



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VINEYARD III RETAIL DEVELOPMENT PROJECT

The City of Murrieta has prepared a Draft Environmental Impact Report (EIR) 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.

The project proposes to develop an approximately 6.65-acre vacant site north of Clinton Keith Road, and east of I-215, 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, a two-lane drive-through ATM bank, and 204 parking spaces adjoining the retail commercial uses. 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 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 requires approval of Development Plan DP-2018-1691, Tentative Parcel Map TPM-2018-1702, 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.

The City has concluded the project will not have any unavoidable significant negative impacts on the environment upon implementation of the recommended mitigation measures. The 45-day public review period for the Initial Study begins on October 9, 2020 and ends on November 23, 2020.

Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the Initial Study/Mitigated Negative Declaration is available for download on the City's website at www.murrietaca.gov/290/Public-Notices. Also, in accordance with the California Governor's Executive Order N-54-20, all materials shall be submitted electronically to the State Clearinghouse CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).

In addition, in the event that the Governor's Executive Order N-33-20 (commonly known as the "Stay at Home Order") is lifted during the public review and comment period, hard copies will then be available at the following locations:

- City of Murrieta Planning Division, 1 Town Square, Murrieta, California 92562
- Murrieta Public Library, 8 Town Square, Murrieta, California 92562

Any interested person or agency may comment on this matter by submitting their written comments before 5:00 pm on November 23, 2020. If you are interested in attending future public meetings for this project, submit your name and contact information or comments before 5:00 pm on November 23, 2020. Comments should be sent to James Atkins, Planner at City of Murrieta, 1 Town Square, Murrieta, CA 92562. Please submit comments to Mr. Atkins at (951) 461-6414 or at JAtkins@MurrietaCA.gov.