



# NOTICE OF PREPARATION

**To:** Interested Agencies and Organizations (Refer to Attached Distribution List)

**Subject:** Notice of Preparation of a General Plan Update and a Draft Supplemental Environmental Impact Report

**Lead Agency:**

**Consulting Firm:**

Agency Name: City of Murrieta  
1 Town Square  
City/State/Zip: Murrieta, California 92562  
Contact: Jarrett Ramaiya  
Phone: 951.461.6060

Firm Name: RICK Engineering Company  
Street Address: 5620 Friars Road  
City/State/Zip: San Diego, CA 92110  
Contact: Brian F Mooney, FAICP  
Phone: 619.908.3526

The **CITY OF MURRIETA** will be the Lead Agency and will prepare a supplemental environmental impact report (SEIR) for the project identified below. The City requests your careful review and consideration of this notice, and it invites input and comments from responsible and trustee agencies and interested persons and organizations regarding the preparation of the SEIR. This NOP also gives notice of the public scoping meeting. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082. Comments and suggestions should identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the SEIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project. The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study Checklist is not attached. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice (*comment period ends March 22, 2019*). Please send your response to **Jarrett Ramaiya, City Planner**, at the address shown above. We will need the name of a contact person in your agency.

**Scoping Meeting Time/Location:** Saturday, March 16, 2019 from 10 AM to 1 PM at the City of Murrieta Senior Center, 5 Town Square, Murrieta, 92562

**Project Title:** Murrieta General Plan Update and Draft Supplemental Environmental Impact Report

**Project Location:** City of Murrieta Riverside  
City (nearest) County

**Project Description: (brief)**

The General Plan Update (GPU) is a focused update of the City’s 2011 General Plan. The GPU addresses changes in State law enacted since the adoption of the 2011 General Plan as well as changes to land use designations and the land use policy map in specific areas throughout the City. The Project includes an update to the City’s Climate Action Plan (CAP) to address new State and regional goals. A SEIR will be prepared for the GPU and the CAP Update. The GPU will provide the City Council, Planning Commission, City Staff, and the entire community with updated plans to guide the City’s decision-making and development processes through 2035.

**Date:** February 14, 2019

**Signature:** 

**Title:** Jarrett Ramaiya  
City Planner

**Telephone:** 951.461.6060

**NOTICE OF PREPARATION DISTRIBUTION LIST  
FOR  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

Note, unless specified, all agencies will receive 1 NOP

State Clearinghouse (15 copy of NOP, 1 copy of NOC)  
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

BLANK

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

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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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City of Wildomar  
Matthew Bassi, Planning Director  
23873 Clinton Keith Rd. #201  
Wildomar, CA 92595

City of Wildomar  
Dan York, Director of Public Works/Eng.  
23873 Clinton Keith Rd. #201  
Wildomar, CA 92595

City of Temecula  
Attn: Community Dev. Department  
41000 Main Street  
Temecula, CA 92590

City of Temecula  
Patrick Thomas, Director of Public  
Works/Eng.  
4100 Main Street  
Temecula, CA 92590

Murrieta Police Dept.  
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 McConnel  
30755-A Auld Road  
Murrieta, CA 92563

Riverside County Fire Dept. – Planning Division  
Walter Brades, Deputy Fire Marshal  
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  
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Waste Management of Inland Valley  
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Corona, CA 92879

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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

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

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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

Scott Cozart, Chairperson  
Soboba Band of Luiseno Indians  
P.O Box 487  
San Jacinto, CA 92583

Cody J. Martinez, Chairperson  
Sycuan Band of the Kumeyaay Nation  
1 Kwaaypaay Court  
El Cajon, CA 92019

Jeff Grubbe, Chairperson  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

Allen Lawson, Chairperson  
San Pasqual Band of Diegueno Mission Indians  
P.O. Box 365  
Valley Center, CA 92082

Robert Welch, Chairperson  
Viejas Band of Kumeyaay Indians  
1 Viejas Grade Road  
Alpine, CA 91901

Steven Estrada, Chairperson  
Santa Rosa Band of Cahuilla Indians  
P.O. Box 391820  
Anza, CA 92539

Jim McPherson, Tribal Historic Preservation  
Officer  
Ricnon Band of Luiseno Indians  
One Government Center Lane  
Valley Center, CA 92082

