

CITY OF MURRIETA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Riverside County Clerk and Office of Planning and Research
P.O. Box 751 State Clearinghouse
Riverside, CA 92502-0751 1400 Tenth Street
Sacramento, CA 95814

From: City of Murrieta
1 Town Square
Murrieta, CA 92562

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

SCH 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.

Project Sponsor: Corman Leigh
32823 Temecula Parkway, Temecula, CA 92592

This is to advise that the City of Murrieta, acting as the lead agency, has prepared an Initial Study to determine if the project may have a significant effect on the environment and is proposing to adopt a Mitigated Negative Declaration based on the following finding:

- The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment.
- The Initial Study identified potentially significant effects but:
 - (1) Revisions in the project plans or proposal made or agreed to by the applicant before this proposed Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,
 - (2) There is no substantial evidence before the agency that the project as revised may have a significant effect on the environment.

NOTICE OF INTENT, page 2

A copy of the Initial Study and all other material which constitutes the record of proceedings upon which the City based its decision to prepare this Mitigated Negative Declaration may be obtained at:

City of Murrieta
One Town Square, 24601 Jefferson Avenue
Murrieta, CA 92562

Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the IS/MND is available for download on the City's website at <https://murrietaca.gov/290/Public-Notices>. Also, in accordance with the California Governor's Executive Order N-54-20, all materials are being submitted electronically to the Office of Planning and Research State Clearinghouse CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).

The proposed Mitigated Negative Declaration will be available for a 30-day public review and comment during the review period, which begins on July 27, 2022 and ends on August 26, 2022.

	<i>Contract Planner</i>	<i>7/22/22</i>
_____ Signature	_____ Title	_____ Date

Date received for filing and posting

- County Clerk
- OPR