



Appendix A:

Notice of Preparation



NOTICE OF PREPARATION

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

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Agency Name: City of Murrieta
One Town Square
24601 Jefferson Avenue
City/State/Zip: Murrieta, California 90622
Contact: Mr. Greg Smith
Phone: 951.461.6414

Consulting Firm:

Firm Name: RBF Consulting
Street Address: 14725 Alton Parkway
City/State/Zip: Irvine, California 92618
Contact: Collette L. Morse, AICP
Phone: 949.472.3505

The **CITY OF MURRIETA** will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the 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 December 21, 2010**).

Please send your response to Greg Smith, Associate Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Murrieta General Plan Update

Project Location: City of Murrieta
City (nearest)

Riverside
County

Project Description: (brief)

The General Plan Update is a comprehensive update of the 1994 General Plan. The work program includes a comprehensive update of the General Plan. The purpose of the General Plan Update is to provide the City Council, Planning Commission, City Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through 2035.

Date: November 19, 2010

Signature:


Greg Smith

Title:

Associate Planner

Telephone: 951.461.6414

General Plan Update EIR – Notice of Preparation Distribution List

State Clearinghouse
Office of Planning & Research
1400 Tenth Street, RM 121
Sacramento, CA 95814-5502
(15 copies)

US Postal Service
AIS Coordinator
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Riverside, CA 92507-9503

CALTRANS District 8
Planning & Local Assistance
464 W. 4th Street, 6th Fl. MS 722
San Bernardino, CA 92401-1400

Dept. of Toxic Substances Control
CEQA Tracking Center
PO Box 806
Sacramento, CA 95812-0806

Air Resources Board
Ray Menebroker
PO Box 2815
Sacramento, CA 95812

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

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

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Attn: Michael McCoy

Riverside County Transportation Commission
4080 Lemon Street, 3rd Floor
PO Box 12008
Riverside, CA 92502-2208
Attn: Shirley Medina
(951) 787-7141

U.S. Department of the Army
Army Corps of Engineers
Environmental Resources Branch
P O Box 2711
Los Angeles, CA 90053-2325
Attn: Eric Stein

California Department of Fish and Game
Attn: Leslie MacNair
3602 Inland Empire Blvd #C-220
Ontario, CA 91764

State of California
Dept. of Toxic Substance Control
5796 Corporate Avenue
Cypress, CA 90630

State of California
Department of Conservation
801 K Street, MS 13-71
Sacramento, CA 95814-3500

Southern California Assoc. of Governments
818 West 7th St, 12th floor
Los Angeles, CA 90017-3435
Attn: Inter-governmental Review
(213) 236-1800

Airport Land Use Commission
c/o Riverside County Planning
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Attn: John Guerin

Riverside County Planning Dept.
P O Box 1409
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
Attn: Carolyn Syms-Luna, Planning Director

City of Murrieta Fire Department
41825 Juniper St
Murrieta, CA 92562
Attn: Gary Whisenand, Division Chief

California Highway Patrol
8118 Lincoln Ave.
Riverside, CA 92504

U.S. Fish & Wildlife Service
Ecological Svcs - Carlsbad Field Office
6010 Hidden Valley Rd
Carlsbad, CA 92009
Attn: Michelle Shaughnessy

Regional Water Quality Control Board
Santa Ana Region (8)
3737 Main Street, Suite 500
Riverside, CA 92501-3339
Attn: Kurt Berchtold

Regional Water Quality Control Board
San Diego Region (9)
9174 Sky Park Court, Suite 100
San Diego, CA 92123
(858) 467-2952

Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor, MS 1032
Riverside, CA 92501-3609
Attn: Rick Bishop
(951) 258-5077

SCAG Riverside County Regional Office
3403 10th Street, Suite 805
Riverside, CA 92501
(951) 784-1513

County of Riverside
Dept. of Environmental Health
PO Box 7600
Riverside, CA 92513-7600

Riverside Co Flood Control District
1995 Market Street
Riverside, CA 92501
Attn: Shaheen Mooaman

City of Murrieta Police Department
24701 Jefferson Ave.
Murrieta, CA 92562
Attn: Lt. Dennis Vrooman

City of Temecula
Planning Department
43200 Business Park Drive
Temecula, CA 92590
Attn: Patrick Richardson

City of Lake Elsinore
Community Development Department
130 South Main Street
Lake Elsinore, CA 92530
Attn: Robert Brady
(951) 674-3124

Western Municipal Water District
450 E. Alessandro Boulevard
Riverside, CA 92508
Attn: Keith G. Owens
(951) 789-5029

