

RECIRCULATION READERS GUIDE

This Readers Guide is provided to facilitate reviewing changes between this Mitigated Negative Declaration and Initial Study Checklist (Recirculated IS/MND) and the Draft IS/MND previously circulated for public review for The Terrace Apartment Project (proposed project): Development Plan (DP) (2022-2518), Tentative Parcel Map (TM38373) & Phasing Plan (PH-2022-2614)

The Draft MND was previously circulated for public review from February 10, 2023, to March 13, 2023 (a 30-day public review period). All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft MND to the City of Murrieta. Since the previous circulation, portions of the Draft IS/MND have been revised to provide additions and changes to the environmental analysis, pertaining to the issue area of Transportation.

Pursuant to Section 15073.5 of the State CEQA Guidelines, the Draft IS/MND is being recirculated for public review as a portion of it has been substantially revised after public notice of its availability was previously given. The City requests that reviewers limit their comments to the revised portions of the Recirculated IS/MND. Comments on the previously distributed Draft IS/MND and this Recirculated IS/MND will be included in the Final MND.

For ease of review, the City has included the entirety of the Recirculated MND and Initial Study Checklist. However, the City requests that comments, if any, be made only on the text indicated in "strikeout/underline" format, which captures revisions to these documents. The reader can view all deleted text as indicated in strikethrough format. The previous Draft MND was circulated for a 30-day public review period. The City as Lead Agency has determined that the 30-day public review period for the Recirculated Draft IS/MND is appropriate (June 6, 2023 to July 5, 2023).

New comments must be submitted. Comments on the Recirculated IS/MND must be received no later than July 5, 2023, at 5:00 p.m. (a 30-day public review period) and should reference the project name: The Terraces Apartment Project. Comments can be emailed to JRamaiya@MurrietaCa.gov . Comments can be mailed to the following address:

City of Murrieta Planning Division
ATTN: Jarrett Ramaiya, Deputy Director
1 Town Square
Murrieta, CA 92562

The Recirculated IS/MND can also be reviewed at the Public Notices website, located at <https://www.murrietaca.gov/290/Public-Notices> . For additional information, please contact Jarrett Ramaiya at (951) 461-6069 or by e-mail at JRamaiya@MurrietaCa.gov .