



# Appendix A

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Initial Study/NOP and Comments Received



# VINEYARD PHASE III RETAIL DEVELOPMENT PROJECT

Initial Study

PREPARED FOR:

## **RETAIL DEVELOPMENT ADVISORS**

27890 Clinton Keith Road D-490

Murrieta, California 92562

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PREPARED BY:

## **DUDEK**

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**MARCH 2019**



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A Initial Study/Notice of Preparation Distribution List

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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 <sub>2</sub>	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 <sub>3</sub>	Ozone
PM <sub>2.5</sub>	fine particulate matter
PM <sub>10</sub>	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

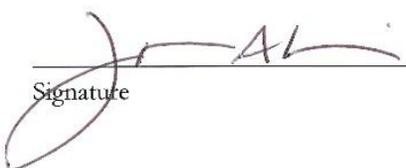
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture and Forestry Resources    | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources          | <input checked="" type="checkbox"/> Cultural Resources         | <input checked="" type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology and Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions   | <input checked="" type="checkbox"/> Hazards and Hazardous Materials    |
| <input checked="" type="checkbox"/> Hydrology and Water Quality   | <input type="checkbox"/> Land Use and Planning                 | <input checked="" type="checkbox"/> Mineral Resources                  |
| <input checked="" type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Population and Housing     | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Recreation                    | <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Wildfire                   | <input checked="" type="checkbox"/> 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.

VINEYARD PHASE III RETAIL DEVELOPMENT PROJECT  
INITIAL STUDY

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
<b>I. AESTHETICS</b> – Except as provided in Public Resources Code section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> – 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VINEYARD PHASE III RETAIL DEVELOPMENT PROJECT  
INITIAL STUDY

	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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>III. AIR QUALITY</b> – 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES</b> – 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VINEYARD PHASE III RETAIL DEVELOPMENT PROJECT  
INITIAL STUDY

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>V. CULTURAL RESOURCES</b> – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VI. ENERGY</b> – 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VII. GEOLOGY AND SOILS</b> – 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VINEYARD PHASE III RETAIL DEVELOPMENT PROJECT  
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>X. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XI. LAND USE AND PLANNING</b> – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XII. MINERAL RESOURCES</b> – 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIII. NOISE</b> – 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIV. POPULATION AND HOUSING</b> – 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. PUBLIC SERVICES</b>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XVI. RECREATION</b>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XVII. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>				
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:				

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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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 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<sub>3</sub>) and particulate matter less than or equal to 2.5 microns in diameter (fine particulate matter, or PM<sub>2.5</sub>) and a state nonattainment area for O<sub>3</sub>, particulate matter less than or equal to 10 microns in diameter (coarse particulate matter, or PM<sub>10</sub>), and PM<sub>2.5</sub>. 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.<sup>1</sup> 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

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<sup>1</sup> 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

### 4.1 References Cited

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California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

Caltrans (California Department of Transportation). 2007. State Scenic Highways. <http://www.dot.ca.gov/design/lap/livability/scenic-highways/>.

City of Murrieta. 2004. City of Murrieta Development Code. Current July 3, 2018. [http://library.amlegal.com/nxt/gateway.dll/California/murrieta\\_ca/title16developmentcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:murrieta\\_ca](http://library.amlegal.com/nxt/gateway.dll/California/murrieta_ca/title16developmentcode?f=templates$fn=default.htm$3.0$vid=amlegal:murrieta_ca).

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Dudek 2018b. Cultural Resources Inventory for the Vineyard II Project within the City of Murrieta, Riverside County, California. March 29

Historic Aerials. 2018. Historic Aerials by NETR Online. Accessed June 28, 2018. <https://www.historicaerials.com/viewer>.

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SCAQMD. 2003. *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*. August 2003. <http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf?sfvrsn=2>.

SWRCB (State Water Resources Control Board). 2018. GeoTracker [database].

USDA (U.S. Department of Agriculture). 2018. Web Soil Survey. USDA, Natural Resources Conservation Service, Soil Survey Staff. Accessed June 27, 2018. <https://websoilsurvey.sc.egov.usda.gov/>.

## 4.2 List of Preparers

### **City of Murrieta**

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James Atkins, Project Planner

Bob Moehling, City Engineer

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Allan L. Davis, President

### **Dudek**

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Rachel Struglia, PhD, AICP, Environmental Task Lead