Metropolitan Water District of SCA
PO Box 54153
Los Angeles, CA 90054

Waste Management of Inland Valley
800 S. Temescal Street
Corona, CA 92879-2858

Adelphia Cable
26495 Ynez Rd.
Temecula, CA 92590

San Bernardino County Museum
2024 Orange Tree Lane
Redlands, CA 92374
Attn: Scott Springer

Endangered Habitats League
8424-A Santa Monica Blvd
Los Angeles, CA 90069-4267
Attn: Dan Silver

Anna Hoover, Cultural Resources
Pechanga Band of Luiseno Indians
P O Box 1477
Temecula, CA 92593

United Murrieta Neighborhoods
39565 Calle San Clemente
Murrieta, CA 92562
Attn: Cheryl Bryant

City of Menifee
Community Development Department
29714 Haun Road
Menifee, CA 92586
Attn: Carmen Cave
(951) 672-6777

Murrieta Valley Unified School District
41870 McAlby Court
Murrieta, CA 92562
Attn: Charlene Stone

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
Attn: Andy Webster
(951) 296-6900

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92572-8300
Attn: Warren Beck, P.E.
(951) 928-3777

Southern California Gas Co.
Engineering Dept.
P O Box 220
Riverside, CA 92506
Attn: Technical Supervisor

Eastern Information Center
Anthropology Department
University of California
Riverside, CA 92521-0418

Audubon Society
3969 Linwood Place
Riverside, CA 92506
Attn: Larry LaPre

Elsinore-Murrieta-Anza Resource
Conservation District
29071 Calle Del Buho
Murrieta, CA 92563-5650
Robert D. Wheeler, Director

Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

Los Alamos Neighborhood Association
37100 Los Alamos Rd.
Murrieta, CA 92563

City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Attn: Matthew Bassi
(951) 677-7751

Menifee Union School District
30205 Menifee Rd
Menifee, CA 92584
Attn: Robert Wolfe
(951) 672-1851

Elsinore Valley Municipal Water District
31315 Chaney Street
Lake Elsinore, CA 92531
(951) 674-3146

Southern California Edison
26100 Menifee Road
Romoland, CA 92588
Attn: Robert Lopez

Verizon of California
1980 Orange Tree Lane, Ste 100
Redlands, CA 92374
Attn: Houston Henderson

Cal-Tech/Mount Palomar Observatory
M.S. 105-24
Pasadena, CA 91125
Attn: Robert Brucato, Assistant Director

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

Building Industry Association
3600 Lime Street, Ste 312
Riverside, CA 92501
Attn: Mark Knorringa

Soboba Indian Reservation
PO Box 487
San Jacinto, CA 92383

Menifee Valley Un-inc. Community
33320 Merritt Rd.
Menifee, CA 92584
Attn: Mark Miller

NOTICE OF PREPARATION

CITY OF MURRIETA GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY:



City of Murrieta
Community Development Department
One Town Square
24601 Jefferson Avenue
Murrieta, California 92562
Contact: Mr. Greg Smith, Associate Planner
951.461.6414

PREPARED BY:

RBF Consulting
14725 Alton Parkway
Irvine, California 92618
Contacts: Ms. Collette Morse, AICP
949.472.3505

November 19, 2010

JN 10-106976

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 and Program EIR. The General Plan Update involves a process of revising the City's existing 1994 General Plan.

The sections that follow describe the City's location in the region, summarize the General Plan Update document, and list the issue areas to be evaluated through a Program EIR, which will be prepared in accordance with *CEQA Guidelines* Section 15168.

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 Menifee 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.

III. GENERAL PLAN UPDATE PROJECT DESCRIPTION

The Murrieta General Plan is a policy document designed to guide the City of Murrieta in achieving its social, physical, and economic goals. This General Plan places particular emphasis on economic development and addresses both current and emerging planning and community topics, such as Global Climate Change, Sustainability, and Healthy Communities. These topics will be developed with the preparation of a Climate Action Plan and a Healthy Community Element.

The General Plan is Murrieta's fundamental policy document regarding community and economic development of the City. The General Plan describes Murrieta's goals and policies regarding land use, economic development, circulation, conservation, recreation and open space, air quality, noise, infrastructure, safety, and healthy community. Along with these goals and policies is an implementation program to guide the execution of the goals and policies.

This General Plan supersedes the 1994 Murrieta General Plan, which consists of the following eight State mandated and optional elements:

- Land Use
- Housing
- Circulation
- Conservation and Open Space
- Safety
- Noise
- Air Quality
- Economic Development.

