VINEYARD PHASE III RETAIL DEVELOPMENT PROJECT

Initial Study

PREPARED FOR:

RETAIL DEVELOPMENT ADVISORS
27890 Clinton Keith Road D-490
Murrieta, California 92562
Contact: Allan L. Davis, President

PREPARED BY:

DUDEK
3544 University Avenue
Riverside, California 92501
Contact: Shelah Riggs, Project Manager

MARCH 2019

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
AQMD	Air Quality Management Plan
CAAQS	California Ambient Air Quality Standards
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
CO	carbon monoxide
CO_2	carbon dioxide
DPM	diesel particulate matter
EIR	environmental impact report
ESA	Environmental Site Assessment
GHG	greenhouse gas
HVAC	heating, ventilation, and air conditioning
I-	Interstate
IS/NOP	initial study/notice of preparation
MRZ	Mineral Resource Zone
MSHCP	Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
O_3	Ozone
$PM_{2.5}$	fine particulate matter
PM_{10}	coarse particulate matter
ppm	parts per million
SCAQMD	South Coast Air Quality Management District
SKU	shop keeping unit
SMARA	State Mining and Reclamation Act
SWPPP	stormwater pollution prevention plan

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1 INTRODUCTION

1.1 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless the project or program is deemed categorically or statutorily exempt, CEQA is applicable to any project or program that must be approved by a public agency in order to be processed and established. The proposed project considered herein does not fall under any of the statutory or categorical exemptions listed in the 2018 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.); therefore, it must meet CEQA requirements.

The intent of this document is to provide an overview and analysis of the environmental impacts associated with the proposed Vineyard Phase III Retail Development Project (proposed project) by the City of Murrieta (City), the lead agency. The document is accessible to the public, in accordance with CEQA, in order to receive feedback on the project's potential impacts, as well as the scope of the project's environmental impact report (EIR) (14 CCR Section 15121(a)).

1.2 Availability of the Notice of Preparation and Initial Study

The initial study/notice of preparation (IS/NOP) for the proposed project is being distributed directly to numerous agencies, organizations, and interested groups and persons during the scoping period (see Appendix A for the IS/NOP distribution list). The IS/NOP is also available for review at the following locations:

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

Murrieta Public Library
8 Town Square
Murrieta, California 92562

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2 PROJECT DESCRIPTION

2.1 Introduction

The proposed project involves the construction of a new retail and auto-services development consisting of a bank with a drive through ATM station, two restaurants, two retail stores, one fast food restaurant with drive-through, one auto-related services/retail store, one automobile tire store, four bio-retention basins, and associated parking and street improvements.

2.2 Project Location

The proposed project is located in the northern portion of the City of Murrieta in Riverside County. Specifically, the project site is located on a vacant lot northeast of the intersection of Interstate (I-) 215 and Clinton Keith Road (Figure 1, Project Location).

2.3 Environmental Setting

City of Murrieta

The City is located in southwestern Riverside County and consists of 26,852 acres, of which 21,511 acres is located within the City limits and 5,341 acres is located within the City's sphere of influence. The City is situated between the Santa Ana Mountains and the San Jacinto Mountains. Surrounding communities include Menifee to the north, Temecula to the south, 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 the Orange County border lies on the other side of the Santa Ana Mountains to the west. Regional access to the City is provided by I-215 and I-15.

Project Site

The project site is a westward sloping 6.2-acre vacant lot at the northeast corner of I-215 and Clinton Keith Road. The City's General Plan Land Use Map designates the project site as Commercial (C) (City of Murrieta 2011a). The City's Zoning Map shows the site as being zoned Regional Commercial (RC) (City of Murrieta 2014). Elevations on the project site range from approximately 1,530 to 1,560 feet above mean sea level. The surrounding area includes 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 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 a school, south of which lies open space associated with the Hogback Hills.

Surrounding Uses

The project site is surrounded by vacant land, residential development, a high school and the I-215 freeway. Specific land uses located in the immediate vicinity of the project site include the following:

- **North:** Vacant land and I-215 freeway
- **East:** Vacant land with ongoing mass grading operations/proposed future commercial development.
- **South:** Residential development and Vista Murrieta High School
- **West:** Vacant land and I-215 freeway

2.4 Project Description

The proposed project would involve the construction of a new retail development center, which would consist of the following components, as shown on Figure 2, Proposed Site Plan:

- The construction of an approximately 3,470-square-foot bank with a two-lane drive-through ATM station.
- The construction of an approximately 10,000-square-foot building that would provide space for three tenants. The building would provide approximately 4,500 square-feet of space for a retail tenant, 3,000 square-feet of space for a food tenant, and 2,500 square-feet of space with drive-through for another food tenant.
- The construction of an approximately 2,500-square-foot detached fast food restaurant with drive-through.
- The construction of an approximately 7,150-square-foot retail store.
- The construction of an approximately 5,000-square-foot tire store. The store would have four bays and hydraulic lifts where customers can have new tires installed on their vehicles.
- The construction of an approximately 4,000-square-foot auto-related service/retail store.
- The construction of two 65-foot-tall pylon signs to be visible from I-215, along two 25-foot and one 10-foot monument signs
- The construction of 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 off site to pre-development condition.
- Construction of a private access drive at the Creighton Road intersection with Clinton Keith Road and associated improvements to the intersection.
- Construction of 177 parking stalls.

Site Plan

The development would be designed with a vineyard–California Craftsman theme, similar to the design of the approved Vineyard Phase II retail development located adjacent to the project site.

Auto Related Services/Retail Store

The proposed 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 store would have sixteen designated parking stalls.

Tire Store

The proposed 5,000-square-foot tire store would have four bays and hydraulic lifts where customers can have new tires installed on their vehicles. Oil-change services and tune ups could also be offered on site, but services that are more intensive would not be permitted (i.e., bodywork, engine removal). Customers would likely spend one to three hours on site. The store would have 20 designated parking stalls.

Retail Pad

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. A total of 29 parking stalls would be provided for the retail store.

Three-Tenant Food and Retail Pad

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 4,500-square-foot building 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. The four stores would have 73 designated parking spots.

Fast Food Restaurant

This proposed 2,500-square-foot standalone fast-food restaurant with drive-through would service customers needing to be served quickly. It would have 25 designated parking stalls. The design would match elements of the overall architecture of the balance of the shopping center.

Bank

The proposed 3,470-square-foot bank would feature a two-lane drive-through ATM station, along with 30 designated parking stalls.

Circulation Improvements

The project would involve improvements to the intersection of Clinton-Keith Road and Creighton Avenue, such as sidewalk and crosswalk improvements, landscaping, and stoplight installation. The project would also involve the construction of an extension of a private access road to the north, and overlay of the vacated Antelope Road as a private drive to the south.

2.5 Project Operations

All deliveries to the stores would be through the front doors before 10:30 a.m., except for the bank, which would receive deliveries throughout the day. Hours for businesses would vary by store, but it is anticipated that the stores with the longest operating hours would be open from 9 a.m. to 9 p.m. every day of the week.

In total, the development is expected to employ approximately 20 full time employees.

The tire store would follow standard operating practices in storing and recycling discarded tires and oil in designated areas away from public view.

2.6 Phasing

The proposed project will be constructed in one phase, with grading and construction expected to take place between February 2020 and May 2020.

