

**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:** Jarrett Ramaiya  
**Phone:** (951) 461-6069  
**Email:** Jramaiya@murrietaca.gov

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 the implementation of the design considerations and mitigation measures provided, the project will not have a significant adverse effect on the environment. We welcome comments and concerns of interested and responsible agencies and the public regarding the content of the Initial Study. Please send any comments to Jarrett Ramaiya with the City of Murrieta at the lead agency address listed above, and include name, address, and contact information.

**Project Title:** Terrace Apartments Project - Development Plan (DP) (2022-2518), Tentative Parcel Map (TM38373) & Phasing Plan (PH2022-2614)

**State Clearinghouse Number:** Not Yet Assigned

**Project Location:** The project site is located north of Murrieta Hot Springs Road, east of the Interstate 15 corridor, south of Vista Murrieta Road, and west of Sparkman Court in the City of Murrieta, (APNs 910-031-001, -002, -003, -004, -005, -007, -008, -009, -010, -015, -017, -018, -021, -022, -023, -024, -025 and -026; 949-190-012, -013, -014, -015, -016 -017, -018 and -019).

**Project Description:** The proposed Project would construct 899 apartment units on a 40.03 (29.44 net) acre site. The Project consists of eleven (11), four-story apartment buildings and twelve (12) two-story carriage unit buildings. A leasing center, clubhouse, swimming pool, and various walking paths and green space areas will be provided throughout the Project. A dog park and other outdoor open space area that will be available to the public will be provided at the northeast corner of the Site. In total, the Project will provide 359 one-bedroom/one-bathroom units, 482 two-bedroom/two-bathroom units and 58 three-bedroom/two-bathroom units.

The Project is zoned Regional Commercial/Office and is located within a Transit Oriented Development (TOD) Overlay District, which allows for multi-family at a minimum density of 30 dwelling units per acre. The General Plan land use designation is Commercial Office/Research Park (ORP). The proposed residential project is a permitted use in the TOD Overlay District and is subject to standards stipulated in Section 16.16.040 of the Murrieta Municipal Code. The project would provide 899 housing units, at 2.8 people per household which is approximately 2,572 residents. As allowed per State Density Bonus Law, the proposed Project would provide 45 very low-income units with the City allowing parking waivers to be applied. The remainder would be market-rate units. The Project will provide 5 percent of the very low-income housing allocation and approximately 30 percent of the total housing units allocated to Murrieta in the RHNA.

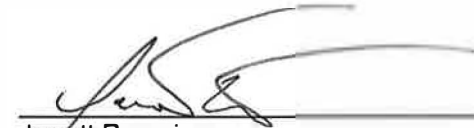
Earthwork will consist of 319,200 cubic yards of cut, 322,000 cubic yards of fills and import of 3,200 cubic yards of material. The project includes the following off-site improvements: roadway widening, landscaping, sidewalk, utility connections and to construct a full width segment of Monroe Avenue in the Sparkman Court corridor from Walsh Center Drive southeast to the existing Eastern Municipal Water District (EMWD) wastewater lift station and then half width improvements will be required from that point south to Murrieta Hot Springs Road. In addition, full-width improvements will be required for Monroe Avenue north to the intersection with Vista Murrieta. The project site is not located on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Applicant has obtained "will serve" letters from all the effected utility providers, in addition a Water Supply

Assessment (WSA) Report was adopted by the Eastern Municipal Water District (EMWD) confirming long term water supply for the proposed project. The project includes design considerations and mitigation measures to minimize environmental impacts that are further detailed in the environmental documents.

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 the adoption of this Mitigated Negative Declaration. Any commenters will be notified of the date and location where the 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 February 10, 2023 – March 13, 2023. Any comments you have must be submitted in writing no later than the close of the comment period.

Date 02/10/2023

  
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Jarrett Ramaiya  
City of Murrieta, Planning Division

Cc: Greg Mattson, Contract Planner