

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TO: County of Riverside  
County Clerk-Recorder  
2724 Gateway Drive  
Riverside, CA 92507

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration

Lead Agency:	City of Murrieta 1 Town Square Murrieta, CA 92562	Contact:	Juliet Mukasa Phone: (951) 461-6084 Email: jmukasa@murrietaca.gov
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The City of Murrieta (City) is the Lead Agency preparing an Initial Study for the project described below. The Initial Study makes the proposed findings that, with implementation of the mitigation measures provided, the project will not have a significant adverse effect on the environment. We need to know the comments and concerns of interested and responsible agencies and the public regarding the content of the Initial Study. Please send any comments to Ms. Juliet Mukasa at the City of Murrieta at the address listed above. We will need the name, address, and telephone number of a contact person if comments are submitted.

**Project Title:** VM Lyles

**State Clearinghouse Number:** Not Yet Assigned

**Project Location:** The Project site is located at the southwest corner of Madison Avenue and Golden Gate Circle, northeasterly of Jefferson Avenue, in the City of Murrieta (City), Riverside County, California. The address of the Project 26501 Madison Avenue (APN) 910-230-003.

**Project Description:** The Project proposes a Development Plan (DP-2020-2140) to develop a two-story, 11,706 square foot (sq. ft.) office building with a detached, single-story, 4,980 sq. ft. warehouse (with an outdoor storage area for the warehouse component) on a 5.38 acre site (see note regarding acreage, below). The project also consists of a Conditional Use Permit for the outdoor storage area (CUP-2020-2215). The proposed Project will annex in and connect to Rancho California Water District facilities. After the site is annexed, the developers of the site will need to extend the existing 16" waterline to the site and then an 8" line will be constructed into the site to provide for Fire service. The Project would also have to be annexed into Eastern Municipal Water District. Upon annexation, the Project will be served by an existing 8-inch vitrified clay pipe sewer line in an easement at the southwest corner of the Project site. It should be noted that as a part of the annexation process, the Local Agency Formation Commission (LAFCO) requires that Madison Avenue be included in the total project acreage; the post-annexation acreage will be 5.82 acres. The project site is not located on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Approval of the proposed Project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). This Mitigated Negative Declaration is the proposed CEQA environmental determination for this Project. The City of Murrieta, acting as the CEQA lead agency for this Project, will consider adoption of this Mitigated Negative Declaration at a future scheduled public meeting. Any commenters will be notified of the meeting date and location where adoption of the Mitigated Negative Declaration will be considered by the City.

Copies of the Initial Study and/or project technical studies are available for public review at the City office at the address identified at the top of this Notice. The 30-day public review period for the Initial Study begins on April 19, 2021-May 19, 2021. Any comments you have must be submitted in writing no later than the close of the comment period.

Date 4/13/2021



Ms. Juliet Mukasa  
City of Murrieta, Planning Department