2.7 Project Approvals

The project would require the following approvals from the City:

- A site development permit
- Tentative Parcel Map
- Design review approval of the site plan, landscape, and building architecture to allow for retailing of general merchandise and services
- Approval of the project and certification of the EIR

Other agency approvals may include the following:

- Regional Water Quality Control Board – National Pollutant Discharge Elimination System Construction General Permit
- Riverside County Department of Environmental Health
    - Permit to Operate a Food Facility (Riverside County Code 4.52 and the California Health and Safety Code)

3 INITIAL STUDY CHECKLIST

1. **Project title:**

   Vineyard Phase III Retail Development

2. **Lead agency name and address:**

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

3. **Contact person and phone number:**

   James Atkins, Associate Planner
   951.461.6414

4. **Project location:**

   Northeast corner of I-215 and Clinton Keith Road

5. **Project sponsor's name and address:**

   Retail Development Advisors
   Contact: Allan Davis, President
   27890 Clinton Keith Road, D490
   Murrieta, California 92562

6. **General plan designation:**

   Commercial (C)

7. **Zoning:**

   Regional Commercial (RC)

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   See Section 2, Project Description, for further details.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site is surrounded by vacant land, residential development, and a high school. Specific land uses located in the immediate vicinity of the project site include the following:

- **North:** Vacant and I-215
- **East**: Vacant land with ongoing mass grading operations/proposed future commercial development
- **South:** Residential development and Vista Murrieta High School
- **West:** I-215

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Regional Water Quality Control Board
- South Coast Air Quality Management District
- Riverside County Department of Environmental Health
    - Permit to Operate a Food Facility (Riverside County Code 4.52 and the California Health and Safety Code)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to California Public Resources Code Section 21080.3.1? If so, has consultation begun?

Yes. The City of Murrieta typically receives consultation requests from five tribes. These five tribes will be notified about the project and consultation, if requested, will occur concurrent with the CEQA process.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology and Soils	☒ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☒ Hydrology and Water Quality	☐ Land Use and Planning	☒ Mineral Resources
☒ Noise	☒ Population and Housing	☒ Public Services
☒ Recreation	☒ Transportation and Traffic	☒ Tribal Cultural Resources
☒ Utilities and Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

3/18/19
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a. **Earlier Analysis Used.** Identify and state where they are available for review.
   b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project::				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☒	☐	☐	☐
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☒	☐	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?.	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other public facilities?	☒	☐	☐	☐
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐
XVII. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)??	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expaned water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

3.1 Aesthetics

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The City of Murrieta General Plan EIR describes a scenic vista as "a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed" (City of Murrieta 2011b). Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features (City of Murrieta 2011b).

The immediate project area is characterized by gently sloping and hilly topography and with hills and larger mountains (Santa Rosa Plateau, Hogbacks, Santa Rosa Mountains, San Bernardino Mountains, and San Jacinto Mountains) in all directions serving as the background views from the site. The area in the immediate vicinity of the project site has experienced and continues to experience significant urban development including nearby Vista Murrieta High School, commercial development, single and multi-family residential development, and I-215 to the west of the project site.

The project site sits approximately 1.1 miles southeast of the steep ridgelines of the adjacent Greer Ranch hills. Due to the considerable distance that separates the project site from the nearest concentration of ridgelines, the proposed project would not be located in the viewshed of these identified scenic resources. In addition, given the substantial amount of manmade development that occurs between the project site and the closest ridgeline, it is unlikely that the proposed project would be visible from these scenic resources. Therefore, the potential for project impacts associated with scenic vistas would be less than significant.

b) Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The California Department of Transportation (Caltrans) designates official and eligible scenic highways within the state. There are no designated or proposed state scenic highways within the vicinity of the project site (Caltrans 2007). The nearest highway to the proposed site is I-215, which is an eligible state scenic highway for a 3-mile portion north of the site, but is not listed as a designated scenic highway. Therefore, implementation of the proposed project would not result in an impact related to scenic resources within a state scenic highway.

c) ***Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.***

Potentially Significant Impact. The project site is currently vacant, but located in an urbanized area and surrounded by the I-215 freeway to the west, vacant land, residential development, and a high school. The City's General Plan Land Use Map designates the project site as Commercial (C) (City of Murrieta 2011a) and the City's Zoning Map shows the site as being zoned Regional Commercial (RC) (City of Murrieta 2014). The proposed development is consistent with the land use designation and zoning and would comply with all City regulations regarding the project color palette, elevations, and landscaping, which are set forth to preserve the scenic quality of the City.

During construction, debris, grading, and construction equipment may temporarily affect the aesthetic quality of the immediate area. Once construction is complete, the commercial buildings would be visible from the residential development to the south, proposed and approved commercial development to the east, and the I-215 to the west. The visual character of the site would change from disturbed undeveloped land to a developed condition. Ground surfaces would be paved and landscaped. This impact would be potentially significant; therefore, the issue will be analyzed further in the EIR.

d) ***Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Potentially Significant Impact. Implementation of the proposed project would include the installation of new nighttime lighting, which would potentially adversely affect nighttime views in the area. Such lighting would include the following:

- Lighting throughout the proposed parking lots and sidewalks.
- Illumination of storefronts and illuminated signage.
- Illumination for safety in accordance with AB 944 for a 24 hour accessible retail center.

The proposed project also includes two restaurants with drive-through windows and a bank with an ATM drive through on the project site. The project proposes that these facilities would operate during both daytime and nighttime hours. Under these proposed hours of operation, vehicles lining up to use the proposed drive-through facilities could introduce a new source of light and glare, especially for opposing motorists.

Lighting standards are established in the City's Development Code Sections 16.18.100 and 16.18.110 along with night lighting standards as established by the General Plan which requires that the project

control light and/or glare on adjacent properties and minimize impacts of light and/or glare on the Mt. Palomar Observatory to a less than significant level (City of Murrieta 2004).

Implementation of these design requirements is mandatory; however, the impacts associated with nighttime light and glare could be potentially significant and will be analyzed further in the EIR.

3.2 Agriculture and Forestry Resources

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As indicated in the City General Plan Final EIR Important Farmland Map (City of Murrieta 2011b, Exhibit 5.11-1), the project site is designated as Grazing Land. Images of the project site dating back to 1938 show no signs of agricultural use on the project site (Historic Aerials 2018). The site is currently a 6.2-acre vacant lot. The project would result in no impact to Farmland as there is no Prime Farmland, Unique Farmland or Farmland of Statewide Importance designated within the project site boundary.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. As stated in the City General Plan, "according to the California Department of Conservation, no Williamson Act encumbered properties are located within the City of Murrieta" (City of Murrieta 2011a). Additionally, the City General Plan Williamson Act Farmland Map (City of Murrieta 2011a, Exhibit 8-5) shows that the project site is not located within Williamson Act Lands. As indicated in the City General Plan 2035 Land Use Policy Map (City of Murrieta 2011a, Exhibit 3-5), the project site is zoned as Commercial (C). Therefore, there would be no impact related to a Williamson Act contract or existing zoning.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is zoned for Commercial (C) use. The site is not zoned for forest land or timberland. The project would have no impact to existing zoning, forest resources, or timberland.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is currently an undeveloped infill site with ongoing mass grading operations and low-lying hills on site. The City General Plan designates the project site for Commercial (C) use. There is no forest land located on the project site. The proposed project would have no impact on forest land.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact. As stated in the responses to 3.2(b) and 3.2(c), the project site is zoned for Commercial (C) use. There is no existing agriculture, forest land, or timberland located on the project site or immediately adjacent to the project site. There is one segment of Unique Farmland to the north of the project site. At a minimum, this segment of Unique Farmland is 712 feet away from the project site. Because this segment of Unique Farmland is not immediately adjacent to the project site, has at least a 712-foot buffer, and is not in use for farming and agricultural purposes, it is unlikely to be subject to indirect impacts from the proposed project. Therefore, the project would have a less than significant impact on the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

3.3 Air Quality

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The proposed project site is located in the City of Murrieta, within the South Coast Air Basin, which is a 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The project is within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD).