Dana Link-Herrera, Analyst

Patrick Cruz, Analyst

Mike Greene, Noise

Linda Kry, Archaeologist

Linda Archer, Senior Biologist

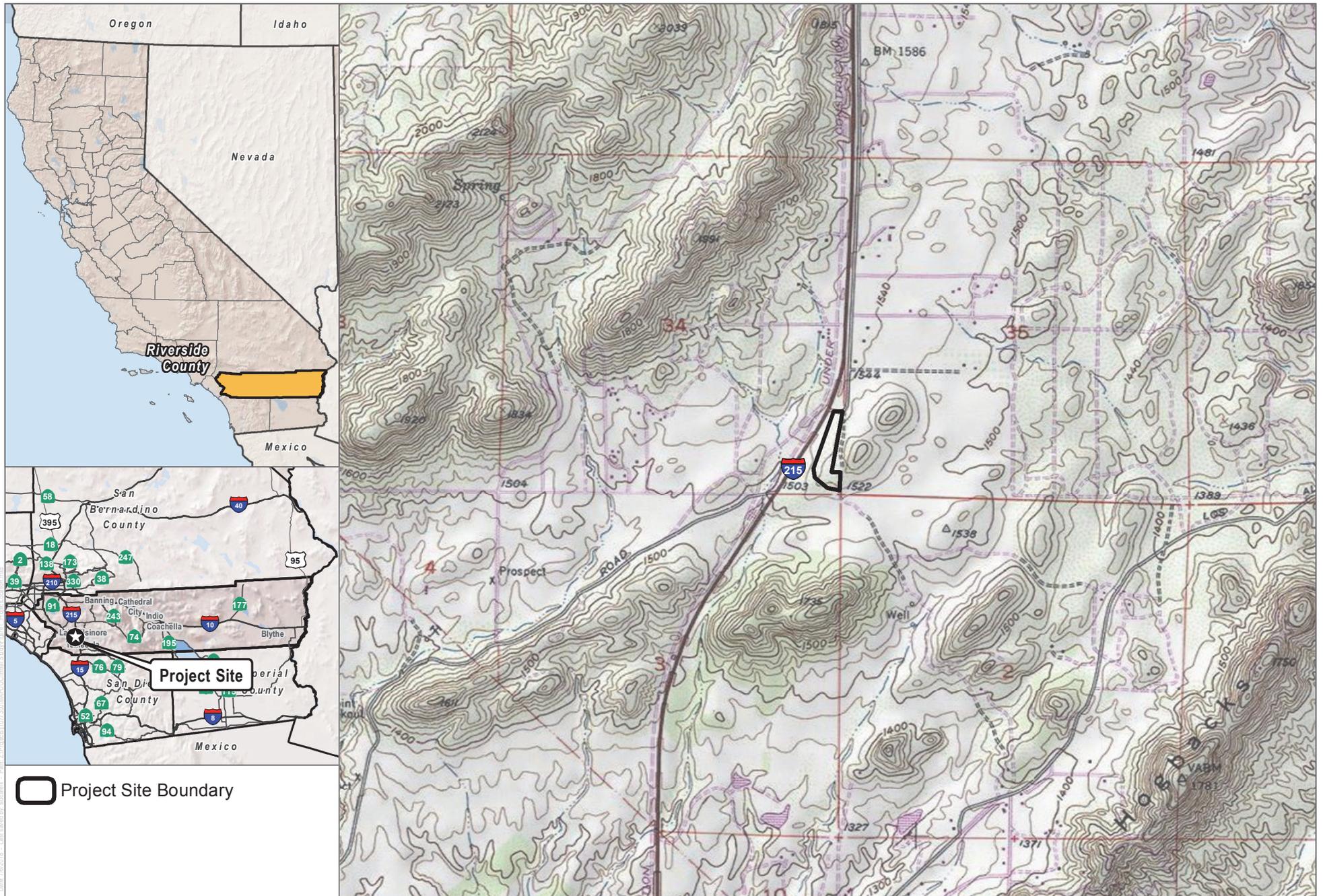
Anna Cassady, Biologist

Jennifer Reed, Air Quality Manager

Spencer Lucarelli, GIS

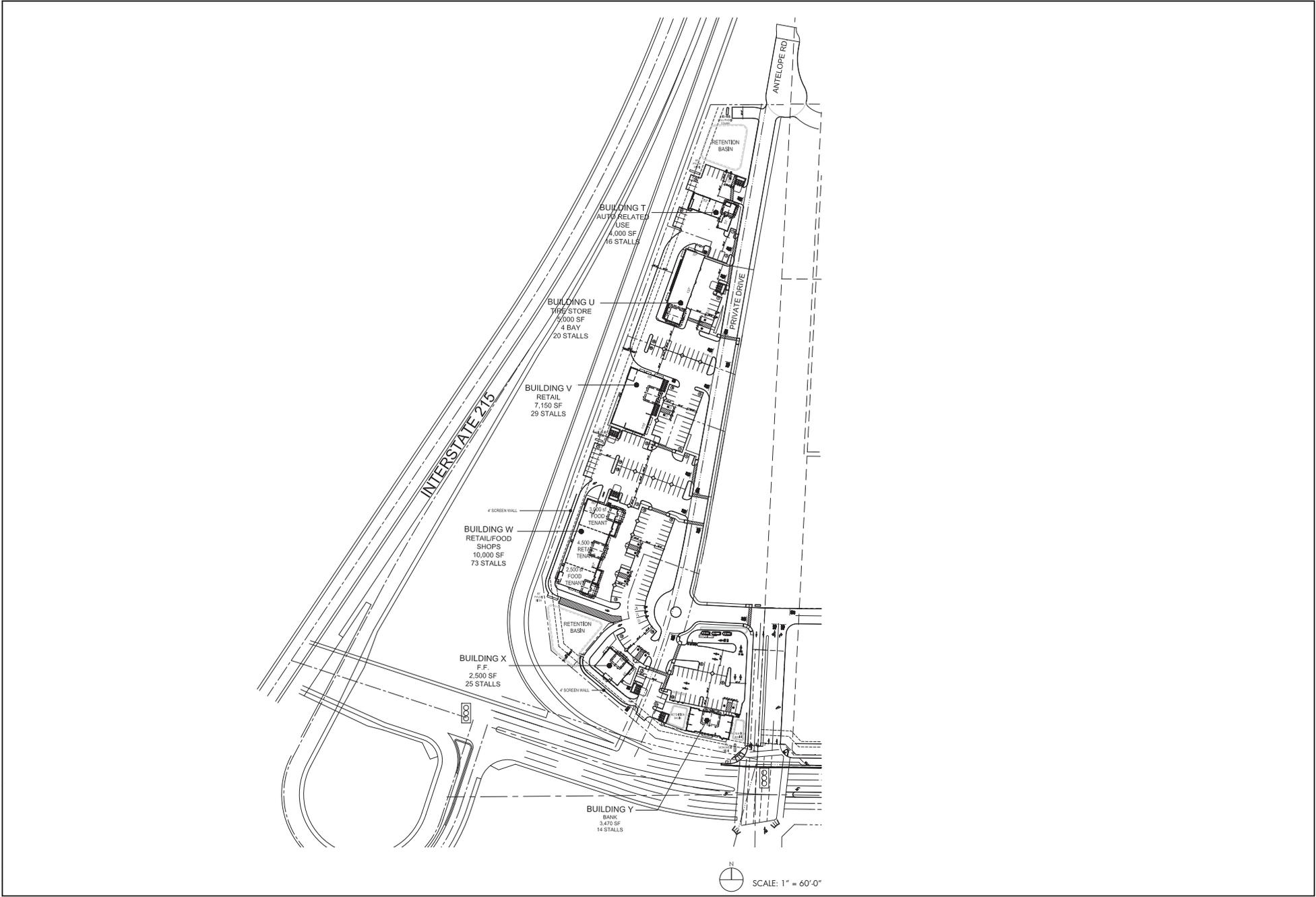
Laurel Porter, Technical Editor

David Mueller, Publications Specialist



SOURCE: USGS 7.5-Minute Series Murrieta Quadrangle

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SOURCE: Architects Orange 2018

**FIGURE 2**  
Site Plan

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# APPENDIX A

Initial Study/Notice of Preparation Distribution List



State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814  
Attn: Ken Alex

U.S. Department of the Army  
Army Corps of Engineers Environmental  
Resources Branch  
Attn: Planning  
915 Wilshire Boulevard  
Los Angeles, CA 90017

U.S. Fish & Wildlife Service  
Karin Cleary-Rose  
777 E Tahquitz Canyon Dr Ste 208  
Palm Springs, CA 92262

Department of Fish and Wildlife, Region 6  
3602 Inland Empire Blvd, Suite C-220  
Ontario, CA 91764

Regional Water Quality Control Board  
San Diego Region (9)  
9174 Sky Park Court #100  
San Diego, CA 92123

South Coast AQMD  
21865 East Copley Drive  
Diamond Bar, CA 91765-4182  
Attn: Al Baez, Program Supervisor  
Local Government-CEQA

Riverside Co Transportation Dept  
Attn: Trans. Planning Manager  
P O Box 1090  
Riverside, CA 92502-1090

SCAG  
3403 10th Street, Suite 805  
