

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 #

Project Title: Whitewood Condo / Apartment Project: Development Plan 2021-2406, Tentative Parcel Map 2021-2407 ....(cont. p2)

Lead Agency: City of Murrieta Contact Person: Jarrett Ramaiya, City Planner
Mailing Address: One Town Square Phone: (951)461-6069 / jramaiya@MurrietaCA.gov
City: Murrieta Zip: 92562 County: Riverside

Project Location: County: Riverside City/Nearest Community: Murrieta

Cross Streets: intersection of Whitewood Road and Clinton Keith Road in Murrieta Zip Code: 92562

Longitude/Latitude (degrees, minutes and seconds): 33 ° 35 ' 45.33" N / 117 ° 09 ' 39.77" W Total Acres: ~29.18 acres

Assessor's Parcel No.: 900-030-036-5 Section: 2 Twp.: 7S Range: 3W Base: SBM

Within 2 Miles: State Hwy #: 15 Waterways: Murrieta Creek

Airports: N/A Railways: N/A Schools: N/A

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:
[ X ] 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 [ X ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [ X ] Residential: Units 38 bldg Acres 29.18
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

(see page 2)

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

The approximately 29.18-acre site is located in the City of Murrieta, which is located within Riverside County, California. It is comprised of one parcel—APN 900-030-036-5—located along Clinton Keith Road northwest of the intersection of at the southeast corner of the intersection of Clinton Keith Road within the City of Murrieta. The project will require the following entitlements from the City of Murrieta: Development Plan 2021-2406, Development Plan 2021-2407 (38199), and Phasing Plan (2021-2408). ....(cont. pg2)

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.

## **Notice of Completion, page 2**

### **Project Title:**

...(38199), and Phasing Plan 2021-2408

### **Present Land Use / Zoning / General Plan Designation:**

**Present Land Use:** the area north of the project is relatively sparsely developed with a few single-family residences; the area south of the project site is vacant and owned by the County RCA as preserved habitat; the area east of the project site is vacant and owned by the RCA; and the area west, Vista Murrieta High School is located at the southwest corner of the intersection of Whitewood Road and Clinton Keith Road with a small sliver of preserved land owned by the RCA.

**Zoning:** Existing – Multi-Family Residential MF-2 and Proposed – No change in zone classification proposed

**General Plan Use:** Existing -- Multi-Family Residential MFR and Proposed – No change in General Plan designation proposed

### **Project Description:**

.... The proposed site will be developed with thirty-eight (38) buildings as shown on the site plan, which will make up the Whitewood Condo / Apartment Project. The site is planned to contain 38 buildings, of which 27 are condos and will be installed during one phase of construction, while the remaining 11 apartment buildings will be developed during a separate phase. Ultimately, the site will ultimately contain a total of 483 dwelling units at a density of 16.55 dwelling units per acre within the 29.18-acre site.

**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".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District #8
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #6
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB #9
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

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

Starting Date July 27, 2022 Ending Date August 26, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Tom Dodson &amp; Associates</u>	Applicant: <u>City of Murrieta</u>
Address: <u>P.O. Box 2307</u>	Address: <u>One Town Square</u>
City/State/Zip: <u>San Bernardino, CA 92406</u>	City/State/Zip: <u>Murrieta, CA 92562</u>
Contact: <u>Tom Dodson</u>	Phone: <u>(951) 461-6069; email: JRamaiya@MurrietaCA.gov</u>
Phone: <u>(909) 882-3612</u>	

Signature of Lead Agency Representative:  Date: 7/27/22

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