

### 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:** Terraces Apartment Project

Lead Agency: City of Murrieta Contact Person: Jarrett Ramaiya  
Mailing Address: 1 Town Square Phone: (951) 461-6069  
City: Murrieta Zip: 92562 County: County of Riverside

**Project Location:** County: County of Riverside City/Nearest Community: City of Murrieta

Cross Streets: Intersection of Walsh Center Drive and Sparkman (future Monroe Avenue)  
Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 37.8 Acres

Assessor's Parcel No.: APN No's. 910-031-001 thru - 005; - 007 thru - 010; - 015; - 017; -018; 021 thru - 026; 910-190-012 thru - 019

Section: Twp.: Range: Base: Within 2 Miles:

State Hwy #: State Route 15 adjacent to the west Waterways:  
Airports: Railways: Schools:

**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:
 Mit. Neg Dec Other: FONSI

**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  Site Plan  Land Division (Subdivision, etc.)  Other:

**Development Type:**

- Residential: Units 899 Acres 37.8
 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 Other:

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Office -Research/Regional Comm. – Transit Oriented Development (TOD)

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

The proposed project includes 899 total units, which include 5% (45 units) proposed as affordable units (very low). The units will be comprised of 360 1-bedroom, 471 two-bedroom, and 69 three-bedroom. Tentative Tract Map 38373 and Development Plan 2022-2518 proposes the subdivision of 29.44 net acres into two (2) large development parcels that includes eleven (11) residential buildings of four stories each and nine (9) two stories carriage style buildings.

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.

**Reviewing Agencies Checklist**

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

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| <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 type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <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 type="checkbox"/> Fish & Game Region # _____                  | <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              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date: February 10, 2023 Ending Date: March 13, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: \_\_\_\_\_ Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Signature of Lead Agency Representative:  Date: 02/10/2023

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