CITY OF MURRIETA NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Riverside County Clerk and Office of Planning and Research

P.O. Box 751

Riverside, CA 92502-0751

From: City of Murrieta

1 Town Square Murrieta, CA 92562

Project Title: JEFFERSON AVENUE APARTMENT PROJECT

SCH Number: Not Yet Assigned

Project Location: The proposed Project is located along Jefferson Avenue northwest of the

intersection of Jefferson Avenue and Murrieta Hot Springs Road in the City of Murrieta, Riverside County, California. The site is located in Section 7, Township 7 South, Range 3 West SBBM as found on the USGS – Murrieta Quadrangle, 7.5 Minute Series topographic. The geographic coordinates are as follows:

State Clearinghouse

1400 Tenth Street Sacramento, CA 95814

33.554600°, -117.201802°

Project Description: The approximately 9.18 net acre site is comprised of one parcel (APN 949-220-

048-8) located along Jefferson Avenue northwest of the intersection of Jefferson Avenue. The project will require a design review and development permit from the City of Murrieta. The proposed site will be developed with 10 buildings which will make up the Jefferson Avenue Apartments Project. The site is planned to contain 7 apartment buildings that will ultimately provide a total of 160 apartment units at a density of 17.43 dwelling units per acre. The project proposes 18 parking garages for residents of the proposed Jefferson Avenue Apartments, which will contain a total of 160 parking spaces, or 1 garage space per dwelling unit. Additionally, the project proposes 180 additional parking spaces for resident and guest use; these spaces are inclusive of 34 electric vehicle spaces, and 8 handicapped spaces, for a total of 340 parking spaces provided. Access to the project will be provided by two gated drives located on Jefferson Avenue. Off-site improvements that need to be completed as part of the project include curb and gutter on the adjacent street, and lighting and landscaping along Jefferson Avenue on the project side of the street.

The Project includes a leasing office, a club house with a tree covered patio, and a gym for residents. The following additional amenities will be developed in support of the project: BBQ area at the swimming pool; swimming pool with spa; children's play area with playground equipment; dog park; and, open play area adjacent to the pool. The Project will install two WQMP Basins, one at the northwestern corner of the site, and one at the southeastern portion of the site. These bioretention basins will collect and manage onsite runoff. The Project will connect to all utilities — water, natural gas, electricity, sewer, and telecommunications — adjacent to the project site within Jefferson Avenue. Utilities, such as the electricity lines fronting the property will be undergrounded as part of the construction of the Project. Although the project does not include any onsite solar facilities, it does include the installation of 34 electric vehicle charging stations.

Project Sponsor(s): Mr. Barton L. Buchalter, Esq.

Murrieta Hot Springs/Jefferson L.P.

7210 Jordan Avenue #B7, Canoga Park, CA 91303

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deter	mine	advise that the City of Murrieta, acting as the lead agency, has prepared an Initial Study of the project may have a significant effect on the environment and is proposing to adopt egative Declaration based on the following finding:
	The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment. The Initial Study identified potentially significant effects but:	
\boxtimes	The Initial Study identified potentially significant effects but:	
	(1)	Revisions in the project plans or proposal made or agreed to by the applicant before the proposed Negative Declaration was released for public review would avoid the effects of mitigate the effects to a point where clearly no significant effects would occur; and,
	(2)	There is no substantial evidence before the agency that the project as revised may have significant effect on the environment.
A copy of the Initial Study and all other material which constitutes the record of proceedings upon whi the City based its decision to adopt this Mitigated Negative Declaration may be obtained at:		
		City of Murrieta One Town Square, 24601 Jefferson Avenue Murrieta, CA 92562
		ed Mitigated Negative Declaration will be available for a 30-day public review and comme eview period, which begins on December 14, 2020 and ends on January 12, 2021.
Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the IS/MND is available for download on the City's website at https://murrietaca.gov/290/Public-Notices . Also, in accordance with the California Governor's Executive Order N-54-20, all materials are being submitted electronically to the Office of Planning and Research State Clearinghouse CEQAnet Web Porta (https://ceqanet.opr.ca.gov/).		
Signa	ature	AL ASSOCIATE PLANNER 12/10/20 Title Date
Date	receiv	⊠ County Clerk ed for filing and posting □ OPR
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