



Lead Agency: CITY OF MURRIETA
ATTN: CHRIS TRACY, AICP SENIOR PLANNER
Address: 1 TOWN SQUARE
MURRIETA, CA 92562

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400797
07/26/2024 11:00 AM Fee: \$ 50.00
Page 1 of 3

Removed: _____ By: _____ Deputy


Project Title

DEVELOPMENT PLAN PERMIT NO. 2023-00024 AND TENTATIVE TRACT MAP NO. 2023- 00014 (TIM NO. 38579) OAK CREST TOWNHOMES

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-215679
STATE CLEARINGHOUSE NUMBER (If applicable) 2010111084

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MURRIETA	LEAD AGENCY EMAIL CTRACY@MURRIETACA.GOV	DATE 07/26/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400797	

PROJECT TITLE
 DEVELOPMENT PLAN PERMIT NO. 2023-00024 AND TENTATIVE TRACT MAP NO. 2023- 00014 (TIM NO. 38579) OAK CREST TOWNHOMES

PROJECT APPLICANT NAME SANCERRA COMMUNITIES - WHITEWOOD, LLC	PROJECT APPLICANT EMAIL ASMITH@SANCERRA.COM	PHONE NUMBER (949) 466-9604
PROJECT APPLICANT ADDRESS 2618 SAN MIGUEL DR. SUITE 1223,	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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NOTICE OF EXEMPTION

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

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

Riverside County Clerk
 4080 Lemon St.
 Riverside, CA 92501

Project Title:	Development Plan Permit No. 2023-00024 and Tentative Tract Map No. 2023-00014 (TTM No. 38579) Oak Crest Townhomes	
Project Location - Specific:	Northeast of the intersection of Whitewood Road and Clinton Keith Road (APN No. 392-330-003, -007, -020, and -021)	
Project Location - City:	City of Murrieta	
Project Location - County:	County of Riverside	
Description of Nature, Purpose, and Beneficiaries of Project:		
Nature:	The "Project" proposes a Development Plan Permit for the development of the site for 243 units of multi-family residential units and a Tentative Tract Map (TTM No. 38579) for the subdivision of 17.96 gross acres into 11 parcels. The Project includes two and three-story residential buildings for a total of 41 buildings with a maximum height of 32 feet for the two-story residential buildings, and 41 feet for the three-story residential buildings. The total amount of parking spaces provided is 671 spaces in a combination of garage and surface parking. Grading activities would result in approximately 96,000 cubic yards (CY) of cut material and 96,000 CY of fill material, with a maximum cut depth of 34 feet, resulting in no import/export of material. The Project is located northeast corner of the intersection of Whitewood Road and Clinton Keith Road (APNs: 392-330-003, -007, -020, and -021). In addition, the Project proposes roadway improvements to Arendt Lane, Whitewood Road, and Clinton Keith Road.	
Purpose:	Pursuant to State law, the City is required to process housing development projects subject to provisions of the City's Housing Element, Multi-Family 2 (MF-2) Zone standards, and under the Senate Bill 330 review standards.	
Public Agency Approval:	On July 24, 2024, the City of Murrieta Planning Commission approved the Project with the associated findings and associated environmental determination.	
Beneficiaries:	City of Murrieta	
Name of Public Agency Approving Project:	City of Murrieta	
Name of Person or Agency Carrying Out Project:	Adam Smith c/o Sancerra	
Exempt Status (check one):	<i>Pursuant to California Environmental Quality Act (CEQA) Statute and Guidelines</i>	
<input type="checkbox"/>	Ministerial (Sec. 21080(b)(1); 15268);	
<input type="checkbox"/>	Declared Emergency (Sec. 21080(b)(3); 152269(a));	
<input type="checkbox"/>	Emergency Project (Sec. 21080(b)(4); 15269(b)(c));	
<input type="checkbox"/>	Categorical Exemption. Type and Section:	State CEQA Guidelines §15060(c)(2) "Preliminary Review" State CEQA Guidelines §15061(b)(3) "Common Sense Exemption"
<input type="checkbox"/>	Statutory Exemption. Code Number:	
<input checked="" type="checkbox"/>	Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183(c))	
Reasons Why 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 Contact Person: Chris Tracy, AICP Senior Planner	Telephone & Extension: (951) 461-6046
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If Filed by Applicant:

1. Attach certified document of exemption finding.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Has a Notice of Exemption been filed by the public agency approving the project?		

Signature:  CHRIS TRACY AICP	Title: Senior Planner	Date: 07/24/24
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<input checked="" type="checkbox"/> Signed by Lead Agency	Date received for filing at OPR:
<input type="checkbox"/> Signed by Applicant	



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-215679

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202400797
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Sub-Total		\$50.00
Service Fee		\$1.14
Total		\$51.14
Tender (Credit Card Online)		\$51.14
Customer Email	ecolwell@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3336S819	
Customer Name	Emilie Colwell	
Customer Phone Number	619-847-4012	
Customer Address	3200 El Camino Real Suite 100 Irvine, CA 92602	

Signature _____

7/26/24 11:00 AM
Gateway Clerk