If a project proposes development that is greater than that anticipated in the City's General Plan 2035 and the Southern California Association of Governments' growth projections, the proposed project may conflict with SCAQMD's 2016 Air Quality Management Plan (AQMP) and may contribute to a potentially significant cumulative impact on air quality. A consistency analysis will be conducted in the EIR to determine whether the proposed project would be consistent with the assumptions and objectives of the regional air quality plans and whether it would interfere with the region's ability to comply with federal and state air quality standards. SCAQMD established criteria for determining consistency with the currently applicable AQMP in Chapter 12, Sections 12.2 and

12.3, of the SCAQMD CEQA Air Quality Handbook (CEQA Handbook). The SCAQMD criteria that will be evaluated in the EIR to determine whether the proposed project would potentially conflict with or obstruct implementation of the 2016 AQMP are as follows (SCAQMD 1993):

- **Consistency Criterion No. 1:** The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2:** The proposed project will not exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. Air pollution is largely a cumulative impact. The South Coast Air Basin has been designated as a federal nonattainment area for ozone (O_3) and particulate matter less than or equal to 2.5 microns in diameter (fine particulate matter, or $PM_{2.5}$) and a state nonattainment area for O_3, particulate matter less than or equal to 10 microns in diameter (coarse particulate matter, or PM_{10}), and $PM_{2.5}$. The non-attainment status of regional pollutants is a result of past and present development, and SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria air pollutants are used in the determination of whether a project's individual emissions would have a cumulatively considerable contribution on air quality. If a project's emissions would exceed SCAQMD's significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant (SCAQMD 2003). Further analysis will be conducted in the EIR to determine the potential for the proposed project to contribute to cumulative criteria air pollutant emissions for which the region is in non-attainment.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The project would expose sensitive receptors in the vicinity to emissions during construction and operations. Construction emissions would consist of criteria pollutants and toxic air contaminants, primarily diesel particulate matter (DPM). Additionally, operation of the project would lead to emissions of DPM from truck idling and truck delivery. Due to the proximity of anticipated project sources of toxic air contaminant emission to the residential receptors and a school located to the south, the proposed project has potential to expose sensitive receptors to substantial pollutant concentrations. An increase in traffic volumes could result in an

increase in carbon monoxide (CO) hotspots, which have the potential to exceed the state 1-hour standard of 20 parts per million (ppm) or the 8-hour standard of 9 ppm. Further analysis will be conducted in the EIR to determine the extent of this impact.

d) ***Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?***

Potentially Significant Impact. Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities (SCAQMD 1993). The proposed project would not result in the implementation of any such land use. However, further analysis will be conducted in the EIR to determine the potential for construction and operation of the proposed project to expose a substantial number of people to other emissions, including objectionable odors. This issue will be further analyzed in the EIR.

3.4 Biological Resources

a) ***Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

Potentially Significant Impact. Dudek biologists prepared a general biological resources report for the project in 2018, which included a literature review and field survey of the study area (project site and 500-foot buffer up to the I-215 freeway) (Dudek 2018a). The project site is located in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan, but is not located within an MSHCP Criteria Cell. The project site occurs within the MSHCP habitat assessment area for burrowing owl and the Narrow Endemic Plant Species Survey Area 4 (San Diego ambrosia, many-stemmed dudleya, spreading navarretia, Wright's trichocoronis, California orcutt grass and munz's onion). As required under the MSHCP, the biological resources report conducted by Dudek also included a habitat assessment for burrowing owl and the Area 4 Narrow Endemic Plant Species.

Although the results of the habitat assessment for burrowing owl were negative, the project site supports potentially suitable habitat for sensitive plant and wildlife species and nesting birds. Implementation of the proposed project would result in the grading of the project site, which may have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or

regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.[1] Impacts would be potentially significant; therefore, this issue will be analyzed further in the EIR.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The biological resources report conducted by Dudek in 2018 concluded that the vegetation communities within the study area (project site, plus a 500-foot buffer to the I-215 freeway) are limited to chamise-black sage, chamise-California buckwheat association, disturbed California buckwheat, non-native grassland, disturbed land, and developed land (Dudek 2018a). No riparian habitats occur on site and none of the vegetation communities mapped within the project site are considered sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, implementation of the proposed project would not result in impacts to riparian habitat or sensitive natural communities.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The biological resources report conducted by Dudek concluded that the only water feature within the study area (project site, plus a 500-foot buffer to the I-215 freeway) is an un-vegetated roadside ditch along the northwestern side of the study area (outside of the project site), which appears to be used to manage road runoff associated with I-215 freeway (Dudek 2018). The majority of the ditch is concrete lined and runoff conveyed by the ditch sheetflows and dissipates into undeveloped areas within the study area. This feature is artificially created, does not rely on a fresh water source, and does not convey flows to downstream riverine resources; therefore, it is not a riverine resource as defined by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), nor is it considered a state or federal jurisdictional water body or wetland (Dudek 2018a).

In addition, the biological resources report, states that no indicators of ponding were observed within the study area (Dudek 2018). No topographic low points or indicators of ponding were observed within the study area and are not present on historic aerials or topographic maps. The project site does not contain

[1] As of January 1, 2013, the California Department of Fish and Game (CDFG) has changed its name to the California Department of Fish and Wildlife (CDFW). Except in quoted material or when referring to guidance that pre-dates the official name change, this document uses the current name, CDFW.

clay soils, bedrock, or other poorly drained soils typically associated with vernal pools. Furthermore, upon surveying, there are no areas that would likely hold water for an extended amount of time, and therefore the site does not support any vernal pools (Dudek 2018a).

Therefore, implementation of the proposed project will not result in a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrologic interruption, or other means.

*d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

Less than Significant Impact. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as stepping stones for wildlife dispersal. Based upon the results of the Dudek biological resources survey (Dudek 2018a), wildlife movement through the project site is unlikely due to the developed nature of surrounding land use. An active mining operation exists to the east, I-215 lies to the west and north, and a small subdivision and school exists to the south. Therefore, the study area has limited to no value as a potential wildlife corridor or habitat linkage. Additionally, the results of the Dudek biological resources survey (Dudek 2018a) that no wetlands, vernal pools, riparian habitat, streams or sensitive native vegetation communities exist within the project site that would provide habitat for fish or native wildlife nursery sites. Impacts associated with the interference with fish and wildlife movement and/or the use of native wildlife nursery sites would be less than significant.

*e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

Potentially Significant Impact. Implementation of the proposed project would result in the grading of the project site, which may conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Impacts would be potentially significant; therefore, this issue will be analyzed further in the EIR.

*f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

Potentially Significant Impact. The project site is located in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan, but is not located within an MSHCP Criteria Cell. The project site occurs within the MSHCP habitat assessment area for burrowing owl and the

Narrow Endemic Plant Species Survey Area 4. The target narrow endemic plants within Survey Area 4 are San Diego ambrosia, many-stemmed dudleya, spreading navarretia, Wright's trichocoronis, California orcutt grass and munz's onion. In accordance with the MSHCP, a habitat assessment must be conducted for these species and focused surveys completed if suitable habitat is present. Additionally, a project consistency analysis with the MSHCP would be required. Therefore, impacts would be potentially significant, and this issue will be analyzed further in the EIR.

3.5 Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. The project site is currently vacant, with no structures on site. A cultural resources study was conducted by Dudek, which consisted of a cultural record search of the proposed project area, a Sacred Lands File search with the Native American Heritage Commission (NAHC), and a pedestrian survey of the project area (Dudek 2018b). A California Historical Resources Information Systems (CHRIS) records search was requested on January 10, 2018 from the Eastern Information Center, which houses the cultural resources records for Riverside County. The search included previously recorded cultural resources and investigations within a one mile radius of the project area, a review of the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR), the California Points of Historical Interest list, the California Historical landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list.

