



# CITY OF MURRIETA NOTICE OF INTENT TO ADOPT A RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE TERRACES APARTMENT PROJECT

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Notice is hereby given that the City of Murrieta has completed a Recirculated Initial Study and Mitigated Negative Declaration (Recirculated IS/MND) of the following described project, noted below.

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 an updated 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 parking waivers to be applied as per State law.

**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).

**ENVIRONMENTAL DETERMINATION:** The Recirculated IS/MND was completed in accordance with the City of Murrieta's procedures for implementing CEQA. The Recirculated IS/MND was undertaken for the purpose of deciding whether the revised project may have a significant effect on the environment. Based on the Recirculated IS/MND, the City of Murrieta's Staff has concluded that the project will not significantly affect the environment. The Recirculated IS/MND reflects the independent judgment of the City of Murrieta.



**HAZARDOUS WASTE SITES:** In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

**UTILITY PROVIDERS:** The Applicant has obtained "will serve" letters from all the affected 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.

**SCOPING MEETING:** In accordance with CEQA Section 21083.9, the City of Murrieta **WILL NOT** hold a scoping meeting.

**ENVIRONMENTAL REVIEW AND PUBLIC COMMENT:** The proposed project application, plans, environmental documentation, technical studies, and other related information may be reviewed at the Planning Division Public Notices web page <http://www.murrietaca.gov/290/Public-Notices> and at City Hall Planning Division office, during general public business hours.

You may request a copy of the above-described items and draft decision. This can be either mailed, or emailed to you by contacting Jarrett Ramaiya, Deputy Director, (951) 461-6069, [JRamaiya@MurrietaCA.gov](mailto:JRamaiya@MurrietaCA.gov). Staff will also make themselves available to go over any questions and/or concerns.

The comment period for the Recirculated IS/MND begins on June 06, 2023, and closes on July 05, 2023 **at 5:00 PM**. Please submit comments to:

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