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## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**To:** Agencies and Interested Parties  
**From/Lead Agency:** City of Murrieta Planning Division  
**Date:** March 20, 2019  
**Subject:** **Notice of Preparation of an Environmental Impact Report for the Vineyard III Retail Development Project**

After evaluation of an Initial Study completed for the proposed project in March 2019, the City of Murrieta (City) as the lead agency has determined that the proposed Vineyard III Retail Development Project (proposed project) may have a significant effect on the environment, and an environmental impact report (EIR) is required in compliance with the California Environmental Quality Act (CEQA).

This Notice of Preparation (NOP) provides information describing the proposed project and its potential environmental impacts in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to include in the Draft EIR. The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the potential environmental impacts associated with the implementation of the proposed project. Alternatives to the proposed project and the potential effects of those alternatives will also be described and analyzed in the Draft EIR.

Due to time limits mandated by state law, your response to this NOP must be submitted at the earliest possible date **but no later than 30 days** after receipt of this notice. Written comments on the NOP and on the contents of the forthcoming Draft EIR should be submitted to James Atkins, Associate Planner, at the address below by April 22, 2019. Please include the name for a contact person in your agency. If you have any questions, please contact James Atkins at (951) 461-6414, via email at [JAtkins@MurrietaCA.gov](mailto:JAtkins@MurrietaCA.gov), or in writing at:

City of Murrieta Planning Division  
One Town Square  
Murrieta, California 92562

**This NOP can be found on the City of Murrieta's website at:**  
[http://www.murrietaca.gov/departments/planning/public\\_hearing\\_notices/default.asp](http://www.murrietaca.gov/departments/planning/public_hearing_notices/default.asp)

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### **PROJECT SETTING**

The proposed project is located in the City of Murrieta, Riverside County, California. Specifically, the project site is located at the northeast corner of the Interstate 215 Freeway (I-215) and Clinton Keith Road. Additionally, the project site is located on the U.S. Geological Survey (USGS) 7.5-minute Murrieta quadrangle, in Section 34 of Township 6 South, Range 3 West. The project site consists of an approximately 6.2-acre vacant parcel, with elevations that range from 1,530 to 1,560 feet above mean sea level. The project site is surrounded by a site to the east that has been subject to an ongoing mass grading operation for several years to provide fill material/rock for construction purposes, and is currently proposed for development of a commercial retail center, including a Costco. The I-215 is located to the west and north, as well as vacant land to the north. To the south and across Clinton Keith Road is a residential subdivision and Vista Murrieta High School. The City's General Plan Land Use Map designates the project site as Commercial (C). The City's Zoning Map shows the site as being zoned Regional Commercial (RC).

### **PROJECT DESCRIPTION**

The project applicant, Retail Development Advisors, proposes the grading, construction, and operation of a new retail development consisting of a bank, tire store, auto-related service/retail store, retail building with space for three to four retail/food tenants with drive through lane, detached foot fast food restaurant with drive through, larger single tenant retail building, and associated parking, within a 6.2-acre vacant property. The proposed 3,470-square-foot bank would include a two-lane drive-through ATM station, along with 30 designated parking stalls. The 5,000-square-foot tire store would have four bays and hydraulic lifts where customers could have new tires installed on their vehicles. The 4,000-square-foot auto related services/retail store would sell materials related to general vehicle maintenance, such as oil- and synthetic-based lubricants, headlight replacements, and batteries. No maintenance activities would be allowed within parking areas. The proposed 7,150-square-foot retail store may be an auto parts store, office supply store, pet supply store, health and beauty store, shoe store, or other similar retailers. The 10,000 square foot three or four-tenant food and retail pad would house retail or service tenants and two food tenants. One of the food tenants would have a drive through lane on the west and south of the building. Both tenants would have casual dining spaces. The retail space would be used for a retail/service tenant with a service-oriented business such as a pick up and drop off dry cleaner (no plant on site), hair salon, and phone store.

Four bio-retention basins that would be located in the northwest and southwest corners of the site, and adjacent to the proposed bank building, so that runoff from the proposed buildings and parking lots can be captured, percolate into the groundwater table, and reduce the rate of stormwater discharged offsite to pre-development condition. Two 65-foot-tall pylon signs, visible from I-215, will be constructed along the western property boundary. Construction of a

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private access drive at the Creighton Road intersection with Clinton Keith Road and associated improvements to the intersection.

### ISSUES OF CONCERN

As identified in the attached Initial Study, probable environmental impacts of the project include aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems, and cumulative impacts. These issues will be addressed in the forthcoming Draft EIR.

Signature:  
Title:



Associate Planner

