

NOTICE OF DETERMINATION

City of Murrieta Planning Division

To: Office of Planning and Research
PO BOX 3044
1400 Tenth Street, Room 222
Sacramento, CA. 95812-3044

From: City of Murrieta
1 Town Square
Murrieta, CA 92562

County of Riverside
County Clerk
2720 Gateway Dr.
Riverside, CA 92507

Project Proponent:
GS Parks at Murrieta, LLC
380 Stevens Avenue
Solano Beach, CA 92075
Adam Covington, Senior Director
(858) 245-1937

Subject: Filing: Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Terraces Apartments Project (DP-2022-2614; TPM 2022-2525; Phasing Plan PHS 2022-2614)

2023020284

State Clearinghouse Number

Jarrett Ramaiya, Deputy Director

Lead Agency Contact Person

(951) 461-6069

Area Code/Tele

Project Location: The site is located west of Walsh Center Drive and Monroe Avenue (Sparkman Drive) (APN No's. 910-031-001 thru - 005; - 007 thru - 010; - 015; - 017; -018; 021 thru - 026; and 949-190-012 thru - 019), City of Murrieta, CA; County of Riverside

Project Description: Tentative Parcel Map No. 38373 proposes the subdivision of 31.39 net acres as a multifamily residential project. The project site is located generally northwest of Monroe Avenue (Sparkman Drive) and Murrieta Hot Springs Road. The proposed project includes 899 total units, which include 5% (45 units) proposed as affordable units (very low). Tentative Tract Map 38373 and Development Plan 2022-2518 proposes the subdivision into two (2) large development phases that include 11 residential buildings of four (4) stories each and 9 two-story carriage-style buildings. Phasing Plan 2022-2614 addresses one (1) mass grading phase of the entire site and two (2) development phases.

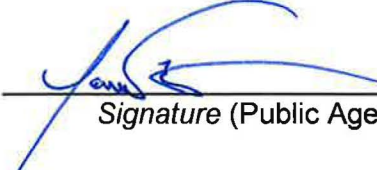
This is to advise that the City of Murrieta approved the above-described project on, September 22, 2023, and has made the following determination regarding the described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made as a condition of the approval of the project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program are with, and a record of project approval is available to the General Public at the City of Murrieta, 1 Town Square, Murrieta, CA 92562

Jarrett Ramaiya, Deputy Director

September 22, 2023



Signature (Public Agency)

Date Received for filing at OPR: _____