

**CITY OF MURRIETA
MITIGATED NEGATIVE DECLARATION**

Lead Agency: City of Murrieta
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Project Title: JEFFERSON AVENUE APARTMENT PROJECT

State Clearinghouse Number: Not Yet Assigned

Project Location: The proposed Project is located along Jefferson Avenue northwest of the intersection of Jefferson Avenue and Murrieta Hot Springs Road in the City of Murrieta, Riverside County, California. The site is located in Section 7, Township 7 South, Range 3 West SBBM as found on the USGS – Murrieta Quadrangle, 7.5 Minute Series topographic. The geographic coordinates are as follows: 33.554600°, -117.201802°

Project Description: The approximately 9.18 net acre site is comprised of one parcel (APN 949-220-048-8) located along Jefferson Avenue northwest of the intersection of Jefferson Avenue. The project will require a design review and development permit from the City of Murrieta. The proposed site will be developed with 10 buildings which will make up the Jefferson Avenue Apartments Project. The site is planned to contain 7 apartment buildings that will ultimately provide a total of 160 apartment units at a density of 17.43 dwelling units per acre. The project proposes 18 parking garages for residents of the proposed Jefferson Avenue Apartments, which will contain a total of 160 parking spaces, or 1 garage space per dwelling unit. Additionally, the project proposes 180 additional parking spaces for resident and guest use; these spaces are inclusive of 34 electric vehicle spaces, and 8 handicapped spaces, for a total of 340 parking spaces provided. Access to the project will be provided by two gated drives located on Jefferson Avenue. Off-site improvements that need to be completed as part of the project include curb and gutter on the adjacent street, and lighting and landscaping along Jefferson Avenue on the project side of the street.

The Project includes a leasing office, a club house with a tree covered patio, and a gym for residents. The following additional amenities will be developed in support of the project: BBQ area at the swimming pool; swimming pool with spa; children's play area with playground equipment; dog park; and, open play area adjacent to the pool. The Project will install two WQMP Basins, one at the northwestern corner of the site, and one at the southeastern portion of the site. These bioretention basins will collect and manage onsite runoff. The Project will connect to all utilities — water, natural gas, electricity, sewer, and telecommunications — adjacent to the project site within Jefferson Avenue. Utilities, such as the electricity lines fronting the property will be undergrounded as part of the construction of the Project. Although the project does not include any onsite solar facilities, it does include the installation of 34 electric vehicle charging stations.

Finding: The City of Murrieta's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the City has made a *preliminary* determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA.

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Initial Study: The public review period for the Initial Study begins December 14, 2020 and ends on January 12, 2021. Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the Initial Study/Mitigated Negative Declaration is available for download on the City's website at <https://murrietaca.gov/290/Public-Notices>.

Mitigation Measures: All mitigation measures identified in the Initial Study are summarized on pages 89-93 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program (MMRP) if the Mitigated Negative Declaration is adopted for this project.

DRAFT
Signature *Title* *Date*

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