Riverside, CA 92501  
Attn: Cheryl Leising

Western Riverside Council  
of Governments (WRCOG)  
3390 University Avenue  
Suite 450  
Riverside, CA 92501

Riverside Transit Agency  
1825 Third Street  
Riverside, CA 92517-1968

Riverside County  
Habitat Conservation Agency  
3390 University Avenue, Suite 450  
Riverside, CA. 92501

Riverside Co Flood Control District  
1995 Market Street  
Riverside, CA 92501  
Attn: Mike Wong

Eastern Municipal Water District  
Attn: Planning  
P O Box 8300  
Perris, CA 92572-8300

Southern California Gas Co.  
P O Box 3003  
Redlands, CA 92373-0306  
Attn: Technical Supervisor

Southern California Edison  
Attn: Jeremy Goldman  
24487 Prielipp Rd.  
Wildomar, CA 92595

Pechanga Band of Luiseno Indians  
Attn: Mark Macarro, Chairperson  
P O Box 1477  
Temecula, CA 92593

Temecula-Elsinore-Murrieta-Anza  
Resource Conservation Dist.  
Michael W. Newcomb, Director  
P.O. Box 2078  
Temecula, CA 92593

Airport Land Use Commission  
Attn: John Guerin  
4080 Lemon Street, 14th Floor  
Riverside, CA 92502

Murrieta Valley Unified School Dist.  
41870 McAlby Ct.  
Murrieta, CA 92562  
Attn: Bill Olien

Union for a River  
Greenbelt Environment  
26785 Camino Seco  
Temecula, CA 92590  
Attn.: Ray Johnson

Regional Conservation Authority  
Attn: Charles Landry  
3403 Tenth Street, Suite 320  
Riverside, CA 92501

U.S. Bureau of Land Management  
Palm Springs South Coast Field Office  
1201 Bird Center Dr.  
Palm Springs, CA 92262

