

**CITY OF MURRIETA
MITIGATED NEGATIVE DECLARATION**

Lead Agency: City of Murrieta
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Riverside, CA 92562

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Project Title: Whitewood Condo / Apartment Project: Development Plan 2021-2406, Tentative Parcel Map 2021-2407 (38199), and Phasing Plan 2021-2408

State Clearinghouse Number: Not Yet Assigned

Project Location: The proposed project is located along Clinton Keith Road, at the southeast corner of the intersection of Whitewood Road and Clinton Keith Road in the City of Murrieta, Riverside County, California. The site is located Section 2, in Township 7 South, Range 3 West SBM as found on the USGS – Murrieta Quadrangle, 7.5 Minute Series topographic. The geographic coordinates are as follows: 33.595926, -117.161048°

Project Description: The approximately 29.18-acre site is located in the City of Murrieta, which is located within Riverside County, California. It is comprised of one parcel—APN 900-030-036-5—located along Clinton Keith Road northwest of the intersection of at the southeast corner of the intersection of Clinton Keith Road within the City of Murrieta. The project will require the following entitlements from the City of Murrieta: Development Plan 2021-2406, Development Plan 2021-2407 (38199), and Phasing Plan (2021-2408).

The proposed site will be developed with thirty-eight (38) buildings as shown on the site plan, which will make up the Whitewood Condo / Apartment Project. The site is planned to contain 38 buildings, of which 27 are condos and will be installed during one phase of construction, while the remaining 11 apartment buildings will be developed during a separate phase. Ultimately, the site will ultimately contain a total of 483 dwelling units at a density of 16.55 dwelling units per acre within the 29.18-acre site.

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.

Initial Study: The public review period for the Initial Study begins July 27, 2022 and ends on August 26, 2022. 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 127-134 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