

2019129007

**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:** November 22, 2019

**Public Review Period:** December 2, 2019 – January 2, 2020

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration (MND)

**Lead Agency:** City of Murrieta **Contact:** Aaron Rintamäki, Associate Planner  
One Town Square **Phone:** (951) 461-6079  
Murrieta, CA 92562 **E-Mail:** [ARintamäki@MurrietaCa.gov](mailto:ARintamäki@MurrietaCa.gov)

**Findings/Potential Environmental Effects:** The City of Murrieta (City) is the Lead Agency preparing an Initial Study for the project described below. The Initial Study (IS) makes the proposed findings that, with implementation of the mitigation measures provided, the project will not have a significant adverse effect on the environment. The IS/MND identified potentially significant impacts in the areas of biological resources; cultural resources and tribal cultural resources; geology/soils; greenhouse gas emissions; noise; and transportation for which mitigation measures are proposed to reduce these impacts to less than significant levels. We need to know the comments and concerns of interested and responsible agencies and the public regarding the content of the Initial Study. Please send any comments to Mr. Aaron Rintamäki at the City of Murrieta at the address listed above. We will need the name, address, and telephone number of a contact person if comments are submitted.

**Project Title:** Promontory Point Apartment Project - Development Plan 2018-1761 (DP 2018-1761); General Plan Amendment 2018-1762 (GP 2018-1762); and 1762, Change of Zone 2018-1763 (ZC-2018-1763)

**State Clearinghouse Number:** Not Yet Assigned

**Project Location:** The project site is located at the southeast corner of Delhaven Street and Date Street, west of Winchester Road and north of Rising Hill Drive, in the City of Murrieta (City), Riverside County, California. The Project is mapped on Assessor's Parcel Numbers (APN) 913-210-005, 006, 007, 010-013, 033, 034, 035 and portions of 913-210-032.

**Project Description:** The Project proposes a General Plan Amendment (GPA), Zone Change (ZC), and Development Plan (DP) to change the existing Commercial General Plan land use, Single-Family land use, and Neighborhood Commercial zoning, Single Family 1 zoning to Multifamily Residential General Plan land use, Multi-Family 3 zoning, and to develop multi-family housing totaling 234 units on an 8.37 acre site. The Project will provide a recreation area with pool and covered picnic area, near the Date Street entry, that will have benches and grills/counters, and there will be a tot lot play area, near building 5, with covered picnic area that will also have benches and grills/counters.

The primary entry driveway is proposed off Date Street at the northwestern side of the Project. This entry is gated and will provide the main ingress and egress from the Project site. A secondary access off Rising Hill Drive (southwestern side of the Project) will provide an emergency only access. The Project will incorporate 382 off-street parking spaces, 98 spaces will be covered, 172 open/uncovered parking spaces, and 112 garage spaces. The City requires a 50% shade requirement for parking spaces, this is achieved with covered spaces and by shade from trees.

The site will be mass graded with approximately 53,000 cubic yards of cut and 53,000 cubic yards of fill, resulting in a balanced site with no soils being exported off site. The proposed Project will connect into an existing 12 inch Eastern Municipal Water District sewer line located in (old) Date Street, currently serving existing development in the vicinity of the Project site. There are no off-site improvements associated with the Project.

The Project site is undeveloped. The Project site is disturbed and appears to be routinely maintained for weed abatement purposes. The site is relatively flat with a gentle slope from northwest to southeast.

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Approval of entitlements for the proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). This Mitigated Negative Declaration is the proposed CEQA environmental determination for this project. The City of Murrieta, acting as the CEQA lead agency for this project, will consider adoption of this Mitigated Negative Declaration at a future scheduled public meeting. Any commenters will be notified of the meeting date and location where adoption of the Mitigated Negative Declaration will be considered by the City.

Copies of the Draft IS/MND, including supporting technical studies, are available for review at the address shown below and on the City of Murrieta's website <http://murrietaca.gov/290/Public-Notices>. The 30-day public review period for the Initial Study begins on December 2, 2019 and will close on January 2, 2020. Any comments you have must be submitted in writing no later than the close of the comment period.

Date 11-27-19



Mr. Aaron Rintamäki  
City of Murrieta, Planning Department  
Phone: (951) 461-6079