California Dept. of Forestry & Fire  
Riverside Unit  
210 W. San Jacinto  
Perris, CA 92570

California Department of Resources and  
Recycling  
1955 Chicago Avenue, Suite 100  
Riverside, CA 92507-2383

Riverside Co. Housing Authority  
5555 Arlington Ave.  
Riverside, CA 92504

County of Riverside Planning Dept.  
P.O. Box 1409  
Riverside, CA 92502-1409

Riverside Co. Dept. of Environmental Health  
38740 Sky Canyon Dr.  
Murrieta, CA 92563

Riverside Co. Transportation & Land  
Management Agency  
Environmental Programs  
4080 Lemon St. 2<sup>nd</sup> Floor  
Riverside, CA 92502-1629

Riverside Local Agency Formation  
Commission  
3850 Vine St. #240  
Riverside, CA 92507

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Planning Division.  
Dennis Watts, Project Planner  
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Murrieta CA, 92562

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Wildomar, CA 92595

City of Wildomar  
Dan York, Director of Public Works/Eng.  
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Temecula, CA 92590

City of Temecula  
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Temecula, CA 92590

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Sean Hadden, Chief of Police  
2 Town Square  
Murrieta, CA 92562

Wildomar Police Dept.  
Cpt. Shelley Kennedy-Smith  
333 Limited Ave.  
Lake Elsinore CA 92530

Temecula Police Dept.  
Chief Lisa McConnell  
30755-A Auld Road  
Murrieta, CA 92563

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2300 Market St. #150  
Riverside, CA 92501

Murrieta Fire Dept.  
Scott Ferguson, Fire Chief  
41825 Juniper Street  
Murrieta, CA 92562

Wildomar Fire Dept.  
Todd Phillips, Fire Chief  
32637 Gruwell Street  
Wildomar, CA 92595

Temecula Fire Dept.  
Charlie DeHart, Chief  
41000 Main Street  
Temecula, CA 92590

Waste Management of Inland Valley  
800 S. Temescal St.  
Corona, CA 92879

Metropolitan Water District  
Attention: MWD Environmental Planning  
700 N. Alameda St.  
Los Angeles, CA 90012

Murrieta Public Library  
8 Town Square  
Murrieta, CA 92562

Riverside Co. Assessor County Clerk  
Recorder  
Attn: Peter Aldana  
P.O. Box 751  
Riverside, CA 92502-0751

Riverside County Waste Mgmt. Dept.  
Attn: Planning  
14310 Frederick Street  
Moreno Valley CA 92553

California Department of Transportation  
District 8  
Planning (MS 722)  
464 West 4<sup>th</sup> Street, 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400

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Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

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P.O. Box 487  
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Banning, CA 92220

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Director of Tribal Historic Preservation  
Office  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

City of Menifee  
Community Dev Department  
29714 Haun Road  
Menifee CA 92586

City of Menifee  
Jonathan G. Smith Director of Public  
Works/Engineering  
29714 Haun Road  
Menifee CA 92586

Menifee Union School District  
Robert Wolfe  
30205 Menifee Road  
Menifee CA 92584

Perris Union High School District  
District Administrative Center  
155 East 4<sup>th</sup> Street  
Perris CA 92570

Riverside County Transportation Commission  
4080 Lemon Street 3<sup>rd</sup> Floor  
Riverside CA 92501

Building Industry Association  
Riverside County Chapter  
3891 11<sup>th</sup> Street  
Riverside CA 92501

California Native American Heritage  
Commission  
1550 Harbor Blvd Suite 100  
West Sacramento CA 95691

State Water Resources Control Board  
PO Box 100  
Sacramento CA 95812-0100

392-270-030  
SCOTT-215 LP  
41623 MARGARITA RD 100  
TEMECULA, CA 92591

392-290-019  
KING, ILLY  
1102 VIA HISPANO  
NEWBURY PARK, CA 91320

392-290-023  
GOLDEN CITY GROUP III  
17946 SUNRISE DR  
ROWLAND HEIGHTS, CA 91748

392-290-025  
CANDEE FAMILY  
9928 OLATHE ST  
COMMERCE CITY, CO 80022

392-290-051  
CK 17  
41623 MARGARITA RD 100  
TEMECULA, CA 92591

392-450-022  
CARLMART  
7220 AVENIDA ENCINAS 204  
CARLSBAD, CA 92011

392-450-025  
CITY OF MURRIETA  
1 TOWN SQ  
MURRIETA, CA 92562

392-450-026  
HACIENDA INV  
1756 LACASSIE AVE 101  
WALNUT CREEK, CA 94596

900-030-022  
MURRIETA VALLEY UNIFIED  
SCHOOL D  
26396 BECKMAN CT  
MURRIETA, CA 92562

900-040-024  
PACIFIC LANDING  
11075 CARMEL MOUNTAIN RD 200  
SAN DIEGO, CA 92129

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\* DUPLICATE OWNERS REMOVED



## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**To:** Agencies and Interested Parties

**From/Lead Agency:** City of Murrieta Planning Division

**Date:** March 20, 2019

**Subject:** **Notice of Preparation of an Environmental Impact Report for the Vineyard III Retail Development Project**

After evaluation of an Initial Study completed for the proposed project in March 2019, the City of Murrieta (City) as the lead agency has determined that the proposed Vineyard III Retail Development Project (proposed project) may have a significant effect on the environment, and an environmental impact report (EIR) is required in compliance with the California Environmental Quality Act (CEQA).

