

**CITY OF MURRIETA
NOTICE OF DETERMINATION**

To: Riverside County, County Clerk
2724 Gateway Drive
Riverside, CA 92502

From: City of Murrieta
One Town Square
Murrieta, CA 92562

and

Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

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

Project Title

SCH #2020060294
State Clearinghouse Number

Mr. Chris Tracy, AICP
Lead Agency Contact Person

(951) 461-6046
Area Code/Telephone/Extension

Project Location:

The Washington/Nutmeg Multifamily Development project (proposed project) is located north of the intersection of Nutmeg Street and Washington Street in the City of Murrieta, Riverside County, California. The site is located Section 7, Township 7 South, Range 3 West SBM as found on the United States Geologic Survey (USGS) – Murrieta Quadrangle, 7.5 Minute Series topographic. The geographic coordinates are as follows: 33°34'25.99" N and 117°14'4.28" W (Assessor Parcel Number(s): 906-020-092, 906-020-013, 906-020-012).

Project Description:

Washington/Nutmeg Multifamily Development, L.P. is proposing to develop a 14.4-acre vacant property into a 210-unit apartment complex at the northeast corner of the Washington Avenue/Nutmeg Street intersection. This document is prepared as a Tier 2 Focused Environmental Impact Report (FEIR) to a previously adopted Initial Study (IS) / Mitigated Negative Declaration (MND) which was completed in April 2005. Due to the recession development of the site did not proceed over the past 15 years. The Applicant is proposing to modify the original approved project and the City of Murrieta intends to consider this Tier 2 Focused EIR for the revised project.

This Focused Draft EIR evaluated the following modifications to the development of this 14.4-acre site. If the proposed site development plan (DP-2019-1997) is approved, the revised Washington/ Nutmeg Multifamily Development Project would construct 17 apartment buildings containing 210 multi-family housing units (all market-rate apartment units). This includes 88 one-bedroom units; 88 two-bedroom units; and 34 three-bedroom units. There will be 13 two-story buildings and four three-story buildings. A total of 210 garage spaces will be installed; 183 uncovered parking spaces will be installed; 52 guest parking spaces will be installed; and one mail/package guest deliver space will be installed for a total of 446 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 three parcels that exist on the 14.4-acre site into one parcel. This portion would inclusive of an administrative application.

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200071
01/28/2022 10:38 AM Fee: \$ 3589.25
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Removed: By: Deputy



NOTICE OF DETERMINATION

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This is to advise that the City of Murrieta Planning Commission has approved the above described project on

Lead Agency Responsible Agency

1/26/2022 and has made the following determination regarding the above described project:
(Date)

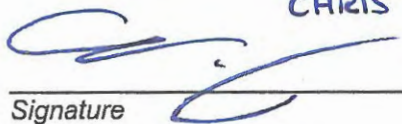
1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project and a Mitigation Monitoring and Reporting Plan was adopted.
4. A Statement of Overriding Considerations [was was not] adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the general public at:

City of Murrieta, Planning Division, 1 Town Square, Murrieta, CA 92562

(951) 461-6061

Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the DEIR is available for download on the City's website at www.murrietaca.gov/290/Public-Notices.

 CHRIS TRACY SENIOR PLANNER 1/27/2022
Signature Title Date