San Luis Rey, Tribal Council  
San Luis Rey Band of Mission Indians  
1889 Sunset Drive  
Vista, CA 92081

Thomas Tortez, Chairperson  
P.O Box 1160  
Thermal, CA 92274

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Ramona Band of Cahuilla  
P.O. Box 391670  
Anza, CA 92539

Robert Martin, Chairperson  
Morongo Band of Mission Indians  
12700 Pumarra Road  
Banning, CA 92220

Bo Mazzetti, Chairperson  
Rincon Band of Luiseno Indians  
One Government Center Lane  
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Pala, CA 92059

Mark Macarro, Chairperson  
Pechanga Band of Luiseno Indians  
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Temecula, CA 92593

Michael Linton, Chairperson  
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Santa Ysabel, CA 92070

Robert Smith, Chairperson  
Pala Band of Mission Indians  
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Angela Elliott Santos, Chairperson  
Manzanita Band of Kumeyaay Nation  
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Boulevard, CA 91905

Temet Aguilar, Chairperson  
Pauma Band of Luiseno Indians  
P.O. Box 369  
Pauma Valley, CA 92061

Michael Garcia, Vice Chairperson  
Ewilaapaayp Tribe  
4054 Willows Rd.  
Alpine, CA 91901

Javaughn Miller, Tribal Administrator  
La Posta Band of Diegueno Mission Indians  
P.O. Box 1120  
Boulevard, CA 91905

Shane Chapparosa, Chairperson  
Los Coyotes Band of Cahuilla and Cupeno Indians  
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Warner Springs, CA 92086-0189

Fred Nelson, Chairperson  
La Jolla Band of Luiseno Indians  
22000 Highway 76  
Pauma Valley, CA 92061

Ralph Goff, Chairperson  
Campo Band of Diegueno Mission Indians  
36190 Church Road, Suite 1  
Campo, CA 91906

La Posta Band of Diegueno Mission Indians  
Gwendolyn Parada, Chairperson  
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Doug Welmas, Chairperson  
Cabazon Band of Mission Indians  
84-245 Indio Springs Parkway

Lisa Cumper, Tribal Historic Preservation Officer  
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Jamul, CA 91935

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Augustine Band of Cahuilla Mission Indians  
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Coachella, CA 92236

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P.O. Box 281 Yorba Linda  
CA 92885

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Lou Lollo  
7817 Ivanhoe Avenue, Ste 101  
La Jolla, CA 92037

Riverside Local Agency Formation Commission  
6216 Brockton Avenue  
Riverside, CA 92506

# NOTICE OF PREPARATION

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## CITY OF MURRIETA GENERAL PLAN UPDATE AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

---

**LEAD AGENCY:**



**City of Murrieta**  
Development Services Department  
1 Town Square  
Murrieta, California 92562  
*Contact: Jarrett Ramaiya*  
*Phone 951.461.6060*

**PREPARED BY:**

**RICK Engineering Company**  
5620 Friars Road  
San Diego, CA 92110  
*Contacts: Brian F Mooney, FAICP*  
619.908.3526

February 14, 2019

# PROJECT INFORMATION PACKET

## I. INTRODUCTION

Pursuant to *CEQA Guidelines* Section 15082, the City of Murrieta has distributed this Notice of Preparation/Project Information Packet for the Murrieta General Plan Update (GPU) and draft Supplemental Environmental Impact Report (SEIR).

The sections that follow describe the City's location in the region, the project description and list the issue areas to be evaluated through a SEIR, which will be prepared in accordance with *CEQA Guidelines* Section 15163.

## II. REGIONAL LOCATION

The City of Murrieta is located in southeastern Riverside County, and is comprised of 26,852 acres (41.96 square miles) of which 21,511 acres (33.61 square miles) is located within the City Limits and 5,341 acres (8.34 square miles) is located within the City's Sphere of Influence. Surrounding cities include Meniffee to the north, Temecula to the south and east, 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 Orange County lies on the other side of the Santa Ana Mountains to the west. Regional access to the City is provided by the Interstates 15 and 215; refer to Exhibit 1, Regional Location Map. Exhibit 2, General Plan 2035 Land Use Policy Map, depicts the City's draft land use plan.