This Notice of Preparation (NOP) provides information describing the proposed project and its potential environmental impacts in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to include in the Draft EIR. The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the potential environmental impacts associated with the implementation of the proposed project. Alternatives to the proposed project and the potential effects of those alternatives will also be described and analyzed in the Draft EIR.

Due to time limits mandated by state law, your response to this NOP must be submitted at the earliest possible date **but no later than 30 days** after receipt of this notice. Written comments on the NOP and on the contents of the forthcoming Draft EIR should be submitted to James Atkins, Associate Planner, at the address below by April 22, 2019. Please include the name for a contact person in your agency. If you have any questions, please contact James Atkins at (951) 461-6414, via email at [JAtkins@MurrietaCA.gov](mailto:JAtkins@MurrietaCA.gov), or in writing at:

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

**This NOP can be found on the City of Murrieta's website at:**  
**[http://www.murrietaca.gov/departments/planning/public\\_hearing\\_notices/default.asp](http://www.murrietaca.gov/departments/planning/public_hearing_notices/default.asp)**

# Notice of Preparation

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## PROJECT SETTING

The proposed project is located in the City of Murrieta, Riverside County, California. Specifically, the project site is located at the northeast corner of the Interstate 215 Freeway (I-215) and Clinton Keith Road. Additionally, the project site is located on the U.S. Geological Survey (USGS) 7.5-minute Murrieta quadrangle, in Section 34 of Township 6 South, Range 3 West. The project site consists of an approximately 6.2-acre vacant parcel, with elevations that range from 1,530 to 1,560 feet above mean sea level. The project site is surrounded by 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 located 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 Vista Murrieta High School. 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).

## PROJECT DESCRIPTION

The project applicant, Retail Development Advisors, proposes the grading, construction, and operation of a new retail development consisting of a bank, tire store, auto-related service/retail store, retail building with space for three to four retail/food tenants with drive through lane, detached foot fast food restaurant with drive through, larger single tenant retail building, and associated parking, within a 6.2-acre vacant property. The proposed 3,470-square-foot bank would include a two-lane drive-through ATM station, along with 30 designated parking stalls. The 5,000-square-foot tire store would have four bays and hydraulic lifts where customers could have new tires installed on their vehicles. The 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 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. 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 retail space 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.

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 offsite to pre-development condition. Two 65-foot-tall pylon signs, visible from I-215, will be constructed along the western property boundary. Construction of a

## Notice of Preparation

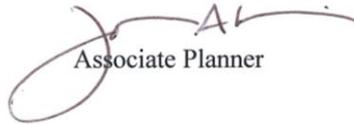
---

private access drive at the Creighton Road intersection with Clinton Keith Road and associated improvements to the intersection.

### ISSUES OF CONCERN

As identified in the attached Initial Study, probable environmental impacts of the project include aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems, and cumulative impacts. These issues will be addressed in the forthcoming Draft EIR.

Signature:  
Title:



Associate Planner

**From:** Padilla, Lacy (TRBL) <lpadilla@aguacaliente.net>  
**Sent:** Tuesday, March 26, 2019 9:17 AM  
**To:** Atkins, James  
**Subject:** Vineyard III Retail Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

**Lacy Padilla**

Archaeological Technician  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive Palm Springs, CA 92264  
D: 760-699-6956 | C: 760-333-5222

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**From:** Reinertson, Adria@CALFIRE <Adria.Reinertson@fire.ca.gov>  
**Sent:** Thursday, March 28, 2019 2:43 PM  
**To:** Atkins, James  
**Subject:** RE: NOP for Vineyard III

James,

We do not have any comments on the NOP or initial study but may have comments regarding the public facilities portion when the EIR does further evaluation. Thank you.

**Adria Reinertson**

Deputy Fire Marshal/Office of the Fire Marshal  
CAL FIRE/Riverside County Fire Department  
Direct: 951-955-5272 | Main: 951-955-4777

---

**From:** Atkins, James <JAtkins@MurrietaCA.gov>  
**Sent:** Thursday, March 28, 2019 1:42 PM  
**To:** Reinertson, Adria@CALFIRE <Adria.Reinertson@fire.ca.gov>  
**Subject:** RE: NOP for Vineyard III

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Ok – sent, let me know if all is good.

**James Atkins** | Associate Planner  
Planning Division  
951-461-6414 | [www.murrietaca.gov](http://www.murrietaca.gov)

---

**From:** Reinertson, Adria@CALFIRE [<mailto:Adria.Reinertson@fire.ca.gov>]  
**Sent:** Thursday, March 28, 2019 1:40 PM  
**To:** Atkins, James  
**Subject:** RE: NOP for Vineyard III

Yes, hopefully that will work. Thank you.

