

Notice of Determination

To:

Office of Planning and Research
[CEQA Submit](#)

From:

Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd C-220
Ontario, CA 91764
Contact: john.dempsey@wildlife.ca.gov



Lead Agency

City of Murrieta
1 Town Square, Murrieta, CA 92562
Contact: Jarrett Ramaiya
Email: JRamaiya@murrietaCA.gov

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2023020284

Project Title: The Terraces Apartments Project (Lake or Streambed Alteration Agreement No.EPIMS-RIV-38196-R6)

Project Location (Riverside County): The Terraces project (Project) is located in the County of Riverside, State of California generally located north of Murrieta Hot Springs Road, west of Interstate 15, and east of existing Sparkman Court corridor and south of Vista Murrieta Road in the City of Murrieta, CA; (Exhibit A). The Project is located within various Assessor's Parcel Numbers 910-031-001, -002, -003, -004, -005, -007, -008, -009, -010, -015, -017, -018, -021, -022, -023, -024, -025, -026; 949-190-012, -013, -014, -015, -016, -017, -018, Latitude 33.55671, Longitude -117.19065.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed and issued Lake and Streambed Alteration Agreement (EPIMS-RIV-38196-R6), pursuant to Fish and Game Code section 1602, to the project Applicant, Musashi Liu.

The project is limited to the grade and fill of stream habitat designated as Drainages 1, 2, and 3 which fall within the Murrieta Creek sub-watershed. The project will develop 899 apartment units, including parking spaces, leasing center, clubhouse, swimming pool, paths and greenspaces, and a dog park on a 38.7 gross-acre site (31.39 net acres). Onsite surface flow will be captured and treated with a modular wetland system and biofiltration basins.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on July 23, 2024, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the **Mitigated Negative Declaration** prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures were made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan was adopted by CDFW for this project.
5. A Statement of Overriding Considerations was not adopted by CDFW for this project.
6. Findings were not made by CDFW pursuant to California Code of Regulations section 15091.

Notice of Determination

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:
Kim Freeburn
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Signature: _____ Date: 7/23/2024

Kim Freeburn, Environmental Program Manager

Date Received for filing at OPR: _____