## III. GENERAL PLAN UPDATE PROJECT DESCRIPTION

The City's existing 2011 General Plan is a policy document designed to guide the City of Murrieta in achieving its social, physical, and economic goals. It is Murrieta's fundamental policy document regarding community and economic development of the City. The City's existing General Plan describes Murrieta's goals and policies regarding land use, economic development, circulation, infrastructure, healthy communities, conservation, recreation and open space, air quality, noise, safety, and housing. Along with these goals and policies is an implementation program to guide the execution of the goals and policies. The City's 2011 General Plan consists of the following State mandated and/or optional elements: Land Use, Economic Development, Circulation, Infrastructure, Healthy Community, Conservation, Recreation and Open Space, Air Quality, Noise, Safety and Housing.

The GPU is a focused update of the City's 2011 General Plan. Major components of the GPU include:

- Additions, deletions, or modifications to the 2011 General Plan goals, policies, exhibits and implementation to address changes in State law enacted since the adoption of the 2011 General Plan
- Update of General Plan development projections to the year 2035
- Update of the Land Use Element with a new land use designation (Innovation) and a

revised mix and location of land use designations in six key areas as shown on General Plan Land Use Policy Map (Exhibit 2)

- Elimination of focus areas and incorporation of focus area policies/goals into other sections of the GPU, as appropriate.

The GPU's anticipated change in dwelling units and non-residential square feet over the 2035 estimated buildout from the 2011 General Plan<sup>1</sup> is:

- Addition of 1,572 dwelling units
- Reduction of 2,405,601 square feet of non-residential uses

The work program also includes an update to the City's CAP to address new State and regional goals since the adoption of the 2011 CAP and it will analyze the proposed changes to land use designations in certain areas within the City as part of the GPU. Major components of the CAP Update include:

- Update of emissions inventory, projections, targets, and GHG reduction strategies and measures
- Consistency with the GPU land use designation changes and growth forecasts as well as state and regional goals

The GPU will provide the City Council, Planning Commission, City Staff, and the entire community with updated plans to guide the City's decision-making and development processes through 2035.

#### **IV. SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT PROJECT DESCRIPTION**

The SEIR shall evaluate potential environmental impacts resulting from the following revisions/updates to the City's General Plan and Climate Action Plan, including, but not limited to:

- Revisions to exhibits, maps, graphics, charts, tables, and text to reflect updated data/information
- Updates to traffic, air quality, greenhouse gas data
- Analysis related to the possible future annexation of an area identified on Exhibit 2 into the Eastern Municipal Water District (EMWD). No annexation into the EMWD is proposed as part of the Project; however, the SEIR will include a facilities assessment that the Riverside Local Agency Formation Commission would require as part of the information needed for a future annexation request by the City.

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<sup>1</sup> Includes 2018 land use designation acreages.