**Adria Reinertson**

Deputy Fire Marshal/Office of the Fire Marshal  
CAL FIRE/Riverside County Fire Department  
Direct: 951-955-5272 | Main: 951-955-4777

---

**From:** Atkins, James <JAtkins@MurrietaCA.gov>  
**Sent:** Thursday, March 28, 2019 1:38 PM  
**To:** Reinertson, Adria@CALFIRE <[Adria.Reinertson@fire.ca.gov](mailto:Adria.Reinertson@fire.ca.gov)>  
**Subject:** RE: NOP for Vineyard III

**Warning:** this message is from an external user and should be treated with caution.

Hi Adria,

May I dropbox it to you? The IS is about 16mb and our email server limits mail to 10mb or less.

**James Atkins** | Associate Planner  
Planning Division  
951-461-6414 | [www.murrietaca.gov](http://www.murrietaca.gov)



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**From:** Reinertson, Adria@CALFIRE [<mailto:Adria.Reinertson@fire.ca.gov>]  
**Sent:** Thursday, March 28, 2019 1:29 PM  
**To:** Atkins, James  
**Subject:** NOP for Vineyard III

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James,

We are in receipt of the above NOP. Any chance you have the Initial Study in a digital file you can email. If not, no worries, I just need to hunt down a CD drive. Thanks



**Adria Reinertson**

Deputy Fire Marshal/Office of the Fire Marshal  
CAL FIRE/Riverside County Fire Department  
Direct: 951-955-5272 | Main: 951-955-4777  
2300 Market St., Ste 150, Riverside, CA 92501  
[adria.reinertson@fire.ca.gov](mailto:adria.reinertson@fire.ca.gov) | [www.rvcfire.org](http://www.rvcfire.org)

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**County of Riverside**  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909  
 STEVE VAN STOCKUM, DIRECTOR

**Environmental Health Review Fees**  
 (Planning Case Transmittals for Contracted Cities)

DESCRIPTION	FEE
<p><b>Tier 1 - Water and Sewer verification review</b></p> <ul style="list-style-type: none"> <li>• Will Serve Letter</li> <li>• Onsite Wastewater Treatment Systems</li> <li>• Advance Treatment Units</li> <li>• Solis Percolation Report</li> <li>• Issuance of a SAN 53 and/or Comments Letter</li> </ul> <p>Average time 3 hours for review</p>	<p><b>\$558.00</b></p>
<p><b>Tier 2 - Phase I Environmental Site Assessment (ESA) review or additional report reviews,</b></p> <ul style="list-style-type: none"> <li>• Review of items aforementioned in Tier 1</li> </ul> <p>Average time 7 hours for review</p>	<p><b>\$1302.00</b></p>
<p><b>Tier 3 - Phase I Environmental Site Assessment (ESA) review and additional report reviews,</b></p> <ul style="list-style-type: none"> <li>• Review of items aforementioned in Tier 1</li> </ul> <p>Average time 10 hours for review</p>	<p><b>\$1860.00</b></p>

**NOTES TO FEE SCHEDULE:**

- The fees noted in the fee schedule are minimum fees to be paid at the time of application filing to cover the average Department cost of review. A signed agreement for payment of application processing fees between the Department and the applicant shall be required at the time of application filing. Should actual costs exceed the amount of the fee, the applicant will be billed for additional costs. Services are charged at a rate of \$186/hour.
- An hourly rate of \$186 shall be charged for other development-related fees which may be required, but are not necessarily limited to, well, and septic system fees.
- The Department reserves the right to charge actual cost (at a rate of \$186/hour) on large, complex, unusual, and/or time consuming projects in order to ensure that the fee will cover the actual cost of service.
- An application shall be filled with the Planning Department of the Contracted city prior to submitting any items listed above to this Department for Review. Please provide a copy of the Planning Case transmittal to this Department.

Rev 07/2018



**April 22, 2019**

**City of Murrieta Planning Division  
c/o James Atkins, Associate Planner  
One Town Square  
Murrieta, CA 92562  
(Sent via US mail and E-mail)**

**RE: Notice of Preparation of an Environmental Impact Report for the Vineyard III Retail Development Project**

Dear Mr. Atkins:

Thank you for providing an opportunity for the City of Meniffee to review the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Vineyard III Retail Development Project. The City of Meniffee offers the following comments concerning the NOP and EIR for the project:

1. Given the proximity of the proposed project to the City of Meniffee's boundaries, the City would request that the EIR thoroughly address the project's potential impacts on Traffic, Air Quality/GHG, Land Use and Planning and Cumulative Impacts on a regional basis.
2. The City of Meniffee's Community Development Department requests to receive subsequent notices on this project and any environmental documents prepared for the project.
3. The City of Meniffee's staff requests to work with the City of Murrieta to identify all approved and pending projects within the City of Meniffee that should be included in the cumulative analysis of the traffic study.

Sincerely,

Tamara Harrison  
Senior Planner  
Community Development Department

**From:** Kim, Kristine <KAKim@RIVCO.ORG>  
**Sent:** Tuesday, April 9, 2019 8:41 AM  
**To:** Atkins, James  
**Subject:** NOP of EIR for Vineyard III Retail Development Project  
**Attachments:** Contracted City Planning Review Fees July 2018.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Mr. Atkins,

Based on the information provided, the Department of Environmental Health (DEH) offers the following initial comments:

WATER AND WASTEWATER:

Provide an original copy of a water and sewer “will-serve” letters from the appropriate water and sewer purveyor. Please include a map of the nearest water and sewer lines.

