CITY OF MURRIETA NOTICE OF DETERMINATION

To:

Riverside County, County Clerk

2724 Gateway Drive

Riverside, CA 92502

and

Office of Planning and Research

State Clearinghouse 1400 Tenth Street Sacramento, CA 95814 From: City of Murrieta

One Town Square Murrieta, CA 92562

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

Mr. Chris Tracy, AICP

(951) 461-6046

State Clearinghouse Number

Lead Agency Contact Person

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.

FILED/POSTED

County of Riverside Peter Aldana Assessor-County Clerk-Recorder

E-202200071 01/28/2022 10:38 AM Fee: \$ 3589.25 Page 1 of 2



NOTICE OF DETERMINATION

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	s is to advise that the <u>City of Murrieta Planning Commission</u> has approved the above cribed project on				
00.	■ Lead Agency □ Responsible Agency				
	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.				
	s is to certify that the Environmental Impact Report and record of project approval is available to the eral public at:				
City of Murrieta, Planning Division, 1 Town Square, Murrieta, CA 92562					
	951) 461-6061				
	suant to the California Governor's Executive Order N-54-20, an electronic PDF of the DEIR is ilable for download on the City's website at www.murrietaca.gov/290/Public-Notices .				
/	CHRIS TRACY				
	SENIOR PLANNER 1/27/2022				
Sig	nature Title Date				

			RECEIPT NUMBER: 22-36949	
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEA	RLY.	STATE CLEARINGHOUSE NUMBER (If applicable, 2020060294		
LEAD AGENCY	LEADAGENCY EMAIL		DATE	
CITY OF MURRIETA			01/28/2022	
COUNTY/STATE AGENCY OF FILING RIVERSIDE			DOCUMENT NUMBER E-202200071	
PROJECT TITLE				
WASHINGTON/NUTMEG MULTIFAMILY DEVE	LOPMENT PROJECT (DP	-2019-1997)		
PROJECTAPPLICANT NAME	PROJECT APPLICANT	EMAIL	PHONE NUMBER	
CITY OF MURRIETA	CTRACY@MURR	ETACA.GOV	(951) 461-6046	
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	
ONE TOWN SQUARE,	MURRIETA	CA	92562	
PROJECT APPLICANT (Check appropriate box) X Local Public Agency School District	Other Special District	State	Agency Private Entity	
CHECK APPLICABLE FEES: Environmental Impact Report (EIR)		\$3.539.25	\$3,539.25	
☐ Mitigated/Negative Declaration (MND)(ND)				
Certified Regulatory Program (CRP) document - paymen	nt due directly to CDFW			
 □ Exempt from fee □ Notice of Exemption (attach) □ CDFW No Effect Determination (attach) □ Fee previously paid (attach previously issued cash receipment) 	ot copy)			
☐ Water Right Application or Petition Fee (State Water Res	ources Control Board only)	\$850.00 \$		
County documentary handling fee		\$	\$50.00	
☐ Other		\$		
PAYMENT METHOD:				
☐ Cash ☐ Credit ☒ Check ☐ Other TOTAL		RECEIVED \$	\$3,589.25	
SIGNATURE	AGENCY OF FILING PRINTED N	AME AND TITLE		
x Morpaleo	Deputy			