

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019129007

Project Title: Promontory Point Apartment Project

Lead Agency: City of Murrieta Contact Person: Aaron Rintamäki, Associate Planner
 Mailing Address: 1 Town Square Phone: (951) 461-6060
 City: Murrieta Zip: 92562 County: Riverside

Project Location: County: Riverside City/Nearest Community: Murrieta
 Cross Streets: Murrieta Hot Springs Road and Winchester Road Zip Code: 92563

Longitude/Latitude (degrees, minutes and seconds): 33 ° 33 ' 4.113 " N / 117 ° 8 ' 34.21 " W Total Acres: 8.37

Assessor's Parcel No.: See Attached Section: 24 Twp.: 7s Range: 3w Base: RHO
 Within 2 Miles: State Hwy #: SR-79 Waterways: N/A
 Airports: French Valley Airport Railways: N/A Schools: See Attached

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Zone Change

Governor's Office of Planning & Research

DEC 02 2019

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Development Type:

Residential: Units 234 Acres 8.37
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy/GHG/Wildfire

Present Land Use/Zoning/General Plan Designation:

Vacant / Neighborhood Commercial (NC) / Commercial (C) (Proposed Zoning/General Plan: Multi-Family 3 (MF-3) / Multiple Family Residential (MFR))

Project Description: *(please use a separate page if necessary)*

See Attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 2, 2019 Ending Date January 2, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Matthew Fagan Consulting Services, Inc.</u>	Applicant: <u>MHS 98, LLC - Attn: Steve Galvez</u>
Address: <u>42011 Avenida Vista Ladera</u>	Address: <u>31938 Temecula Parkway Suite A369</u>
City/State/Zip: <u>Temecula, CA 92591</u>	City/State/Zip: <u>Temecula, CA 92592</u>
Contact: <u>Matthew Fagan</u>	Phone: <u>(951) 297-8120</u>
Phone: <u>951-265-5428</u>	

Signature of Lead Agency Representative:  Date: 11-27-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROMONTORY POINT APARTMENT PROJECT – NOC ATTACHMENT

Assessor's Parcel Numbers

913210005; 913210006; 913210007; 913210010; 913210011; 913210012; 913210013; 913210033; 913210034; 913210035; and 913210032

Schools Within 2 Miles

- Warm Springs Middle School (39245 Calle de Fortuna), approximately 0.18 mile northwest of the Project site;
- Heritage Classical Charter School of America (29970 Technology Drive), approximately 0.70 mile north of the Project site; and
- Chaparral High School (27215 Nicolas Rd), approximately 0.75 mile south of the Project site.

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 General Plan 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.