

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-304

From: (Public Agency): City of Murrieta
One Town Square
Murrieta, CA 92562

County Clerk
County of: Riverside
2724 Gateway Drive
Riverside, CA 92507

Project Title: Development Plan Permit 2022-2685 and Tentative Parcel Map 2022-2686 (38568) Jefferson Murrieta Apartments

Project Applicant: JPI Companies, William Morrison, Director 11988 El Camino Real Suite 200, San Diego, CA 92130 (858) 299-4772

Project Location: Northeast of the intersection of Jefferson Avenue and Murrieta Hot Springs Road (APN No. 949-670-008, 949-670-009).

Project Location - City: Murrieta

Project Location - County: Riverside

The project proposes a Development Plan Permit for the development of the site for 852 units of multi-family residential and a Tentative Parcel Map (38568) for the subdivision of 31.69 gross acres into two parcels. The residential units would be provided in 16 four-story buildings with a height of 50 feet. The residential buildings would include units ranging from one- to three-bedroom units and include 329 one-bedroom units, 485 two-bedroom units, and 38 three-bedroom units. The total amount of parking spaces provided for both parcels amount to 1,791 spaces in a combination of tuck-under, carport, and surface parking. Grading activities would result in approximately 307,300 cubic yards (CY) of cut material and 424,100 CY of fill material, resulting in a net import of 116,800 CY. In addition, the project proposes roadway improvements to Jefferson Avenue and Murrieta Hot Springs Road including two new signalized intersections.

Name of Public Agency Approving Project: City of Murrieta Planning Commission

Name of Person or Agency Carrying Out Project: JPI Companies, William Morrison

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____
- Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183(c))

Reasons why the project is exempt: In conjunction with its adoption of the City's General Plan 2035, the City of Murrieta has previously certified the Final Environmental Impact Report (FEIR) 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 FEIR for the Murrieta General Plan 2035 (SCH No. 2010111084) in June 2020 (2020 SEIR) (GP EIRs). These GP EIRs analyzed anticipated growth in Murrieta. Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, and as demonstrated by the Initial Study and the supporting technical studies prepared for the Project, the Project is exempt from further environmental review because the Project is consistent with the GP designations in the GP EIRs and would not result in any impacts peculiar to the Project site that are not evaluated in the GP EIRs and/or mitigated by the application of uniformly applied development policies, including GP policies, or standards adopted by the City or incorporated into the GP EIRs and there is no new information not known at the time the 2020 SEIR was certified that shows that the Project would have a more severe impact than described in the GP EIRs.

Lead Agency (City of Murrieta)

Contact Person: Jarrett Ramaiya, Deputy Director

Telephone No: (951) 461-6069

If filed by the applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 07/26/23 Title: DEPUTY DIRECTOR

Signed by Lead Agency Signed by Applicant