This update to the General Plan may contain similar goals, policies, or other components of the previous plan; however, this version has been tailored to meet the issues and needs of the City at the present time and foreseeable future. The Murrieta General Plan is not a static reflection of general goals and policies; it is a dynamic, practical document with strategies for community development and enhancement, specifically focused on economic development and achieving the overall vision identified by the community.

During the General Plan Update, community members were afforded a number of ways to share their thoughts about Murrieta today and Murrieta in the future. The ten community priorities below describe the vision that members of the public provided for the future of their community, which guided the goals and policies in the General Plan.

Natural Environment	<i>Protect the natural beauty of the mountains, hills, and waterways.</i>
Rural Areas	<i>Preserve elements of Murrieta's rural heritage.</i>
Community Character	<i>Protect and foster a strong sense of community and safety, as well as the "home town" feeling.</i>
Recreation and Culture	<i>Provide abundant parks and facilities for recreational activities, and cultural amenities.</i>
Historic Downtown Murrieta	<i>Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.</i>
Governance	<i>Promote community involvement and provide for a fiscally sound future.</i>
Sustainable Economy	<i>Pursue economic vitality and longevity by attracting higher education and growing a base of clean industry, while maintaining the current housing affordability.</i>
Transportation	<i>Improve roadway networks to reduce traffic, and provide a citywide system of bicycle lanes and recreational trails that improve accessibility without a car.</i>
Infrastructure and Services	<i>Improve health care within the City, and continue to provide excellent school, police, fire, library, and recreation services.</i>
Youth Amenities	<i>Provide ample activities for all ages of youth, and jobs for teens.</i>

Although a majority of the City is developed, approximately 36 percent of the City is currently vacant. Single-family residential uses represent approximately 30 percent of the City. Less than six percent of the City is developed with commercial, commercial office, industrial, and public/institutional uses; refer to [Table 1, Existing Land Use Summary](#).

**Table 1
Existing Land Use Summary**

Land Use	Acres	Percent of Area
Single Family Residential	6,421.99	29.85
Multiple Family Residential	253.31	1.18
Mobile Homes	1,036.26	4.82
Agricultural	977.18	4.54
Commercial	667.07	3.10
Commercial Office	109.96	0.51
Industrial	242.82	1.13
Public/Institutional	168.11	0.78
Cemetery	9.84	0.05
Golf Course	518.83	2.41
Vacant	7,750.10	36.03
Roadways/Infrastructure	3,355.52	15.60
Total	21,511.00	100.00

The General Plan Update will focus on guiding the development of vacant land, specifically focusing on opportunities for economic development. Before starting the General Plan Update, the Murrieta City Council identified economic development as the City’s top priority. To achieve this vision, the City seeks to encourage private sector investment in the creation of higher paying jobs, income, and wealth through economic diversification. The City is focusing its efforts to attract a variety of businesses, higher educational institutions, and health care facilities. A full range of quality new development will be part of this effort, including retail centers, corporate/technology parks, hotels, and upscale restaurants.

The General Plan Update aligns City policy with this emphasis on economic development, by directing public investments in infrastructure and promoting the development of shovel-ready sites. It targets key locations for changes in land use and zoning that support the development of medical, educational, commercial, and business clusters. The General Plan Update identifies the following five Focus Areas targeted for land use change; refer to Exhibit 2, General Plan Update Focus Areas:

- North Murrieta Business Corridor
- Clinton Keith/Mitchell Area
- Golden Triangle North
- South Murrieta Business Corridor
- Multiple Use Area 3 (MU-3)

These areas included key locations along freeway corridors that are suitable for major land development and redevelopment to carry out the City Council’s economic development strategy, including areas around Loma Linda University Medical Center-Murrieta and the Murrieta Education Center. They also include rural residential areas north of Clinton Keith Road that are adjacent to major new development along I-215.

The anticipated growth over existing conditions is:

- Addition of 3,346 dwelling units
- Addition of 22,156,784 square feet of non-residential uses

The non-residential uses include:

- Addition of 2,655,023 square feet of business park uses
- Addition of 14,807,287 square feet of professional and office uses
- Addition of 3,663,446 square feet of commercial uses
- Addition of 2,028 square feet of civic and institutional uses

The General Plan Update will include the following 11 State-mandated and optional elements:

- Land Use
- Economic Development
- Circulation
- Conservation
- Recreation and Open Space
- Air Quality
- Noise
- Infrastructure
- Safety
- Healthy Community
- Housing (The Housing Element is being updated in a separate process but will be part of the new General Plan).

