

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Jefferson Avenue Apartment Project

Lead Agency: City of Murrieta Contact Person: James Atkins
Mailing Address: One Town Square Phone: (951) 461-6061 / JAtkins@MurrietaCA.gov
City: Murrieta Zip: 92562 County: Riverside

Project Location: County: Riverside City/Nearest Community: Murrieta
Cross Streets: intersection of Jefferson Avenue and Murrieta Hot Springs Road Zip Code: 92562
Longitude/Latitude (degrees, minutes and seconds): 33 ° 33 ' 16.56" N / -117 ° 12 ' 06.49" W Total Acres: 9.18 net acres
Assessor's Parcel No.: APN 949-220-048-8 Section: 7 Twp.: 7S Range: 3W Base: SBBM
Within 2 Miles: State Hwy #: 15 Waterways: Murrieta Creek
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD [X] Other: Apartment Complex (160-units and 10 buildings)

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Commercial and Multi-Family Residential / Multi-Family Residential MF-2 and No change(continued on page 2)

Project Description: (please use a separate page if necessary)

The approximately 9.18 net acre site is comprised of one parcel (APN 949-220-048-8) located along 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.(continued on page 2)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Notice of Completion, page 2

Longitude / Latitude:

Geographic coordinates: 33.554600° converts to 33° 33' 16.56"
-117.201802° convert to -117° 12' 06.4872"

Project Description:

.... 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.

Present Land Use / Zoning / General Plan Designation:

.... in Zone classification proposed / Multi-Family Residential MFR and No change in General Plan designation proposed.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 14, 2020 Ending Date January 12, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Tom Dodson & Associates</u>	Applicant: <u>City of Murrieta</u>
Address: <u>P.O. Box 2307</u>	Address: <u>One Town Square</u>
City/State/Zip: <u>San Bernardino, CA 92406</u>	City/State/Zip: <u>Murrieta, CA 92562</u>
Contact: <u>Tom Dodson</u>	Phone: <u>(951) 461-6061; email: JAtkins@MurrietaCA.gov</u>
Phone: <u>(909) 882-3612</u>	

Signature of Lead Agency Representative:  Date: 12/10/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.