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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Murrieta Hot Springs at Jefferson Residences

Lead Agency: City of Murrieta

Contact Name: Aaron Rintamaki

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Project Location: City of Murrieta (*City*) Riverside County (*County*)

Project Description (Proposed actions, location, and/or consequences).

Murrieta Hot Springs at Jefferson Residences Multi-Family Project: Quarterra, LLC (Project applicant) proposes a 389-unit multi-family development on an approximately 18-acre site. The Project includes a Development Plan permit (DP 2022-2605) for the multi-family units that will be placed in 15, three-story buildings. Approximately 13 acres net of the site will be developed, with a five-acre area containing grasslands and drainage to be avoided by design and retained as open space. The Project includes frontage improvements to Jefferson Avenue and Murrieta Hot Springs Road with new ingress/egress driveways, lane improvements, striping, and sidewalks. The Project provides 1, 2, and 3-bedroom apartments and on-site amenities for the residents and a total of 788 parking spaces (surface, carport, and garage). Sewer and water services are to be provided by Western Municipal Water District. Grading includes 14,900 cubic yards of cut, and 19,300 cubic yards of fill for a net import of 4,600 cubic yards of soil. The Property is zoned Community Commercial and is within a Transit Development Oriented Overlay District (TOD) which allows for multi-family residential when proposed at a minimum of 30 du per acre.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project's impacts on the following issue areas would be less than significant with mitigation incorporated: biological resources, cultural resources, geology and soils, tribal cultural resources. All impacts would be less than significant after mitigation. MM BIO-1 requires a pre-construction/absence survey for burrowing owls within 30 days prior to commencement of ground disturbing activities, including vegetation clearing, grubbing, tree removal, or site watering. MM BIO-2 requires pre-construction nesting bird surveys if vegetation removal activities are conducted during nesting season (typically September 1 to December 31). MM CR-1 specifies preparation of a cultural resources monitoring program conducted by a qualified archaeologist. MM GEO-1 requires compliance with the Geotechnical Exploration Study recommendations. MM GEO-2 would require implementation of a Paleontological Mitigation Monitoring and Reporting Program, which outlines specific guidelines for paleontological monitoring as well as instructions and handling procedures in the case of accidental discovery. MM TCR-1, MM TCR-2, and MM TCR-3 which requires the applicant retain an archaeological moni

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Western Municipal Water District