Dudek archaeologists conducted an intensive level pedestrian survey on February 13, 2018 using standard archaeological procedures and techniques (Dudek 2018b). No cultural or historic built environment resources were identified. A historic aerials search dating back to 1938 indicated that the surrounding area was used primarily for agriculture and gravel mining and no extensive development occurred in the project area until 2005.

The assessment found no potentially significant historic resources or historic archaeological resources within the boundaries of the subject property. Therefore, the proposed project would result in no impacts to historical resources as defined in Section 15064.5 of the CEQA Guidelines.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Dudek archaeologists conducted an intensive level pedestrian survey on February 13, 2018 using standard archaeological procedures and techniques. No cultural or historic built environment resources was identified (Dudek 2018b). However, the grading and excavation

proposed to create building pads and construct foundations for new buildings would expose previously undisturbed below ground sediment. Archaeological resources could be discovered during ground disturbing activities and such resources could be adversely altered or damaged. Therefore, impacts would be potentially significant and will be analyzed further in the EIR.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Impact. As discussed in the response to 3.5(a), Dudek conducted a records search, pedestrian investigation of the site, and map and historic aerial research. No cultural or historic resources was discovered on the project site (Dudek 2018b). However, due to the possibility of uncovering archaeological materials or human remains during construction, the impact to such resources would be potentially significant and the potential impacts will be further addressed in the EIR.

3.6 Energy

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. Implementation of the proposed project will require energy use during construction to power heavy equipment, and materials/equipment delivery, and construction worker vehicle use. Energy will also be used in the long-term operation of the commercial development for customer, employee, and delivery vehicle trips, inside and outside lighting, and to power the use of light machinery in the restaurants, bank, tire shop, and retail stores. The potential for significant impacts associated with inefficient or unnecessary energy use by the project exists and will be further addressed in the EIR.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. As stated in the response to 3.6(a), construction and long-term operation of the commercial development will require the use of energy to power vehicles, equipment and provide lighting. Efficient energy use is addressed at the state and local level through Title 24 requirements and building codes. However, there is the potential for project conflict with state and/or local plans for energy efficiency and renewable energy which will be further addressed in the EIR.

3.7 Geology and Soils

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The project site is not located within a designated Alquist-Priolo Fault Zone, as mapped on Exhibit 12-3 of the City General Plan's Safety Element (City of Murrieta 2011a). The Elsinore Fault Zone, which includes the local Elsinore–Temecula Fault, passes through Murrieta to the west of I-15 and is the only Alquist-Priolo Earthquake Fault Zone in the City. The Elsinore–Temecula Fault Zone is capable of generating a maximum earthquake magnitude of 6.8 per the Richter scale. The project site is located approximately 3 miles east of the Elsinore–Temecula Fault Zone. Faulting activity at these faults or other nearby faults could cause ground shaking at the project site. However, because there are no active faults mapped on site, the risk of loss, injury, or death due to ground-surface rupture is not considered likely. The project would be designed in accordance with all seismic requirements contained in the Uniform Building Code, and would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of known earthquake faults. Impacts associated with the rupture of a known earthquake fault would be less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. As stated in the response to 3.7(a)(i), there are no Alquist-Priolo Earthquake Fault Zones mapped within the project site. However, the City of Murrieta is located within the seismically active Southern California region and there are several County earthquake faults mapped in the project area. Additionally, there is a County Earthquake Fault Zone approximately 1.5–2 miles south of the project site. The rupture or shaking of these nearby potentially active faults may cause ground shaking within the project site. However, the project would be constructed in accordance with the Uniform Building Code. Therefore, impacts from ground shaking events would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a secondary effect of seismic shaking that causes soils to lose the ability to support structures. The primary factors affecting the liquefaction potential of deposit are: (1) intensity and duration of earthquake shaking; (2) soil

type and relative density; (3) overburden pressures; and (4) depth to groundwater. Soils most susceptible to liquefaction are clean, loose, uniformly graded, fine-grained sands, and non-plastic silts that are saturated. Silty sands, under specific site conditions, may also be susceptible to liquefaction. Based on a review of the City General Plan's Safety Element, there are no areas of very high, high, or moderate liquefaction susceptibility mapped within the project site (City of Murrieta 2011a, Exhibit 12-5). There are areas of moderate liquefaction susceptibility mapped within the City of Murrieta, as well as one area of high liquefaction susceptibility in southern Murrieta; however, these soils do not extend onto the project site and would not result in a project hazard. Therefore, impacts associated with liquefaction would be less than significant.

iv) Landslides?

Less Than Significant Impact. The proposed project site is characterized as lowlands between the Hogbacks to the southeast and Greer Ranch Hills to the northwest. The project site is south sloping, with relatively low elevations ranging from 1,530 to 1,560 feet above mean sea level. The surrounding area includes an ongoing mass grading operation to the east with includes two hills that stand approximately 120 feet tall, surrounded by flat land. This area has been proposed for commercial development and would be graded and leveled as a result. Therefore, implementation of the proposed project would result in a less than significant impact associated with landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Ground surfaces would be temporarily exposed during construction, which could result in erosion or loss of soil during rain events. Construction projects that involve the disturbance of one or more acres of soil are required to obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit). The Construction General Permit requires the development and implementation of a stormwater pollution prevention plan (SWPPP). The SWPPP would contain site map(s) that depicts the location of best management practices (BMPs) such as silt fencing, sandbag berms, and general good housekeeping methods intended to prevent the off-site discharge of soil or construction materials in stormwater. Following construction of the project, ground surfaces would be stabilized by landscaping and paving. Stormwater generated on site will be directed into a water quality basin where sediment from runoff will settle out. A drainage analysis will be conducted for the site, and this issue will be analyzed further in the EIR.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. Review of the City General Plan's Safety Element indicates that the project site is not located within an area susceptible to subsidence, liquefaction, or collapse (City of Murrieta 2011a, Exhibits 12-2, 12-3, and 12-5). During the construction phase of the project, construction crews would grade the project site to a level surface, which would eliminate the possibility of an on-site landslide. As a result, implementation of the proposed project would not result in an impact due to unstable geologic units or soils.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property?

No Impact. The Uniform Building Code (1994) defines expansive soils as soils that contain high levels of clay that expand when wet and contract when dry, which can damage building foundations and other structures. According to the Natural Resources Conservation Service (NRCS) web soil survey, the proposed project site contains loam soils, which are primarily made up of a mixture of sand, silt, and clay, rather than clay alone, and do not pose a risk of expanding and contracting in response to moisture (USDA 2018). Therefore, there would be no impact associated with expansive soils.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. Wastewater treatment would be provided by Eastern Municipal Water District. Implementation of the proposed project would not include septic tanks or other alternative wastewater treatment methods. Therefore, implementation of the proposed project would result in no impact associated with soils incapable of supporting septic systems or alternative wastewater treatment methods.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Excavation and ground-disturbing activities associated with the construction of the proposed project could adversely alter geological features and paleontological resources, causing potentially significant impacts. A paleontological study will be required and will be included in the EIR.

3.8 Greenhouse Gas Emissions

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. The proposed project would result in emissions of greenhouse gases (GHGs) during construction and operation. Temporary GHG emissions would result from construction vehicle trips and operation of heavy-duty equipment on site. Additionally, operational emissions would be associated with vehicle trips generated by the proposed project, area sources, energy use, water use, and solid waste disposal. Further analysis is required to determine the impact of estimated project-generated GHG emissions. Impacts would be potentially significant; therefore, this issue will be analyzed in the EIR.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Federal, state, and local regulatory measures aim to reduce GHG emissions. The City of Murrieta, as part of the General Plan 2035, has prepared a Climate Action Plan. The purpose of the Climate Action Plan is to address the main sources of emissions that contribute to global climate change. The proposed project would generate GHG emissions during construction and operation, which could conflict with the City's Climate Action Plan, creating a potentially significant impact. Therefore, this issue will be analyzed in the EIR.

