

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
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SCH #

**Project Title:** Discovery Village Residential and Innovation ProjectLead Agency: City of MurrietaContact Person: Jarrett RamaiyaMailing Address: 1 Town SquarePhone: (951) 461-6069City: MurrietaZip: 92562County: Riverside**Project Location:** County: Riverside City/Nearest Community: MenifeeCross Streets: Baxter Road and Whitewood RoadZip Code: 92563Longitude/Latitude (degrees, minutes and seconds): 33 ° 36 ' 35 " N / 117 ° 10 ' 03 " W Total Acres: 55.8Assessor's Parcel No.: 392-290-049Section: 35Twp.: 6SRange: 3WBase: San BernWithin 2 Miles: State Hwy #: I-215Waterways: N/AAirports: N/ARailways: N/ASchools: Vista Murrieta High School**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg DecOther: Draft NOE & Initial Study FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Tentative Tract Map**Development Type:** Residential: Units 436 Acres 34.2 gross Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: Innovation: 272,000 Sq. ft; 18.8 gross acres; 445 employees**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, GHG**Present Land Use/Zoning/General Plan Designation:**Zoning: Innovation/Multi-Family 2; General Plan; Innovation/Multiple-Family Residential. Undeveloped**Project Description:** *(please use a separate page if necessary)*

The Project includes a proposed large lot TTM No. 38228 to establish eight numbered lots (Lots 1 through 8) for the development of residential and non-residential Innovation uses allowed pursuant to the existing General Plan Update and zoning designations; seven letter lots (Lots A through E, G, and H) primarily for roadway right-of-way (ROW); Lot F for land preserved as open space; and Lot J for an equestrian trail along Warm Springs Parkway. The Project site has General Plan land use designations of Innovation (0.6-2.5 FAR) and Multiple-Family Residential (10.1-30 du/acre), and is within the Innovation (INN) and Multi-family 2, Residential (MF-2) zoning districts. In summary, Lots 1 through 3 within the western portion of the Project site would be prepared for development of uses permitted under the INN land use and zoning designations. These lots collectively total 18.8 gross acres/16.53 net acres. Lots 4 through 8 within the eastern portion of the Project site would be prepared for development of uses allowed under the Multi-Family Residential land use and zoning designations. These lots collectively total 34.2 gross acres/28.55 net acres. Lot F, which encompasses two ephemeral drainage features, would be preserved as open space, and encompasses 2.8 acres. As described below, in addition to the proposed TTM No. 38228, the Project analyzed in the Initial Study includes the development of the Project site with residential and innovation uses (up to 436 residential units, comprised of 237 single-family detached units and 199 multi-family units, and 272,000 sf of Innovation uses).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>     | <input type="checkbox"/> Public Utilities Commission                         |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u>                 |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
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| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
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| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date March 17, 2023 Ending Date April 17, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>T&amp;B Planning, Inc</u>	Applicant: <u>Discovery Village LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>2646 Dupont Drive, Ste. 60 #520</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Tina Andersen, Principal</u>	Phone: <u>949.777.4070</u>
Phone: <u>949.300.7304</u>	

Signature of Lead Agency Representative:  Date: 03/16/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.