

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019039100

Project Title: Vineyard III Retail Development Project

Lead Agency: City of Murrieta

Contact Name: James Atkins, Associate Planner

Email: JAtkins@murrietaCA.gov Phone Number: (951) 461-6414

Project Location: Murrieta Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes to develop an approximately 6.65-acre vacant site that would include construction and operation of approximately 32,120 square feet of new development, including an auto-related services/retail store, tire store, retail pad, three-tenant food and retail pad with one drive-through lane on the west and south of the building, drive-through fast food restaurant, and a two-lane drive-through ATM bank. The project would include 204 parking spaces adjoining the retail and other commercial uses. The project would involve construction of a private access drive from Creighton Avenue into the site.

The project site is located at the southwest corner of an approximately 70-acre undeveloped area surrounded by suburban development. This undeveloped area is bounded by Clinton Keith Road to the south, Cape Aire Way to the north, residential development to the east, and Interstate (I) 215 to the west. The Antelope Road alignment is a cul-de-sac adjoining the north edge of the site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant impacts to the following resource topics: Air Quality (conflict with or obstruct implementation of applicable air quality plan; cumulatively considerable net increase of any criteria pollutant); Biological Resources (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; cumulative effects); Cultural Resources (substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; cumulative effects); Energy (potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources; cumulative effects); Transportation (conflict with a program, plan, ordinance, or policy addressing the circulation system; cumulative effects); Tribal Cultural Resources (a resource determined by the lead agency, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.; cumulative effects); and Wildfire (exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire).

Proposed Mitigation Measures that would reduce/avoid potentially significant impacts include: MM-AQ-1 (Off-Road Construction Equipment); MM-BIO-1 (Pre-Construction Burrowing Owl Surveys); MM-BIO-2 (Pre-Construction Nesting Bird Survey); MM-CR-1 (Discovery of Archaeological Resources); MM-TRA-1 (Creighton Avenue and Clinton Keith Road Intersection Improvements); MM-TRA-2 (Bronco Way and Clinton Keith Road Intersection Improvements); MM-TRA-3 (Whitewood Road and Clinton Keith Road Intersection Improvements); MM-TRA-4 (On-Site Improvements); MM-TCR-1; MM-TCR-2 (Archaeological Monitoring); MM-TCR-3 (Native American Monitoring); MM-TCR-4 (Disposition of Cultural Resources); MM-TCR-5 (Human remains); and MM-WF-1 (Fire-Resistant Landscaping).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The primary areas of controversy identified by the public and agencies included the following potential issues:

- Potential impacts associated with air quality that would result from all phases of the project, including construction and operations.
- Potential impacts to cultural and historic resources due to ground disturbances during construction activities.
- Cumulative impacts of the project, particularly related to air quality, greenhouse gases, land use and planning, and traffic that could impact areas such as the City of Menifee due to the proximity of the project site to the City of Menifee's boundaries.

Provide a list of the responsible or trustee agencies for the project.

- City of Murrieta
- Regional Water Quality Control Board
- Riverside County Department of Environmental