3.10 Hazards and Hazardous Materials

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Hazardous materials are likely to be handled, transported, and used on site. Specifically, proposed project operations include the handling of gasoline, petroleum based lubricants, and sanitizers and disinfectants. Although all operations would comply with federal, state, and local regulations, impacts associated with the handling, transport, use, and disposal of hazardous materials may be potentially significant, and will be further analyzed in the EIR.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Hazardous materials are likely to be handled, transported, and used on site. These materials may be subject to accidental spills, leaks, fires, explosions, or pressure releases, which may represent a potential threat to human health and the environment if not properly treated.

Although all operations would comply with federal, state, and local regulations, impacts associated with the handling, transport, use, and disposal of hazardous materials and their accident conditions may be potentially significant, and will be further analyzed in the EIR.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. The closest school to the project site is Vista Murrieta High School, which is located approximately 120 feet southeast from the proposed project site. Impacts are potentially significant, and this issue will be analyzed further in the EIR.

d) Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. The provisions in California Government Code Section 65962.5, is commonly referred to as the "Cortese List." The Cortese List, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with CEQA. The California Department of Toxic Substances Control's EnviroStor and the State Water Resources Control Board's GeoTracker online databases are commonly searched to determine the presence or absence of hazardous materials sites included on the Cortese List.

EnviroStor is the California Department of Toxic Substances Control's data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further.

The EnviroStor database was searched to determine whether any recognized environmental conditions (RECs; e.g., active cleanup sites) are located either on site or within a 1,500-foot radius of the project site. No identified hazardous materials sites were identified on or within 1,500 feet of the project site (DTSC 2018).

GeoTracker is the State Water Resources Control Board's data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as leaking underground storage tank sites, Department of Defense sites, and cleanup program sites. GeoTracker also contains records for permitted facilities such as irrigated lands, oil and gas production, operating permitted underground storage tanks, and land disposal sites.

The GeoTracker database was also reviewed to determine whether any RECs are located either on site or within a 1,500-foot radius of the project site (SWRCB 2018). No cases or violations (either active or historical) are shown for the project site.

In addition, a Phase I Environmental Site Assessment (ESA) was performed on the project site by IWS Environmental Inc. (IWS) (IWS 2017). This ESA of the project site resulted in the following findings:

- The project site has remained vacant undeveloped land void of any agricultural use or buildings or structures.
- No off-site facilities are considered likely to have affected soil, soil vapor, or groundwater beneath the site.
- No evidence of RECs, historical RECs, or controlled RECs are associated with the site.

Therefore, because the project site is not included on the Cortese List and the Phase I ESA determined the site to be free of any RECs, impacts associated with hazardous materials sites would be less than significant.

e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No Impact. The closest public airport or public use airport to the project site is French Valley Airport, which is located approximately 2.6 miles southeast of the project site. The project site does not fall within the scope of the French Valley Airport Master Plan. Additionally, the privately owned Loma Linda University Medical Center-Murrieta Heliport is located approximately 0.85 miles north of the project site. Given the distance between the project site and the heliport, and the fact that there are no determined takeoff or landing routes that would be affected by the project, implementation of the proposed project would not create a safety hazard or excessive noise for people residing or working within the project area, and the project would result in no impact associated with airports.

f) ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Potentially Significant Impact. As described in the City General Plan's Safety Element, there are no defined emergency routes in the City (City of Murrieta 2011a). However, I-215 may be considered an emergency route since it extends through the City and provides access from most of the primary roadways. Clinton Keith Road connects to I-215, and may serve as an emergency route for residents in the surrounding area. Because the proposed project would introduce new traffic to Clinton Keith Road and I-215, impacts would be potentially significant and this issue will be studied further in the EIR.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. The proposed project site is surrounded by vacant land to the north, Vista Murrieta High School to the south, existing residential development to the east, and I-215 to the west. The project site is identified by the City's General Plan as occurring within a High Fire Hazard Zone (City of Murrieta 2011a, Exhibit 12-8). However, the project site is located in a predominantly urbanized area, and there are no wildlands adjacent to the project site; therefore, potential impacts resulting from the proposed project exposing people or structures to a significant risk of loss, injury, or death involving wildland fires would be less than significant.

3.11 Hydrology and Water Quality

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. The proposed project involves the construction of new structures, parking lots, and roadways on the project site. Water quality could be adversely affected by stormwater runoff from the project site. Pollutants that could come from future operations on the site include those involved in vehicle use, tire maintenance, construction, and landscaping activities. These pollutants include fuel, oil, fertilizers, paints, solvents, cleaners, loose soil, and trash. Storm events could carry pollutants to the drainage features, which could then carry pollutants into the Pacific Ocean. The proposed project would comply with necessary standards and requirements in order to obtain a Stormwater Construction Activities permit and a National Pollutant Discharge Elimination System permit from the San Diego Regional Water Quality Control Board. This requires that a SWPPP be prepared and implemented to mitigate and minimize the effects of soil erosion and loss of topsoil. The SWPPP would also contain measures that would require the proper handling, storage, and disposal of hazardous materials, preventing their release into the surrounding environment. The SWPPP would be implemented during construction of the proposed project; however, impacts associated with operations would need to be examined further. Analysis is required to determine whether water quality standards or waste discharge requirements could be violated by operation of the proposed project. Impacts would be potentially significant and will be analyzed further in the EIR.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The proposed project involves the construction of new structures, parking lots, and roadways on the project site. Operational uses would also create a demand on

water supplies from the Eastern Municipal Water District. The increase in water demand combined with an increase in impervious surfaces could substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts would be potentially significant; therefore, this issue will be analyzed further in the EIR.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which:

i) Would result in substantial erosion or siltation on-or off-site;

Potentially Significant Impact. Implementation of the proposed project would involve grading, leveling, and paving of the project site. Although the project site is relatively flat, these operations could substantially alter the existing drainage pattern of the site or area in a manner that could result in substantial erosion or siltation on or off site. Impacts would be potentially significant; therefore, this issue will be analyzed further in the EIR.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site:

Potentially Significant Impact. Implementation of the proposed project would involve grading, leveling and paving of the project site. Although the project site is relatively flat, these operations could substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff, in a manner that would result in flooding on or off site. Impacts would be potentially significant; therefore, this issue will be analyzed further in the EIR.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Potentially Significant Impact. Implementation of the proposed project would change the condition of the project site from a pervious surface to an impervious surface, which would potentially generate runoff that could substantially degrade water quality. The project includes constructions of bio-retention basins and other stormwater management features, however, impacts would be potentially significant; therefore, this issue will be analyzed further in the EIR.

iv) Impede or redirect flood flows?

No Impact. The Federal Emergency Management Agency Flood Map Service Center identifies the project site as Zone X, which is classified as an area of minimal flood hazard, outside of the Special Flood Hazard Area and higher than the elevation of the 0.2%-annual-chance flood (FEMA 2018). Additionally, the City of Murrieta General Plan Safety Element (City of Murrieta 2011a, Exhibit 12-6, FEMA Flood Zones) also identifies the project site as outside the 100-year flood hazard area. Therefore, the project would not impede or redirect flood flows and thus would result in no impact.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The City General Plan's Safety Element (City of Murrieta 2011a, Exhibit 12-7, Dam Inundation Map) does not place the project site within a dam inundation zone and the project is mapped as outside of the 100-year flood hazard area (City of Murrieta 2011a, Exhibit 12-6, FEMA Flood Zones). The project site is not located within a potential tsunami inundation area and is located approximately 94 miles east of the Pacific Ocean. Damage to the project site due to a seiche, a seismic-induced wave generated in a restricted body of water, is not likely at the site because no such bodies of water are located near the site. No impact would occur, and this issue will not be analyzed further in the EIR.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. Implementation of the proposed project would result in the construction of new impervious surfaces that could increase the amount of stormwater runoff containing urban pollutants that is discharged into local waterways and/or reduce the potential for groundwater recharge. There is the potential for conflict with implementation of a water quality plan or sustainable groundwater management plan, therefore, this issue will be analyzed further in the EIR.

