



**Draft Notice of Exemption (15183)  
and Initial Study  
for the City of Murrieta  
Discovery Village Residential and Innovation Project**

The City of Murrieta (City) is the Lead Agency for the project described below. In conjunction with its adoption of the City's General Plan 2035, the City has previously certified the *Final Environmental Impact Report for the Murrieta General Plan 2035* (SCH No. 2010111084), certified July 2011 (2011 EIR). With its adoption of the General Plan Update, the City certified the *Final Supplemental Environmental Impact Report for the Murrieta General Plan 2035* (SCH No. 2010111084) in June 2020 (2020 SEIR) (General Plan EIRs). These General Plan EIRs analyzed anticipated growth in Murrieta, including development of the Project site with a mix of residential and Innovation uses, and specifically identify that the City will use the General Plan EIRs to streamline environmental documentation for future development projects. The Initial Study evaluates whether impacts analyzed and mitigated in the 2011 EIR and 2020 SEIR adequately address potential Project impacts and whether the Project is exempt from further CEQA review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 because the Project is consistent with the General Plan designations of Innovation and Multifamily Residential and would not result in any impacts peculiar to the Project site that are not evaluated in the General Plan EIRs and/or mitigated by application of uniformly applied development policies, including General Plan policies, or standards adopted by the City or incorporated into the General Plan EIRs.

Pursuant to the Initial Study and based on review and analysis of the General Plan EIRs and the Project, the City has determined that the Project is exempt from further CEQA review. Although no Initial Study or public circulation is required by law in connection with this determination, the City elected to prepare an Initial Study to analyze the potential environmental impacts of the Project and to provide a copy of the exemption to the public for review prior to consideration by the City.

**PROJECT NAME:** Discovery Village Residential and Innovation Project

**PROJECT DESCRIPTION:** 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).

The Project would require the import of soil to the Project site (estimated to be 165,000 cy of soil import during the initial mass grading phase for purposes of analysis). All other grading activities would balance onsite. The maximum depth of excavation is 25 feet for utility installation. The Project would also involve the implementation of roadway improvements along Whitewood Road, Warm Springs Parkway, Antelope Road, Baxter Road, and Running Rabbit Road, along with site access improvements. Utility infrastructure would also be installed to serve the Project. The Project site is not located on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**PROJECT LOCATION:** The approximately 55.8-gross-acre (44.9-net-acre) Project site is bordered to the north by Baxter Road, to the east by Whitewood Road, to the south by the future alignment for Running Rabbit Road and developed and undeveloped land, and to the west by Antelope Road and Interstate (I)-215, in the City of Murrieta, Riverside County (APN 392-290-049).

Project is exempt from further CEQA review pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3. If the Project is approved a final Notice of Exemption will be filed by the City with the Office of Planning and Research and the County of Riverside. However, a courtesy public review period for the Initial Study begins on March 17, 2023 and ends on April 17, 2023.

Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the Initial Study 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 April 17, 2023. Comments should be sent to Jarrett Ramaiya, City Planner 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](mailto: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 April 17, 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.

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Attn: Planning Division  
1 Town Square  
Murrieta, CA 92562