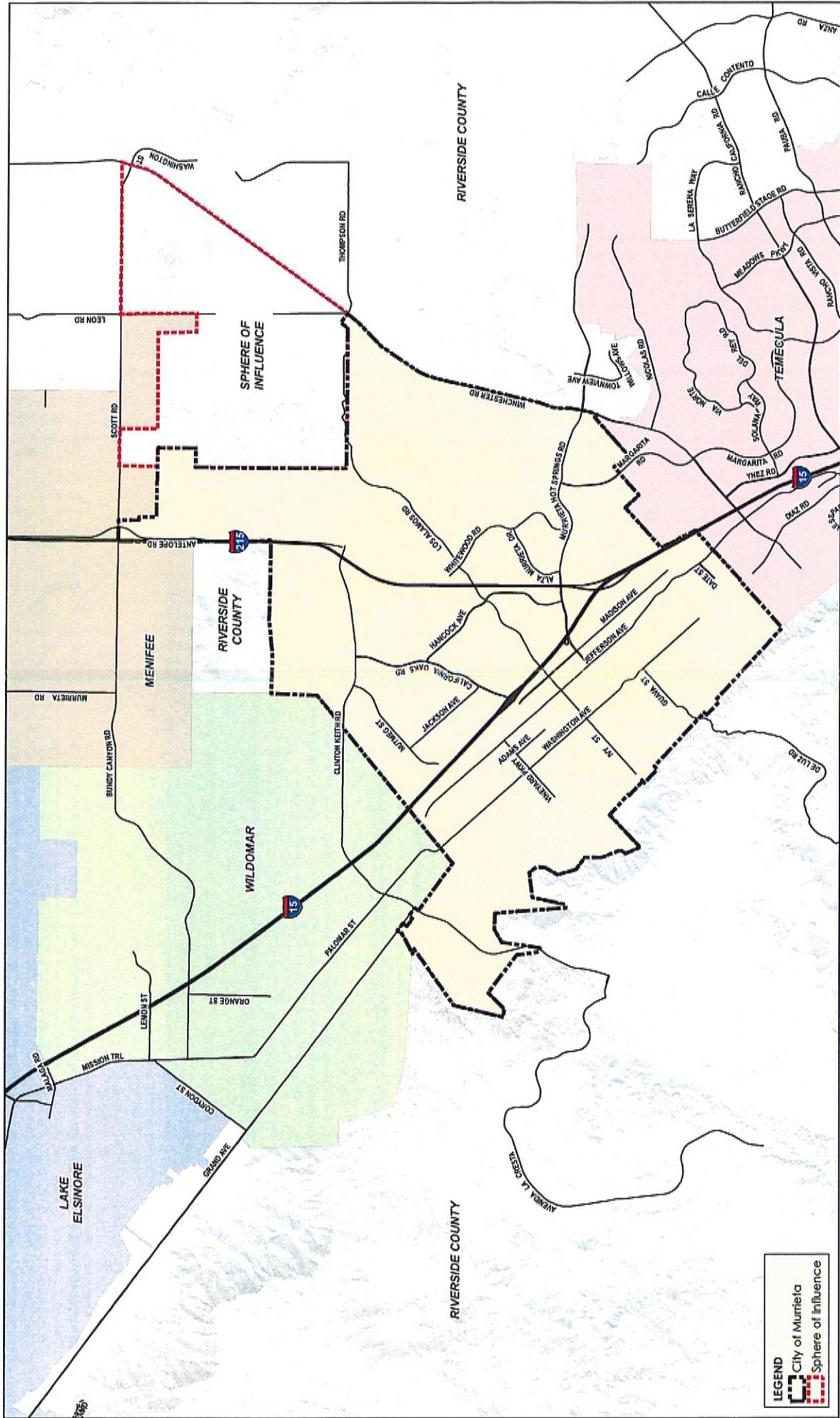
## V. POTENTIAL ENVIRONMENTAL EFFECTS

The SEIR will focus on the following environmental issues:

