existing terminus, near Linnell Lane in the City of Murrieta, northward to Keller Road and Project frontage improvements to Keller Road. The Project would also dedicate the right-of-way necessary for the proposed Interstate 215 (I-215) Interchange, a separate project. The MHSPA also proposes infrastructure improvements to provide water, sewer, drainage and gas and electric service to the site. The Project area would be served by the Eastern Municipal Water District (EMWD). The MHSPA proposes additional upgrades to the water system, including construction of up to three additional water tanks within the Project area. Sewer services would also be provided by EMWD, and the Project area would contribute to existing off-site facilities in Zanders Road north of the Project. Pursuant to the California Governor's Executive Order (EO) N-54-20, an electronic PDF of the Draft EIR is available for download on the City's website at https://murrieta.ca.gov/290/Public-Notices. Also, in accordance with the California Governor's EO N-54-20, all materials shall be submitted electronically to the State Clearinghouse CEQA and Web Portal (https://oceanet.org/ceqa). In addition, in the event that the Governor's EO N-54-20 (commonly known as the "Stay At-Home Order") is lifted during the public review and comment period, hard copies will then be available at the following locations: City of Murrieta Planning Department, 1 Town Square, Murrieta, CA 92562; Murrieta Public Library, 9 Town Square, Murrieta, CA 92562.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

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".


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| <u>S</u> Air Resources Board | <u>S</u> Office of Historic Preservation |
| <u> </u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Emergency Management Agency | <u> </u> Parks & Recreation, Department of |
| <u> </u> California Highway Patrol | <u> </u> Pesticide Regulation, Department of |
| <u>S</u> Caltrans District # <u>8</u> | <u> </u> Public Utilities Commission |
| <u> </u> Caltrans Division of Aeronautics | <u>S</u> Regional WQCB # <u>8,9</u> |
| <u> </u> Caltrans Planning | <u> </u> Resources Agency |
| <u> </u> Central Valley Flood Protection Board | <u> </u> Resources Recycling and Recovery, Department of |
| <u> </u> Coachella Valley Mtns. Conservancy | <u> </u> S.F. Bay Conservation & Development Comm. |
| <u> </u> Coastal Commission | <u> </u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <u> </u> Colorado River Board | <u> </u> San Joaquin River Conservancy |
| <u> </u> Conservation, Department of | <u> </u> Santa Monica Mtns. Conservancy |
| <u> </u> Corrections, Department of | <u> </u> State Lands Commission |
| <u> </u> Delta Protection Commission | <u> </u> SWRCB: Clean Water Grants |
| <u> </u> Education, Department of | <u> </u> SWRCB: Water Quality |
| <u> </u> Energy Commission | <u> </u> SWRCB: Water Rights |
| <u>S</u> Fish & Game Region # <u>6</u> | <u> </u> Tahoe Regional Planning Agency |
| <u> </u> Food & Agriculture, Department of | <u> </u> Toxic Substances Control, Department of |
| <u>S</u> Forestry and Fire Protection, Department of | <u> </u> Water Resources, Department of |
| <u> </u> General Services, Department of | |
| <u> </u> Health Services, Department of | <u>S</u> Other: <u>Southern California Association of Governments</u> |
| <u> </u> Housing & Community Development | <u>S</u> Other: <u>South Coast Air Quality Management District</u> |
| <u>S</u> Native American Heritage Commission | |

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

Starting Date May 8, 2020 Ending Date June 22, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Benchmark Pacific</u>
Address: <u>3880 Lemon Street, Suite 420</u>	Address: <u>550 Laguna Drive, Suite B</u>
City/State/Zip: <u>Riverside/CA/92501</u>	City/State/Zip: <u>Carlsbad/CA/92008</u>
Contact: <u>Kevin Thomas</u>	Phone: <u>760-450-0444</u>
Phone: <u>951-543-9868</u>	

Signature of Lead Agency Representative:  Date: 5/7/20

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