

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND TO BEGIN
THE 30-DAY PUBLIC REVIEW PERIOD**

To: County of Riverside and Office of Planning & Research
County Clerk-Recorder State Clearinghouse
2724 Gateway Drive 1400 Tenth Street
Riverside, CA 92507 Sacramento, CA 95814

Date: August 11, 2023

Public Review Period: September 11, 2023

Project Title: Murrieta Hot Springs at Jefferson Residences Multi-Family Project (DP-2022-2605)

Lead Agency: City of Murrieta **Contact:** Aaron Rintamaki
1 Town Square **Title:** Associate Planner
Murrieta, CA 92562 **E-Mail:** arintamaki@murrietaca.gov
Phone: (951) 461-6060

State Clearinghouse Number: Not Yet Assigned

Applicant: LMC Murrieta Holdings, LLC, 95 Enterprise, Suite 200, Aliso Viejo, CA 92656 (949) 448-1612

Project Location: The approximately 18-gross-acre project site is located at the southeast corner of the intersection at Murrieta Hot Springs Road and Jefferson Avenue (Assessor Parcel Number 910-410-011), in the City of Murrieta, Riverside County, California.

Project Description: 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.

Notice is hereby given that the City of Murrieta proposes to adopt a Mitigated Negative Declaration (MND) for the above-cited project. The MND addresses a range of CEQA-related issues and identified potentially significant impacts in the areas of applicable resources for which mitigation measures are proposed to reduce these impacts to a less than significant level. Copies of the Initial Study, the proposed MND, and supporting materials are available for review at the City's administrative office, located at 1 Town Square, Murrieta, CA 92562, or on the City's website at <https://www.murrietaca.gov/290/Public-Notices>.

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For questions regarding the MND, please contact:

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Address: City of Murrieta
1 Town Square
Murrieta, CA 92562

E-Mail: arintamaki@murrietaca.gov

Phone: (951) 461-6060

In accordance with the State CEQA Guidelines for Implementing the California Environmental Quality Act, any comments concerning the findings of the proposed Initial Study/MND must be submitted in writing and received by the City of Murrieta no later than 5:00 p.m. on September 11, 2023, to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please mail or email your written comments to Mr. Aaron Rintamaki, Associate Planner, City of Murrieta, 1 Town Square, Murrieta, CA 92562, or arintamaki@murrietaca.gov.

It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. Upon request, the Initial Study, the proposed MND, and supporting materials will be made available in appropriate alternative formats to persons with disabilities. If you require modification, accommodation, or special assistance for viewing the materials, please contact the City Clerk Department at (951) 461-6030.