3.12 Land Use and Planning

a) Would the project physically divide an established community?

No Impact. The project site is a 6.2-acre undeveloped infill site. The project site is located in the northern portion of the City of Murrieta, on the northeast corner of the intersection of I-215 and Clinton Keith Road. It is surrounded by vacant land that is proposed for future commercial development to the east, the I-215 to the west, vacant land to the north, and Vista Murrieta High School and residential development to the south. Thus, the project would not physically divide an established community, and no impacts would occur.

b) Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The City General Plan's Land Use Map (City of Murrieta 2011a) designates the project site as Commercial (C). The City's Zoning Map (City of Murrieta 2014) shows the site as being zoned Regional Commercial (RC). The City General Plan's Specific Plan Areas Map (City of Murrieta 2011a, Exhibit 3-1) shows that the project site is not within a Specific Plan or Future Specific Plan Boundary. The proposed project would not conflict with any applicable land use plan, policy, or regulation; therefore, no impact would occur.

3.13 Mineral Resources

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The State Mining and Reclamation Act of 1975 (SMARA; California Public Resources Code Section 2710 et seq.) requires that the California State Geologist implement a mineral land classification system to identify and protect mineral resources of regional or statewide significance in areas where urban expansion or other irreversible land uses may occur, thereby potentially restricting or preventing future mineral extraction on such lands.

As mandated by SMARA, aggregate mineral resources within the state are classified by the State Mining & Geology Board through application of the Mineral Resource Zone (MRZ) system. The MRZ system is used to map all mineral commodities within identified jurisdictional boundaries, with priority given to areas where future mineral resource extraction may be prevented or restricted by land use compatibility issues, or where mineral resources may be mined during the 50-year period following their classification. The MRZ system classifies lands that contain mineral deposits and identifies the presence or absence of substantial sand and gravel deposits and crushed rock source areas (i.e., commodities used as, or in the production of, construction materials). The State Geologist classifies MRZs within a region based on the following factors:

- **MRZ-1:** Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3:** Areas containing mineral deposits for which the significance cannot be determined from available data.
- **MRZ-4:** Areas where available information is inadequate for assignment of any other MRZ category.

According to maps obtained through the California Department of Conservation and California Geological Survey, the project site is within an MRZ-3 zone, meaning that it is in an area where the significance of mineral deposits is undetermined. Currently, a mass grading operation exists directly east of the site, where some materials are extracted from the site and sold as construction grade products by North County Sand and Gravel. However, current operations are classified solely as mass grading operations, and no surface mining permits have been issued by the City or the County. Furthermore, the City General Plan's Conservation Element (City of Murrieta 2011a, Exhibit 8-1, Mineral Resources) shows the locations of known resources within the City. The closest site containing mineral deposits is located approximately 1.2 miles north of the project site, and contains some gold deposits. Given the project site's lack of identification as a known resource site, and lack of issuance of any mining permit from any jurisdiction or regulatory agency, no impacts would occur from the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b) ***Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?***

No Impact. As stated above, the City General Plan's Conservation Element (City of Murrieta 2011a, Exhibit 8-1) maps the locations of known resources that are of local importance. The closest site containing mineral deposits is located approximately 1.2 miles north of the project site, and contains some gold deposits. Given the considerable distance away from the closest site containing mineral resources, no impact would occur on locally important mineral resource recovery sites.

3.14 Noise

a) ***Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies***

Potentially Significant Impact. Section 16.30 of the City's Development Code (Noise Ordinance) has established interior and exterior noise regulations that vary depending on time of day. The proposed project could expose persons to noise levels in excess of standards established in the local Noise Ordinance. Construction may result in short-term ambient noise and vibration due to construction activities such as grading or demolition. In addition, the proposed project could result in the exposure of persons to excess noise levels due to operation activities and employee and customer vehicles in and around the project site. This issue will be further analyzed in the EIR.

b) Would the project result generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The proposed project could result in exposure of persons to excessive groundborne vibration or groundborne noise levels. As previously addressed, construction activities and construction vehicles have the potential to exceed noise standards established in the City's Noise Ordinance. The project may generate excessive groundborne vibration or noise levels; therefore, impacts would be potentially significant. This issue will be analyzed further in the EIR.

c) Would the project be located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest public airport or public use airport to the project site is French Valley Airport, which is located approximately 2.5 miles southeast of the project site. The project site does not fall within the scope of the French Valley Airport Master Plan; therefore, implementation of the proposed project would not expose people residing or working within the project area to excessive noise levels. No impacts associated with public or public use airports would occur.

There are no private airstrips within the vicinity (within a 2-mile radius) of the project site. However, the Loma Linda University Medical Center-Murrieta Heliport is located approximately 0.85 miles north of the project site. Given the distance between the project site and the heliport, implementation of the proposed project would not expose people residing or working in the project area to excessive noise levels. No impact associated with private airstrips would occur.

3.15 Population and Housing

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. The proposed project involves the construction of a commercial retail center, which would include a tire store, a bank, restaurants and other retail developments. It is anticipated that the proposed retail businesses would employ approximately 20 full-time employees. Because this project could be growth-inducing, this issue will be analyzed further in the EIR.

b) ***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

No Impact. The proposed project would not displace any housing, as the site is currently vacant. Therefore, no impacts associated with displacement of housing would occur.

3.16 Public Services

a) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:***

Fire protection?

Potentially Significant Impact. The proposed project could have an adverse impact on fire protection providers. Because the proposed project represents new construction, with new retail uses on site, additional calls for service could result. These additional calls could affect the service ratio, response time, or other performance objectives of fire protection services. Impacts would be potentially significant; therefore, further analysis is required and this issue will be addressed in the EIR.

Police protection?

Potentially Significant Impact. The proposed project may have an adverse impact on police protection providers. Because the proposed project includes new construction with new retail uses, additional calls for service could result, which could affect the service ratio, response time, or other performance objectives of police protection services. Impacts would be potentially significant; therefore, further analysis is required and this issue will be addressed in the EIR.

Schools?

Potentially Significant Impact. The proposed project could bring approximately 20 full-time employees and their families to the area, possibly generating new permanent residents within the City who could increase the current demand on schools. Impacts would be potentially significant, and this issue will be further analyzed in the EIR.

Parks?

Potentially Significant Impact. The proposed project could bring approximately 20 full-time employees and their families to the area, possibly generating new permanent residents within the

City who could increase current demand on parks. Impacts would be potentially significant, and this issue will be further analyzed in the EIR.

Other public facilities?

Potentially Significant Impact. The proposed project could bring approximately 20 full-time employees and their families to the area, possibly generating new permanent residents within the City who could increase current demand on public libraries or other public facilities. Impacts would be potentially significant, and this issue will be further analyzed in the EIR.

3.17 Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. The proposed new retail development would employ approximately 20 full-time employees. These new employees could create an increased demand for neighborhood and regional parks and other recreational facilities. Impacts associated with the increased use of existing neighborhood and regional parks would be potentially significant; therefore, this issue will be analyzed in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. The proposed project does not include recreational facilities but it could require the construction or expansion of recreational facilities. Therefore, impacts would be potentially significant and this issue will be analyzed in the EIR.

3.18 Transportation and Traffic

a) Would the project conflict with program plan, ordinance or policy addressing the performance of the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The proposed project has the potential to generate new vehicle trips that could affect streets surrounding the site, which include Clinton Keith Road and Antelope Road. An increase in vehicle trips would result in potentially significant impacts.