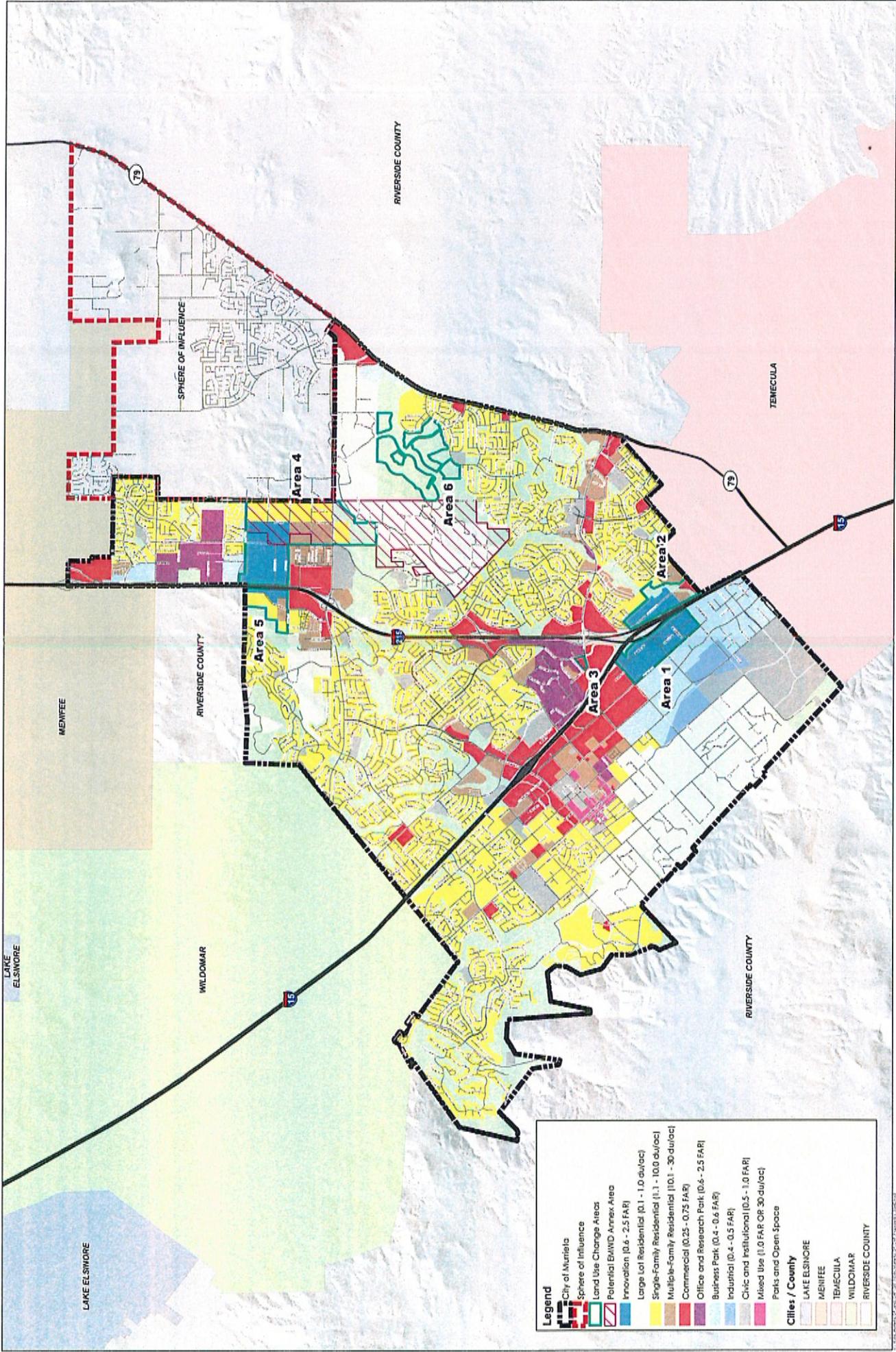
- I. Aesthetics
- II. Agriculture and Forestry Resources
- III. Air Quality
- IV. Biological Resources
- V. Cultural Resources
- VI. Energy
- VII. Geology and Soils
- VIII. Greenhouse Gas Emissions
- IX. Hazards and Hazardous Materials
- X. Hydrology and Water Quality
- XI. Land Use and Planning
- XII. Mineral Resources
- XIII. Noise
- XIV. Population and Housing
- XV. Public Services
- XVI. Recreation
- XVII. Transportation
- XVIII. Tribal Cultural Resources
- XIX. Utilities and Service Systems
- XX. Wildfire
- XXI. Mandatory Findings of Significance

Due to the decision to prepare an SEIR, an Initial Study was not prepared. This option is permitted under *CEQA Guidelines* Section 15063, which states that if the Lead Agency determines an SEIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR.





Regional Location Map  
 Exhibit 1



**Legend**

- City of Murietta
- Sphere of Influence
- Land Use Change Areas
- Potential BAWD Annex Area
- Innovation (0.6 - 2.5 FAR)
- Large Lot Residential (0.1 - 1.0 du/ac)
- Single-Family Residential (1.1 - 10.0 du/ac)
- Multiple-Family Residential (10.1 - 30 du/ac)
- Commercial (0.25 - 0.75 FAR)
- Office and Research Park (0.4 - 2.5 FAR)
- Business Park (0.4 - 0.6 FAR)
- Industrial (0.4 - 0.5 FAR)
- Chic and Institutional (0.5 - 1.0 FAR)
- Mixed Use (1.0 FAR OR 30 du/ac)
- Parks and Open Space

**Cities / County**

- LAKE ELSWORE
- MENIFEE
- TEMECULA
- WILDOMAR
- RIVERSIDE COUNTY

# General Plan 2035 Land Use Policy Map

Exhibit 2

**RICK**  
ENGINEERING COMPANY  
www.rick-engineering.com

Scale in Feet  
0 1,000 2,000

Date: 11/16/2016 09:22:29 AM  
E:\16\16030\16030.dwg