



**Notice of Availability and
Intent to Adopt a Mitigated Negative Declaration
for the City of Murrieta
Terraces Apartment Project
(Recirculation of portions of the Mitigated Negative Declaration)**

The City of Murrieta has prepared an Initial Study for the Terraces Apartment Project, which recommends that a Mitigated Negative Declaration (MND) be recirculated, and the City has authorized the re-release of the proposed Initial Study/Mitigated Negative Declaration for public review and comment for the above project. Pursuant to Section 15073.5 of the State California Environmental Quality ACT (CEQA) Guidelines, the Draft IS/MND is being recirculated for public review as it has been revised after public notice of its availability has previously been given. The Recirculated IS/MND has been revised (in ~~strikeout~~/underline) to include updates to the following studies: Air Quality and Greenhouse Gas Emissions Study and Transportation Section and Traffic Impact Assessment Report. The City requests that reviewers limit the scope of their comments to only the portions of the Recirculated IS/MND that have changed. Comments on both documents, the Draft MND circulated from February 10, 2023, to March 13, 2023, and this Recirculated IS/MND will be included in the Final MND.

PROJECT NAME: Terraces Apartment Project

PROJECT DESCRIPTION: Terrace Apartments Project will process a Development Plan (DP) (2022-2518), Tentative Parcel Map (TM38373) & Phasing Plan (PH2022-2614). 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 residential buildings and nine (9) two-story carriage-style buildings. 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. As allowed per State Density Bonus Law, the proposed Project would provide 45 very low-income units, with State Law Allowed Parking Waivers.

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).

The Initial Study/Mitigated Negative Declaration (IS/MND) makes the proposed findings that the project will not have any unavoidable significant negative impacts on the environment upon implementation of the recommended mitigation measures. The 30-day public review period for the recirculated Initial Study begins on June 9, 2023, and ends on July 10, 2023.

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>.

Any interested person or agency may comment on this matter by submitting their written

comments before 5:00 pm on July 10, 2023. Comments should be sent to Jarrett Ramaiya, Deputy Director at City of Murrieta, One Town Square, Murrieta, CA 92562. Please submit comments to Mr. Ramaiya at (951) 461-6069 or at JRamaiya@MurrietaCA.gov. If you are interested in receiving additional information and/or any future updates on the proposed project, please submit your name and contact information or comments before 5:00 pm on July 10, 2023. Notification of the date, time, and place of future actions will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.