Additionally, the City General Plan's Circulation Element (City of Murrieta 2011a) establishes policies regarding public transit, bicycle, and pedestrian facilities. The proposed project would generate new trips to and from the project site, which would potentially decrease the performance or

safety of such facilities. Impacts would be potentially significant. A traffic impact analysis will be conducted and the results will be included in the EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?

Potentially Significant Impact. The proposed project may result in an increase in traffic along Clinton Keith Road, Antelope Road, and other regional routes and could exceed the level of service standards, and result in an increase in vehicle miles traveled, impacts would be potentially significant. A traffic impact analysis will be conducted and the results will be included in the EIR.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The proposed project would involve the construction of a new roadway, which would enable access via Clinton Keith Road (Figure 2). To ensure that this project element would not introduce hazardous circulation or design features, further analysis is needed to determine whether there is any hazard risk associated with the proposed project design. Impacts would be potentially significant. A traffic impact analysis will be conducted and the results will be included in the EIR.

d) Would the project result in inadequate emergency access?

Potentially Significant Impact. The proposed project would involve the construction of new structures, roadways, and intersections, and would generate new trips to and from the project site. These features would potentially interfere with emergency access, and impacts would be potentially significant. A traffic impact analysis will be conducted and the results will be included in the EIR.

3.19 Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Potentially Significant Impact. As indicated in the response to 3.5(a), the project site is currently vacant, with no structures on site. As part of the cultural resources study, a Sacred Lands File Search with the NAHC was conducted, as well as a pedestrian survey of the project

area. No cultural resources were found on the project site. A response letter was received via email from the NAHC on February 20, 2018 (Dudek 2018b). The results of the Sacred Lands File search indicated the presence of Native American cultural resources within the project area and stated that the Pechanga Band of Luiseño Indians should be contacted for additional information. The NAHC also provided a list of 24 additional Native American groups and individuals who may have knowledge of cultural resources in the project area. Impacts would be potentially significant and this issue will be further analyzed in the EIR.

ii) ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Potentially Significant Impact. In accordance with California Assembly Bill 52 requirements, the City will need to contact tribes interested in consultation. Impacts would be potentially significant, and this issue will be analyzed in the EIR.

3.20 Utilities and Service Systems

a) ***Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?***

Potentially Significant Impact. The proposed project would involve the construction of a commercial retail center. The construction would result in an increase in demand for wastewater treatment, potable water, electric power, natural gas, and telecommunications services. The proposed project could require the construction of new or expanded utility lines or connections to serve the project site. Additionally, the creation of new impervious surfaces on site will result in an increase in stormwater runoff that will require the construction of new on-site stormwater drainage facilities.

Further analysis will be conducted to determine the projected utility demand and whether this demand would require construction of additional facilities. Although on-site stormwater drainage facilities, including bio-retention basins are proposed as part of the project, additional analysis is required to determine whether off-site stormwater drainage facilities will also be required. Impacts would be potentially significant, and this issue will be analyzed further in the EIR.

b) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, and reasonably foreseeable future development during normal, dry and multiple dry years or are new or expanded entitlements needed?

Potentially Significant Impact. The proposed project would result in the construction of new buildings and landscaping, which would result in an increase in water demand. Further analysis is required to determine the expected water demands and whether the current water supplies are sufficient, or whether new or expanded entitlements would be needed. Impacts would be potentially significant, and this issue will be analyzed further in the EIR.

c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. As previously discussed in response 3.19(b), the proposed project would involve construction of new buildings for new uses on a previously undeveloped site. The Eastern Municipal Water District has issued a determination, as the designated wastewater treatment provider, that it has adequate capacity to serve the project's projected demand in addition to its existing commitments. However, additional analysis needs to be conducted to determine if there is adequate capacity to serve the project's projected demand. Impacts would be potentially significant, and this issue will be analyzed further in the EIR.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. Once construction is completed, retail and restaurant operations would occur on the project site. These operations would generate waste, and further analysis is required to determine the increase in solid waste generated by the project. Impacts would be potentially significant, and this issue will be analyzed in the EIR.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Potentially Significant Impact. The proposed project would be required to comply with federal, state, and local statutes and regulations related to solid waste. Further investigation is required to confirm that the proposed project would comply with these regulations. Impacts would be potentially significant, and this issue will be analyzed in the EIR.

3.21 Wildfire

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The City of Murrieta's Emergency Preparedness Program is under the direction of the Community Risk Reduction Division (CRR), which is responsible for minimizing the impact of natural and manmade disasters in the City. The CRR prepared an Emergency Operations Plan and Local Hazard Mitigation Plan, both of which address wildfire. Implementation of the proposed project would not impair the implementation of these plans, however, the proposed project would involve the construction of new structures, roadways, and intersections, and would generate new trips to and from the project site. These features would potentially interfere with emergency access, and impacts would be potentially significant. Impacts would be potentially significant, and this issue will be analyzed in the EIR.

b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact. The proposed project site is identified by the City's General Plan as occurring within a High Fire Hazard Zone (City of Murrieta 2011a, Exhibit 12-8). However, the project site is located in a predominantly urbanized area, with the I-215 to the west, vacant land to the north, Vista Murrieta High School to the south, and existing residential development to the east. There are no wildlands adjacent to the project site or specific site factors that would exacerbate wildfire risks. Therefore, potential impacts resulting from the exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, would be less than significant.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact. Implementation of the proposed project would include the construction of roadway improvements and extension of utilities on site, however, due to the project location in an urbanized area, no fuel breaks, dirt roads, emergency water sources, or the extension of power lines and other utilities into wildland areas would be required that could exacerbate fire risk. The potential for impacts associated with fire risk due to the construction or maintenance of infrastructure for the project would be less than significant.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact. The proposed project includes grading to a level condition, paving, construction of buildings, and installation of landscaping throughout the entire site. There are no slopes planned for the project site that could produce landslides or result in post-fire slope instability. The project site is not located in a flood zone and stormwater generated on site will be directed into the proposed bio-retention basins and stormdrain facilities. The potential for impacts associated with flooding or slope instability in a post-fire condition would be less than significant.

3.22 Mandatory Findings of Significance

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Based upon the results of the Dudek biological resources survey, the proposed project site does not support special status vegetation communities or state or federal wetlands (Dudek 2018). However, the proposed project would have the potential to substantially reduce the habitat of a fish or wildlife species, to cause a fish or wildlife population to drop below self-sustaining levels, to threaten elimination of a plant or animal community, or to reduce the number or restrict the range of a rare or threatened endangered plant or animal. This issue will be analyzed in the EIR

A cultural and historic records search determined that there were no historic structures found on the site. As such, the proposed project would not eliminate an important example of a major period of California history, however, previously unknown below ground archeological resources may occur that could be impacted by project grading and excavation.

The project site may be underlain by fossil-bearing soils. Excavations made during construction have the potential to uncover important paleontological resources. Impacts would be potentially significant, and this issue will be analyzed in the EIR.

The Native American Heritage Commission, Eastern Information Center records, and responding Native American tribes will be consulted regarding the presence of archaeological resources at the project site or to identify areas of known cultural and tribal value. The potential for discovery of

cultural resources or tribal cultural resources during construction may lead to potentially significant impacts, and tribal cultural resources will be analyzed in the EIR.

b) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

Potentially Significant Impact. The proposed project may have impacts that are individually limited, but may be cumulatively considerable, depending on other current or probable future projects in the vicinity. The EIR will evaluate potential project-related cumulative impacts.

c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

Potentially Significant Impact. As discussed in previous sections, environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, may occur from implementation of the proposed project. Further evaluation of potentially significant impacts will be conducted in the EIR relative to aesthetics, air quality (related to project operation and construction), GHG (related to project operation and construction), noise (related to project operation and construction), transportation/traffic (related to project operation and construction), and water use and waste generation (related to project operation).

