



CITY OF MURRIETA

Notice of Availability of a Draft Environmental Impact Report for the Vineyard III Retail Development Project

To: Agencies and Interested Parties
From/Lead Agency: City of Murrieta Planning Division
Date: October 9, 2020
Subject: **Notice of Availability of a Draft Environmental Impact Report for the Vineyard III Retail Development Project DP-2018-1691 (Vineyard III) (State Clearinghouse No. 2019039100)**

A Draft Environmental Impact Report (EIR) has been prepared for the proposed Vineyard III Retail Development Project (project). The City of Murrieta (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

Project Location: The proposed project is located in the City of Murrieta, Riverside County, California. Specifically, 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. To the south and across Clinton Keith Road and the I-215 northbound on-ramp is a residential subdivision and Vista Murrieta High School, south of which lies open space associated with the Hogback Hills. I-215 and the northbound I-215 on-ramp are located directly west of the project site, followed by commercial development. The portion of the undeveloped area directly east of the project site is a vacant dirt site. The southern portion of this area contains the approved Vineyard I commercial development site, and the northern portion of this area contains an approximately 26-acre site that is proposed for a Costco Wholesale and gasoline dispensing facility and retail center. Figure 1 shows the project site and other surrounding retail Vineyard developments.

The project site is located on the U.S. Geological Survey 7.5-minute Murrieta quadrangle, in Section 34 of Township 6 South, Range 3 West. In approximately 2006, a rock, sand, and gravel removal operation began within the central portion of the area. The majority of these activities occurred on the properties to the east of the project site, although activities have affected some portions of the project site, and in particular, the southeastern portion of the project site. The City's General Plan Land Use Map designates the project site as Commercial (C). The City's Zoning Map shows the site as being zoned Regional Commercial (RC). The project site is not on any lists of hazardous sites enumerated under Section 65962.5 of the Government Code.

Project Description: The project applicant, Scott 215/Lambda LLC, proposes to develop an approximately 6.65-acre vacant site that would include construction of approximately 32,120 square feet of new retail development

consisting of 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. Building signage would include four monument signs that would be installed along the project boundaries, as well as wall signage on each proposed building.

The project would include 204 parking spaces adjoining the retail and other commercial uses. The project would also involve improvements to the intersection of Clinton Keith Road and Creighton Avenue, such as sidewalk and crosswalk improvements, landscaping, lengthening of turn pockets, and stoplight installation. Additionally, the project would 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 through the site. The project would also include four bio-retention basins that would be located in the northwest and southwest corners of the site and adjacent to the proposed bank building. The project would be constructed in one phase. It is anticipated that the project would employ 20 full-time employees. The project would require specific approvals from the City, including a site development permit, tentative parcel map, design review approval of the site plan and other applicable plans, and approval of the project and certification of the EIR. Additionally, the project would be subject to other agency approvals, including the Regional Water Quality Control Board and Riverside County Department of Environmental Health.

Summary of Impacts: A Draft EIR has been prepared pursuant to the CEQA Statute (California Public Resources Code, Section 21000 et. seq., as amended) and Guidelines (14 CCR 15000 et. seq.). No impacts to agricultural and forestry resources, land use and planning, or mineral resources would occur as a result of the proposed project. Impacts related to aesthetics, greenhouse gas emissions, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, and utilities and service systems would be less than significant. Impacts to air quality (construction impacts), biological resources, cultural resources, energy, transportation, tribal cultural resources, and wildfire would be less than significant with mitigation measures incorporated. The project would have no significant and unavoidable impacts.

Public Comment Period: The public comment period for this Draft EIR will begin on October 9, 2020, and end on November 23, 2020 (*comment letters must be received by 5:00 p.m. November 23, 2020*). The City requests that comments be limited to the material contained in the Draft EIR.

The Draft EIR is available for review at the City website, www.murrietaca.gov/290/Public-Notices. Hard copies of the document are also available for review at the City of Murrieta, Planning Division (1 Town Square, Murrieta, California 92562). Due to Covid-19, City Hall is not currently open to the public. You may request additional information from the project planner, who will also make themselves available to go over any questions and/or concerns that you may have with the proposal. Please contact Associate Planner James Atkins via telephone at (951)-461-6414 or via email at jatkins@murrietaca.gov at City Hall Monday–Thursday, 7:30 a.m.–5:00 p.m., and every other Friday, 8:30 a.m.–4:00 p.m.

