

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019039100**Project Title:** Vineyard III Retail Development ProjectLead Agency: City of MurrietaContact Person: James Atkins, Associate PlannerMailing Address: One Town SquarePhone: (951) 461-6414City: MurrietaZip: 92562County: Riverside**Project Location:** County: Riverside City/Nearest Community: MurrietaCross Streets: I-215 Freeway and Clinton Keith Road Zip Code: 92562Longitude/Latitude (degrees, minutes and seconds): 33 ° 36 ' 00.7 " N / -117 ° 10 ' 10 " W Total Acres: 6.65Assessor's Parcel No.: 392-270-030, -031, -033 Section: 34 Twp.: 6S Range: 3W Base: MurrietaWithin 2 Miles: State Hwy #: I-215, I-15, SR-79Waterways: NAAirports: NARailways: NASchools: Vista Murrieta High School**Document Type:**

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

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 6.65 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:Commercial/Regional Commercial**Project Description:** *(please use a separate page if necessary)*

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.

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date October 9, 2020 Ending Date November 23, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Scott 215/Lambda, LLC</u>
Address: <u>27372 Calle Arroyo</u>	Address: <u>41623 Margarita Rd</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Temecula, CA 92591</u>
Contact: <u>Rachel Struglia</u>	Phone: <u>(760) 518-0660</u>
Phone: <u>(949) 373-8318</u>	

Signature of Lead Agency Representative: *Rachel Struglia* Date: 10/07/2020

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