4 REFERENCES AND PREPARERS

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4.2 List of Preparers

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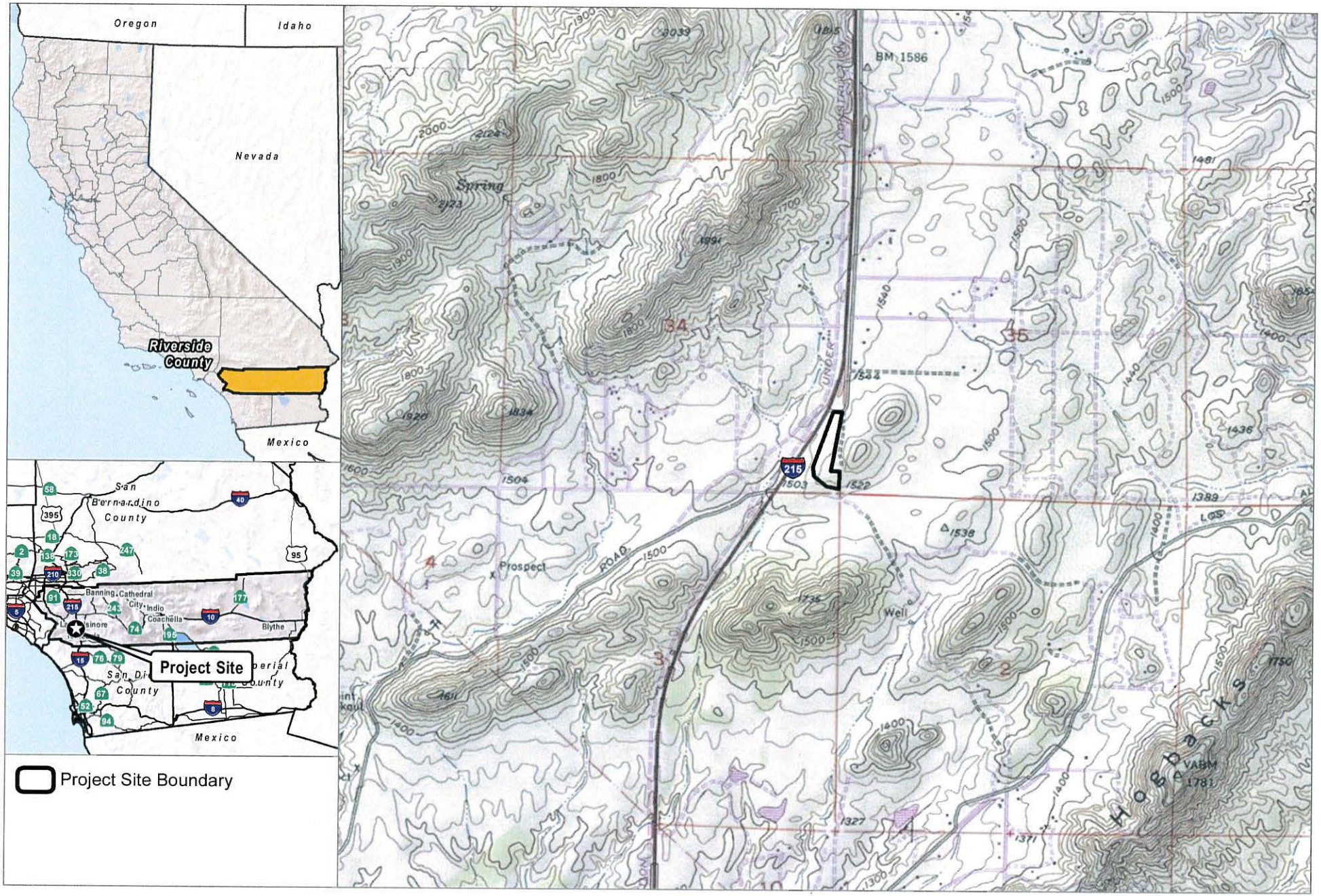

SOURCE: USGS 7.5-Minute Series Murrieta Quadrangle

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FIGURE 1

Project Location

Initial Study for the Vineyards II Curci Project

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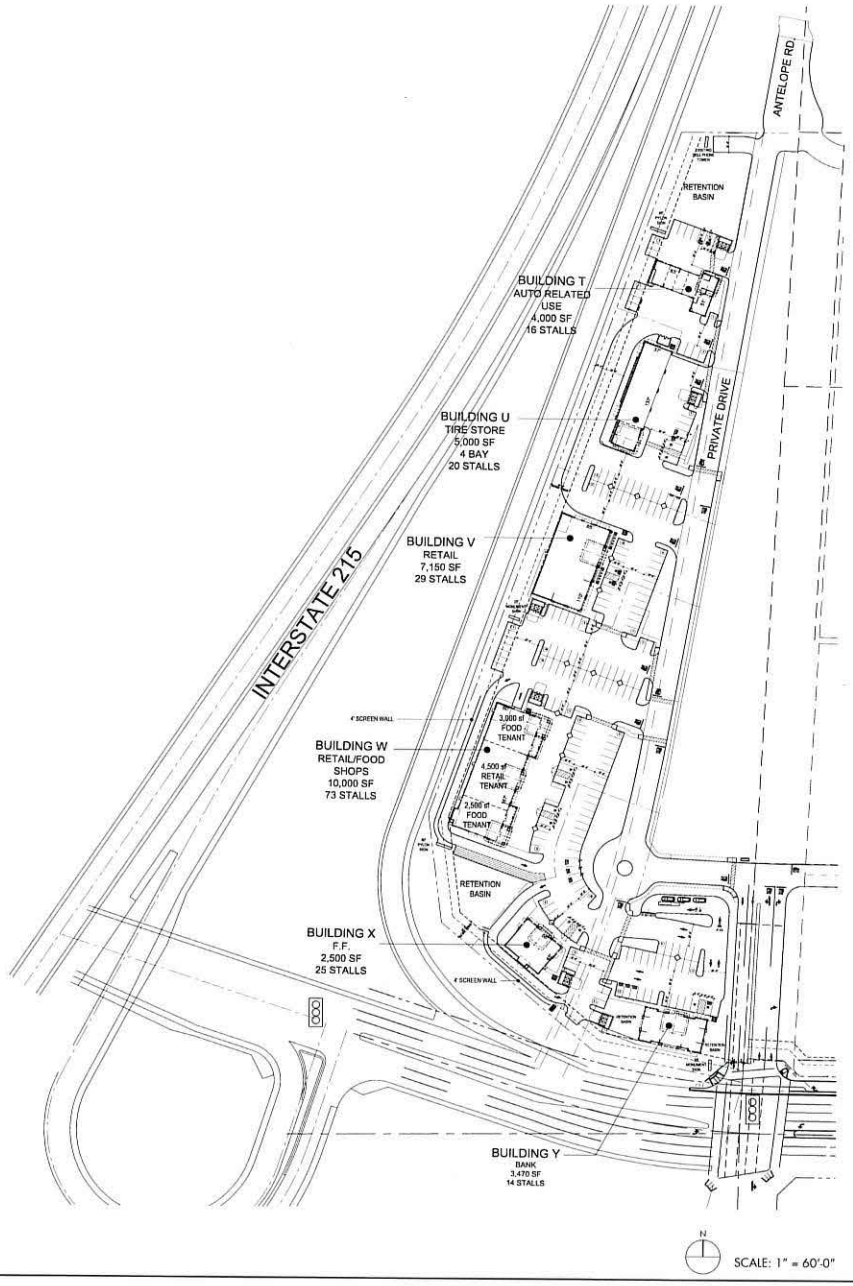

SOURCE: Architects Orange 2018

DUDEK

FIGURE 2

Site Plan

Initial Study for the Vineyards II Curci Project

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