IV. ENVIRONMENTAL IMPACT REPORT PROJECT DESCRIPTION

The Program EIR shall evaluate potential environmental impacts resulting from the following revisions to the City's General Plan, including, but not limited to:

- Update of the City's land use database.
- Update of the City's traffic model.
- Revision to the General Plan noise and air quality databases upon the new traffic model runs.
- Revisions to maps, figures, text, charts, and tables to reflect updated data/information.

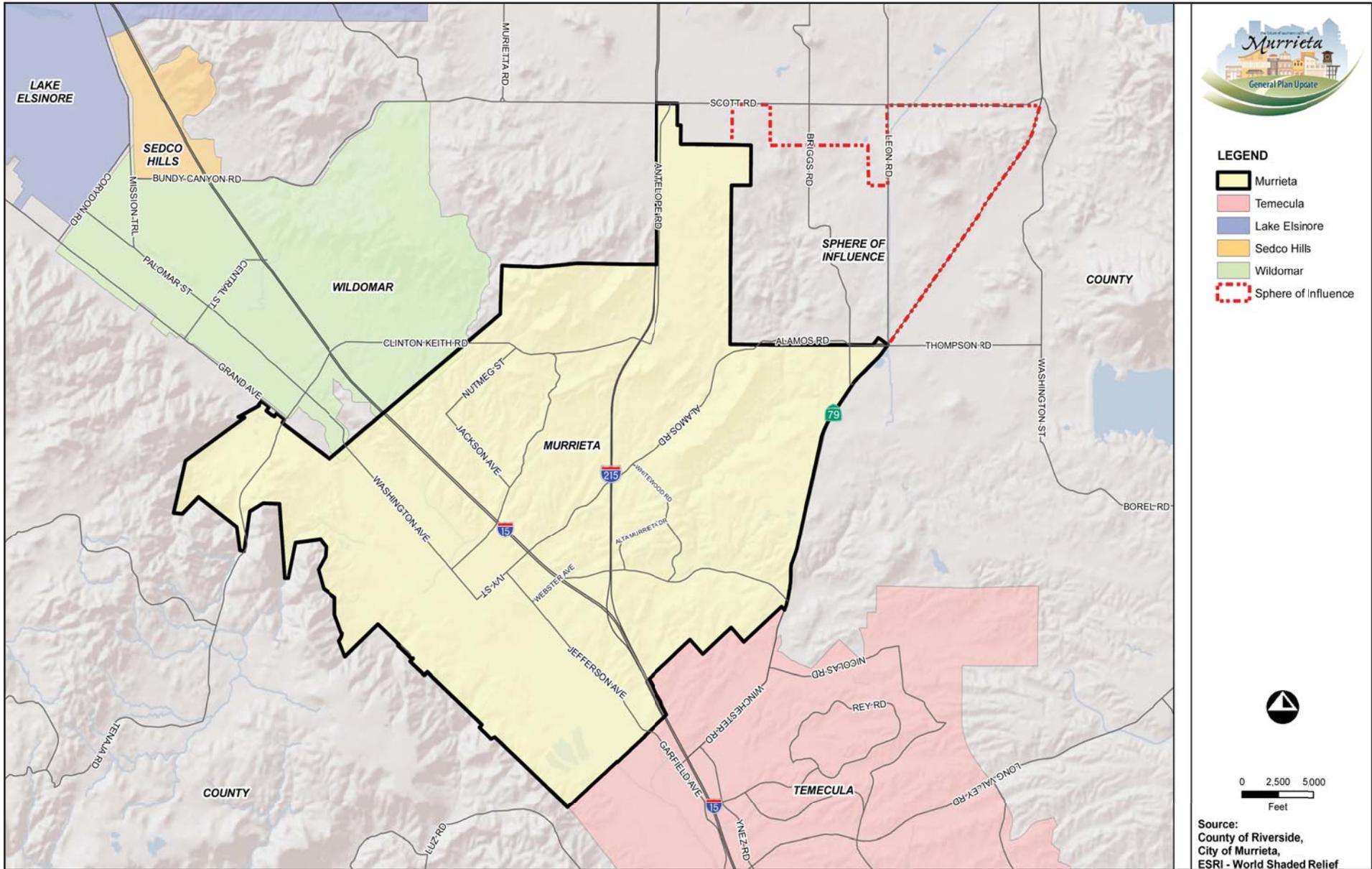
The Murrieta General Plan was last comprehensively updated in 1994. The General Plan Update supersedes the 1994 General Plan and is based upon the community's vision for Murrieta and expresses the community's long-term goals. The goal of the Update is to guide future development of vacant and underutilized land in order to capitalize on existing development activities and achieve the City's goals for economic development.

V. POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will focus on the following environmental issues:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

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

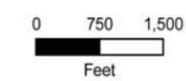
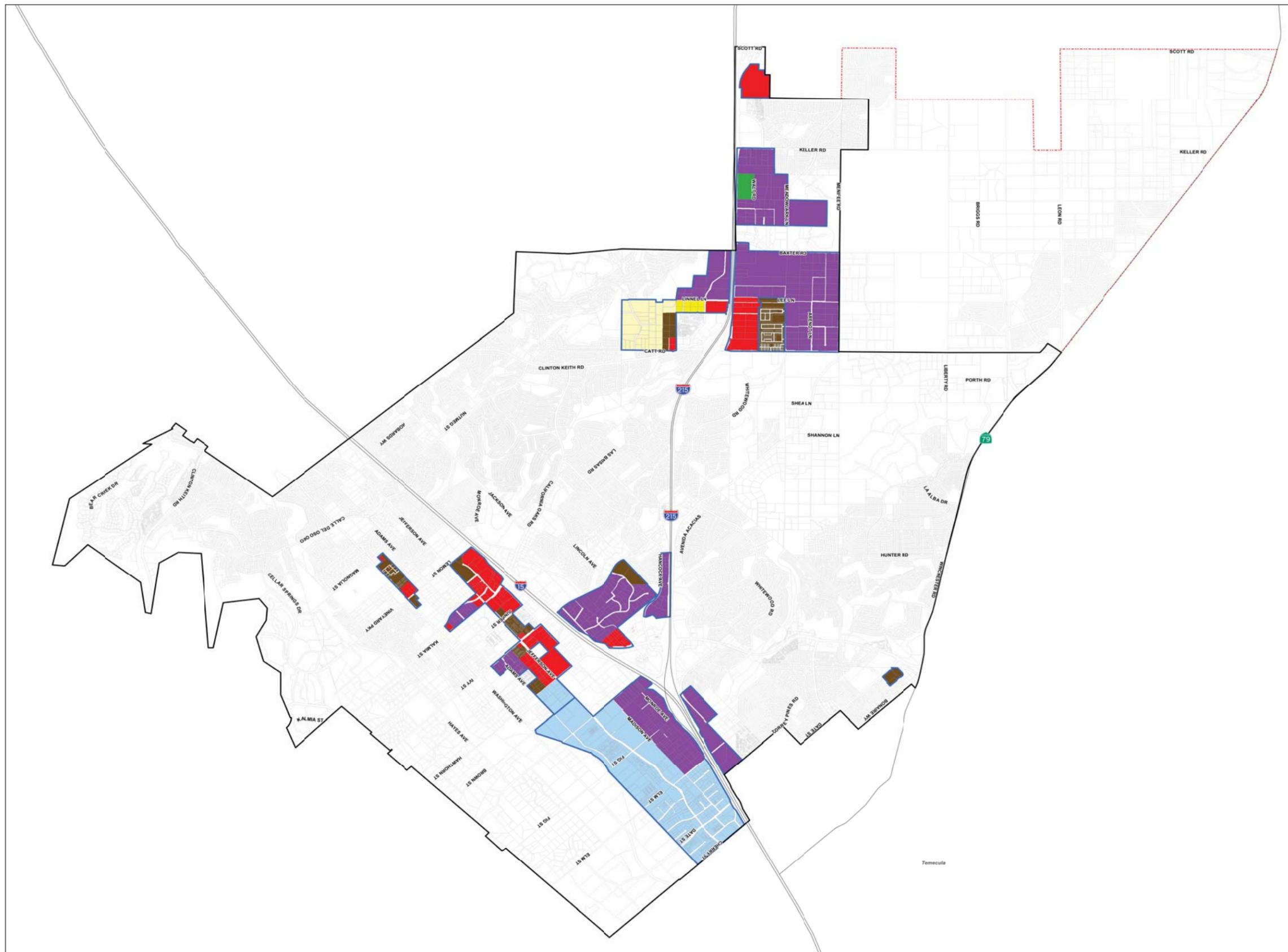




LEGEND

Recommended Scenario

- Rural Residential
- Single Family Residential
- Multiple Family Residential
- Commercial
- Business Park
- Professional and Office
- Parks and Open Space
- Parcels
- Focus Areas
- Sphere of Influence
- City Boundary



Source: City of Murrieta, October 15, 2010.