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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023020284

Project Title: Terraces Apartment Project

Lead Agency: City of Murrieta

Contact Name: Jarrett Ramaiya, City Planner

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Project Location: Murrieta (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed Project would construct 899 apartment units on a 38.7 gross (31.39 net) acre site. The Project consists of eleven (11), four-story apartment buildings and nine (9) 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. Phase I consists of buildings B1 and B6-B11 containing 652 one-, two- and three-bedroom units ranging in size from 743 square feet to 1,292 square feet. A total of 18 two-story, one-bedroom/one-bathroom (982 square feet) carriage units would also be constructed. Phase II consists of 247 one- and two-bedroom units in Buildings B2-B5 and 381 parking spaces.Of the total site, approximately 4.4 acres (191,664 square feet) (15% of net site area) would be landscaped. This would include internal landscape enhancements, perimeter sloped areas, street frontage improvements, parking lot shade trees and play amenity areas. Project construction is scheduled to begin in late 2023 with Phase I completed in early 2026. Build out of Phase II is expected by 2028. The site is located northwest of Murrieta Hot Springs Road/Sparkman Court intersection. It is bordered by Vista Murrieta Road to the north and the I-15 corridor to the west.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Proposed Project would not have potentially significant effects once conditions of approval, standard conditions and mitigation measures are implemented. Implementation of mitigation would reduce impacts to air quality, biological resources, cultural resources, paleontological resources, noise and tribal cultural resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known.

Provide a list of the responsible or trustee agencies for the project.

Eastern Municipal Water District – water and sewer connections
Southern California Edison – electrical line relocation and undergrounding permit
US Army Corps of Engineers – Clean Water Act Section 404 Nationwide Permit
San Diego Regional Water Quality Control Board – Clean Water Act Section 401 Water Quality Certification
California Department of Fish & Wildlife – Section 1602 Streambed Alteration Agreement
Murrieta Valley Unified School District – receipt for payment of impact fees
California Department of Transportation – approval of emergency vehicle access location and stormwater outfall into Interstate 15 right of way.
California Department of Transportation – Encroachment Permit

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