Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Development Plan DP-2019-1997 (Washington/Nutmeg Multifamily Development Project)

Lead Agency: City of Murrieta

Contact Name: James Atkins, Associate Planner

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Project Location: Murrieta, Riverside County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

If the current site development plan is approved by the City, the revised Washington/Nutmeg Multifamily Development would construct 17 apartment buildings containing 210 multi-family housing (all market-rate apartment units). This includes 88 one-bedroom units; 88 two-bedroom units; and 34 three-bedroom units. The Project proposes 13 two-story buildings and four (4) three-story buildings. A total of 210 garage spaces will be installed; 183 uncovered parking spaces will be installed; and 52 guest parking spaces will be installed for a total of 445 parking spaces. Off-site improvements to be completed as part of the project would include curb and gutter on adjacent streets, and lighting and landscaping along Washington Avenue and Nutmeg Street on the project side of the street. The developer is seeking to merge the four parcels within the 14.4-acre site into one parcel.

The following amenities will be included with the project: clubhouse with open kitchen, BBQ area and fire-pit with seating; swimming pool with spa; exercise room; children's play area with play equipment; dog park; bocce court with BBQ area; outdoor evening movie area; open grass play area; tech room; a leasing office with conference room; and enclosed mail room with dedicated area for on-line packaging area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The City's standard Initial Study environmental checklist form, and, concluded that all project-related impacts, except one, are less than significant with implementation of mitigation measures where required. The City proposes to analyze the following environmental issue as a potentially significant impact in the Focused EIR: aesthetics, specifically modification of existing scenic vistas from adjacent residences to the Santa Rosa Plateau, which forms the western background visual setting for the City of Murrieta.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Public concerns over the project's impact to scenic views and potential conflicts between single-family residential and multifamily apartment activities.

Provide a list of the responsible or trustee agencies for the project.

Based on an evaluation of the specific project location, the proposed project will not require any permits from other agencies to support development of the site as proposed by the Nutmeg/Washington Development, L.P. applications. The amount of area to be disturbed by the whole project will be greater than one acre; therefore, the developer will be required to file a Notice of Intent (NOI) for a General Construction permit to comply with the National Pollutant Discharge Elimination System (NPDES) requirements. The NOI is filed with the State Water Resources Control Board and enforced by the San Diego Regional Water Quality Control Board. A Stormwater Pollution Prevention Plan (SWPPP) must be implemented in conjunction with construction activities. No other permits or agency requirements have been identified in association with the proposed project.