ENVIRONMENTAL CLEANUPS PROGRAM

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact ECP at (951) 955-8980.

REVIEW FEES

Please refer to the attached “Environmental Health Review Fees” Tier chart for the appropriate fees.

Should you have any questions regarding this letter, please contact me at (951) 955-8980.

Sincerely,

Kristine Kim, REHS  
County of Riverside, Department of Environmental Health  
3880 North Lemon Street, Suite 200  
Riverside, CA 92501



*Kristine Kim*

Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Cleanup Program  
3880 Lemon Street Suite 200, Riverside CA 92501  
Phone #: 951-955-8980  
Fax #: 951-955-8988  
E-mail: [kakim@rivco.org](mailto:kakim@rivco.org)  
[www.rivcoeh.org](http://www.rivcoeh.org)

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[County of Riverside California](#)



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

April 22, 2019

**VIA E-MAIL and USPS**

Mr. James Atkins  
Associate Planner  
City of Murrieta  
Planning Division  
1 Town Square,  
Murrieta, CA 92562

**Re: Pechanga Tribe Comments on the Notice of Preparation for the Draft Environmental Impact Report, Vineyard III Retail Development Project (DP-2018-1691)**

Dear Mr. Atkins:

These comments are written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the “Project”). In addition, as City knows, AB 52 applies to projects that have a notice of preparation for an environmental impact report, negative declaration or mitigated negative declaration filed on or after July 1, 2015. At this time, we have no record of receiving AB52 notice for this project; therefore, this letter will also serve as the Tribe’s formal request to begin consultation under AB 52 for this Project. If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the City in developing appropriate avoidance and preservation standards for potential tribal cultural resources that the Project may impact. The Pechanga Tribe asserts that the Project area is in an area associated with the *Payómkawichum* (Luiseño) Ancestral Origin Landscape as evidenced by the existence of *Payómkawichum* place names, a Traditional Cultural Property (TCP), several large village complexes, *tóota yixelval* (rock art, pictographs, petroglyphs), and an extensive artifact

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Andrew Masiel, Sr.  
Darlene Miranda  
Evie Gerber  
Richard B. Searce, III  
Robert Villalobos

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Tuba Ebru Ozdil

Planning Specialist:  
Molly E. Escobar

record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area.

Given the sensitivity of the area, inadvertent discoveries are foreseeable impacts and should be appropriately mitigated for within the confines of the Project. The identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included. Additionally, the Tribe believes that the potential for inadvertent discoveries increases because of the known resources in the area, the presence of a TCP to the north of the proposed project. The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

The Tribe requests to be involved and participate with the City in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5- 10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

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Pechanga Comment Letter to the City of Murrieta  
Re: Pechanga Tribe Comments on the NOP for an DEIR on Vineyard III Project  
Page 3

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment and consult on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the City of Murrieta in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-6313 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) so we can begin consultation on the proposed Project. Thank you.

Sincerely,



Tuba Ebru Ozdil  
Cultural Analyst

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

**From:** Reinertson, Adria@CALFIRE <Adria.Reinertson@fire.ca.gov>  
**Sent:** Thursday, March 28, 2019 1:46 PM  
**To:** Atkins, James  
**Subject:** RE: NOP for Vineyard III

Perfect. Thanks so much.

**Adria Reinertson**

Deputy Fire Marshal/Office of the Fire Marshal  
CAL FIRE/Riverside County Fire Department  
Direct: 951-955-5272 | Main: 951-955-4777

---

**From:** Atkins, James <JAtkins@MurrietaCA.gov>  
**Sent:** Thursday, March 28, 2019 1:42 PM  
**To:** Reinertson, Adria@CALFIRE <Adria.Reinertson@fire.ca.gov>  
**Subject:** RE: NOP for Vineyard III

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Ok – sent, let me know if all is good.

**James Atkins** | Associate Planner  
Planning Division  
951-461-6414 | [www.murrietaca.gov](http://www.murrietaca.gov)

---

**From:** Reinertson, Adria@CALFIRE [<mailto:Adria.Reinertson@fire.ca.gov>]  
**Sent:** Thursday, March 28, 2019 1:40 PM  
**To:** Atkins, James  
**Subject:** RE: NOP for Vineyard III

Yes, hopefully that will work. Thank you.

**Adria Reinertson**

Deputy Fire Marshal/Office of the Fire Marshal  
CAL FIRE/Riverside County Fire Department  
Direct: 951-955-5272 | Main: 951-955-4777

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**From:** Atkins, James <[JAtkins@MurrietaCA.gov](mailto:JAtkins@MurrietaCA.gov)>  
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**Subject:** RE: NOP for Vineyard III

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**James Atkins** | Associate Planner  
Planning Division  
951-461-6414 | [www.murrietaca.gov](http://www.murrietaca.gov)



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**From:** Reinertson, Adria@CALFIRE [<mailto:Adria.Reinertson@fire.ca.gov>]  
**Sent:** Thursday, March 28, 2019 1:29 PM  
**To:** Atkins, James  
**Subject:** NOP for Vineyard III

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James,

We are in receipt of the above NOP. Any chance you have the Initial Study in a digital file you can email. If not, no worries, I just need to hunt down a CD drive. Thanks