The City appreciates your interest in the proposed project and welcomes your involvement in the environmental review process.

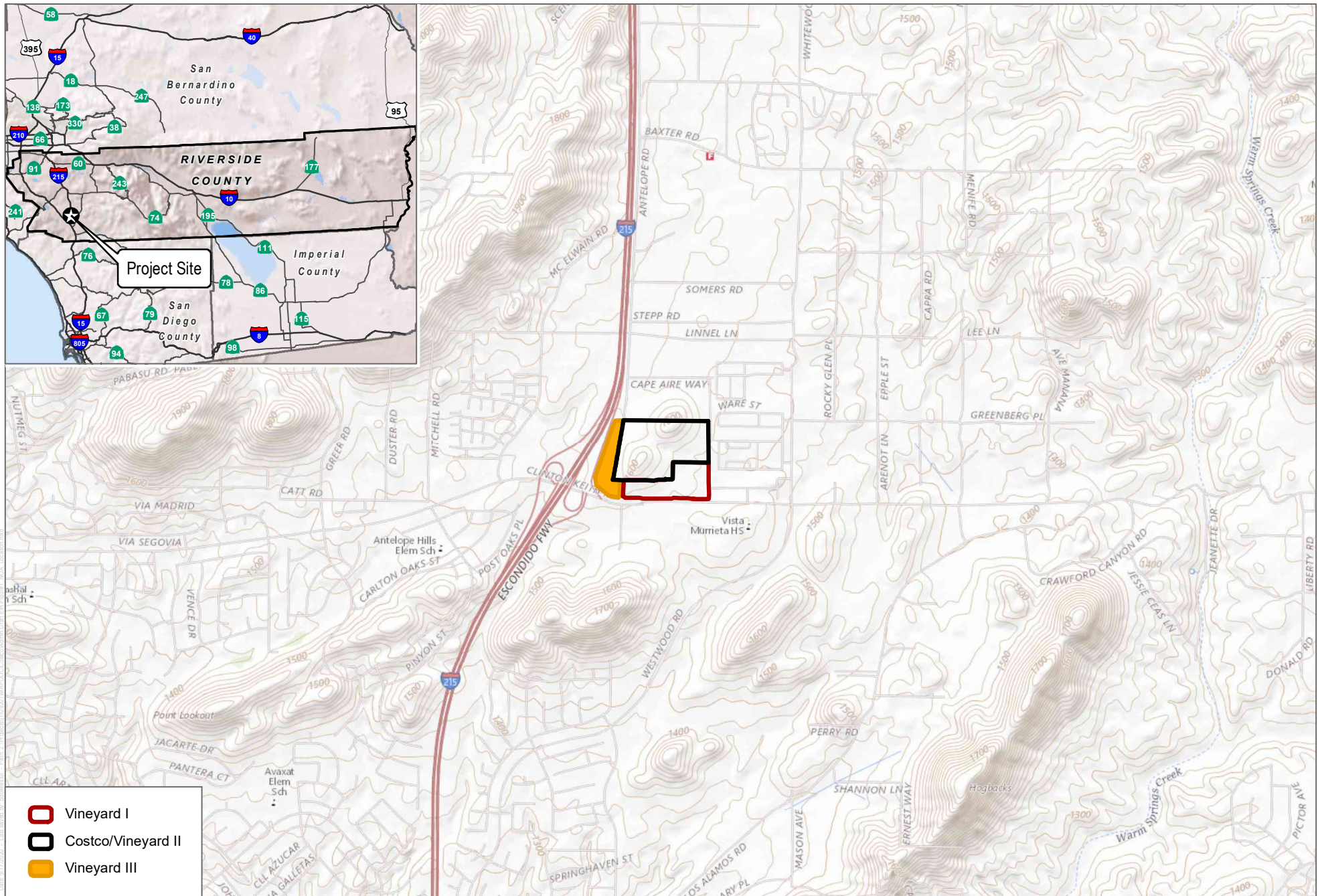
Signature:

Title:



James Atkins, Associate Planner

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SOURCE: USGS National Map 2020



FIGURE 1

Project Location

Vineyard III Retail Development Project, City of Murrieta, California