

**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 23, 2022

Public Review Period: November 29, 2022 - December 29, 2022

Project Title: Development Plan DP 2021-2347, Whitewood South Apartments

Lead Agency: City of Murrieta **Contact:** Mr. Chris Tracy, AICP
1 Town Square **Title:** Senior Planner
Murrieta, CA 92562 **E-Mail:** ctracy@murrietaca.gov
Phone: (951) 461-6046

State Clearinghouse Number: Not Yet Assigned

Applicant: Murrieta Whitewood Multifamily, LLC., Sunti Kumjin, 217 Medano Street, Rancho Mission Viejo, CA 92694, (949) 285-5521

Project Location: The project is located at the southwest corner of Whitewood Road and Lee Lane, Murrieta, California. The approximately 18.7-acre site consists of Assessor's Parcel Number 392-320-014. It is mapped on the U.S. Geological Survey 7.5-minute Murrieta, California quadrangle, within Township 6 South, Range 3 West, Section 35.

Project Description: Murrieta Whitewood Multifamily, LLC. (Project proponent) is proposing to implement a 324-unit multifamily development on an approximate 18.7-acre site, located within the City of Murrieta, western Riverside County, California. As presently proposed, the Project proponent has prepared an application for Development Permit DP 2021-2347 is submitted pursuant to Chapter 16.56, Development Plan Permits, of the City's Development Code, for the site development.

Notice is hereby given that the City of Murrieta proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration addresses a full range of CEQA issues, and has identified potentially significant Impacts in the areas of biological resources, cultural resources, tribal cultural resources, and noise, for which mitigation measures are proposed to reduce these impacts to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Murrieta. Copies of the Initial Study, the proposed Mitigated Negative Declaration, and supporting materials, are available for review at the City's administrative office, located at 1 Town Square, Murrieta, CA 92562 or on the City's website at <https://www.murrietaca.gov/290/Public-Notices>. For questions regarding the Mitigated Negative Declaration, please contact:

Name: Mr. Chris Tracy, AICP
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In accordance with the State CEQA Guidelines for Implementing the California Environmental Quality Act, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be submitted in writing and received by the City of Murrieta no later than 5:00 p.m. on December 29, 2022, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please mail or email your written comments to Mr. Chris Tracy, AICP Senior Planner, City of Murrieta, 1 Town Square, Murrieta, CA 92562 or ctracy@murrietaca.gov.

It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. Upon request, the Initial Study, the proposed Mitigated Negative Declaration, and supporting materials, will be made available in appropriate alternative formats to persons with disabilities. If you require modification, accommodation, or special assistance for viewing the materials, please contact the City Clerk Department at (951) 461-6030.