**Adria Reinertson**

Deputy Fire Marshal/Office of the Fire Marshal  
CAL FIRE/Riverside County Fire Department  
Direct: 951-955-5272 | Main: 951-955-4777  
2300 Market St., Ste 150, Riverside, CA 92501  
[adria.reinertson@fire.ca.gov](mailto:adria.reinertson@fire.ca.gov) | [www.rvcfire.org](http://www.rvcfire.org)

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**From:** [Lijin Sun](#)  
**To:** [Atkins, James](#)  
**Subject:** SCAQMD Staff NOP Comments for the Vineyard III Retail Development Project  
**Date:** Tuesday, April 16, 2019 9:29:20 AM

---

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Dear Mr. Atkins,

Attached are SCAQMD staff's comments on the Notice of Preparation of a Draft Environmental Impact Report for the Vineyard III Retail Development Project ([SCAQMD Control Number: RVC190322-06](#)). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. Please contact me if you have any questions regarding these comments.

Thank you,

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765

Direct: (909) 396-3308

Fax: (909) 396-3324

*Please note that the SCAQMD is closed on Mondays.*



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA USPS AND E-MAIL:

April 16, 2019

[JAtkins@MurrietaCA.gov](mailto:JAtkins@MurrietaCA.gov)

James Atkins, Associate Planner  
City of Murrieta, Planning Division  
One Town Square  
Murrieta, CA 92562

## **Notice of Preparation of a Draft Environmental Impact Report for the Proposed Vineyard III Retail Development Project**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the Draft EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>1</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SOUTH COAST AQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

South Coast AQMD has also developed both regional and localized significance thresholds. South Coast AQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results

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<sup>1</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

to South Coast AQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found here: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/South\\_Coast\\_AQMD-air-quality-significance-thresholds.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/South_Coast_AQMD-air-quality-significance-thresholds.pdf). In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance<sup>2</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd\\_technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF).

### **Mitigation Measures**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are

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<sup>2</sup> In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 “Mitigating the Impact of a Project” of South Coast AQMD’s *CEQA Air Quality Handbook*. South Coast AQMD’s CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- South Coast AQMD’s Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- South Coast AQMD’s Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

### **Alternatives**

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

### **Permits and South Coast AQMD Rules**

If the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Draft EIR. The assumptions in the air quality analysis in the Draft EIR will be the basis for permit conditions and limits. For more information on permits, please visit South Coast AQMD’s webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD’s Engineering and Permitting staff at (909) 396-3385.

### **Data Sources**

South Coast AQMD rules and relevant air quality reports and data are available by calling South Coast AQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at South Coast AQMD’s webpage at: <http://www.aqmd.gov>.

South Coast AQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) or (909) 396-3308.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

**From:** [Rull, Paul](#)  
**To:** [Atkins, James](#)  
**Subject:** Vineyard III EIR transmittal ALUC comments  
**Date:** Tuesday, March 26, 2019 2:26:42 PM  
**Attachments:** [image001.jpg](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

Thank you for transmitting the above reference project to ALUC for review. Please note that the project is located outside of an airport influence area, and therefore ALUC has no comments at this time.

If you have any questions, please feel free to contact me.

**Paul Rull**

ALUC Principal Planner

Picture1



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[County of Riverside California](#)

**From:** Destiny Colocho <DColocho@rincon-nsn.gov>  
**Sent:** Tuesday, April 16, 2019 7:23 AM  
**To:** Atkins, James  
**Cc:** Deneen Pelton  
**Subject:** Vineyard III Project - Murrieta

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Atkins,

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your Notice of Preparation of A Draft Environmental Impact Report dated March 20, 2019 and we thank you for the opportunity to provide comments. The identified location is within the Territory of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

Embedded in the Luiseño territory are Rincon’s history, culture and identity. As stated in our consultation request letter dated December 19, 2018, we have knowledge of one Luiseño Place Name less than a half a mile from the proposed project site. Therefore, we recommend archaeological and Luiseno tribal monitoring be conducted during ground disturbances, as deemed necessary by the qualified archaeologist in consultation with the Luiseno tribal monitor.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

**Destiny Colocho, RPA**  
Cultural Resource Manager and Tribal Historic Preservation Officer  
Cultural Resource Department  
**Rincon Band of Luiseño Indians**  
1 West Tribal Road | Valley Center, CA 92082  
Office:760-297-2635 | Cell: 760-705-7171  
Fax: 760-692-1498  
Email: dcolocho@rincon-nsn.gov



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**From:** [Mauricio Alvarez](#)  
**To:** [Atkins, James](#)  
**Subject:** Vineyard III Retail Development Project  
**Date:** Wednesday, March 27, 2019 1:39:14 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mr. Atkins,

RTA has reviewed the plans that you have sent and we have one comment:

1. A bus turn out on Clinton Keith Rd NS Creighton Ave (going westbound) with ADA compliant, connected sidewalk.

Also, I will be the point of contact for development reviews for RTA. Any emails or mailings, please send them to me.

Thank you for considering this comment.

**Mauricio Alvarez, MBA**

Planning Analyst  
Riverside Transit Agency  
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