



NOTICE OF PREPARATION OF A FOCUSED ENVIRONMENTAL IMPACT REPORT (EIR)

DATE: June 16, 2020

TO: Responsible and Trustee Agencies, Interested Organizations and Parties

FROM: City of Murrieta – Development Services Department

SUBJECT: NOTICE OF PREPARATION OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT FOR THE WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT

The City of Murrieta (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed project identified below. The City will oversee preparation of a “Focused” EIR that will address a single issue (Aesthetics, Scenic Vistas), specifically the impact to existing scenic vistas from adjacent private residences to the Santa Rosa Plateau. The City is seeking input from the general public, public agencies, and interested parties regarding the scope and content of the environmental information that should be analyzed in the Focused EIR. A short description of the Project, as well as the location and potential environmental effects, are discussed below. The enclosed maps show the location of the proposed Project. In accordance with Section 15064 of the State CEQA Guidelines the City has determined that a Focused EIR will be prepared to address potential adverse modifications to scenic vistas of residents adjacent to the proposed project. An Initial Study accompanies this Notice of Preparation. No other issues were identified in the Initial Study with a potential to exceed applicable thresholds of significance.

PROJECT CASE NO./TITLE: Development Plan DP-2019-1997

PROJECT APPLICANT: Nutmeg/Washington Development, L.P.

PROJECT LOCATION: The proposed project is located north of the intersection of Nutmeg Street and Washington Street in the City of Murrieta, Riverside County, California. The site is located Section 7, in Township 7 South, Range 3 West SBM as found on the USGS – Murrieta Quadrangle, 7.5 Minute Series topographic. The geographic coordinates are as follows: 33.573887, -117.234522 (Please refer to Figures 1 and 2 for project location depicted at a regional and site level).

PROJECT DESCRIPTION: If the current site development plan is approved by the City, the revised Washington/Nutmeg Multifamily Development Project would construct 17 apartment buildings containing 210 multi-family housing (all market-rate apartment units). This includes 88 one-bedroom units; 88 two-bedroom units; and 34 three-bedroom units. The Project proposes 13 two-story buildings and four (4) three-story buildings. A total of 210 garage spaces will be installed; 183 uncovered parking spaces will be installed; and 52 guest parking spaces will also be installed for a total of 445 parking spaces. Off-site improvements to be completed as part of the project would include curb and gutter on adjacent streets, and lighting and landscaping along Washington Avenue and Nutmeg Street on the project side of the street. The developer is seeking to merge the four parcels within the 14.4-acre site into one parcel. The current site plan is shown on Figure 3.

The following amenities will be included with the project: clubhouse with open kitchen, BBQ area and fire-pit with seating; swimming pool with spa; exercise room; children's play area with play equipment; dog park; bocce court with BBQ area; outdoor evening movie area; open grass play area; tech room; a leasing office with conference room; and enclosed mail room with dedicated area for on-line packaging area.

POTENTIALLY SIGNIFICANT IMPACT: The attached Initial Study and technical appendices evaluate environmental issues identified in the City's Initial Study Environmental Checklist Form, and, based upon current information, concluded that all project-related impacts, except one, are less than significant with implementation of mitigation measures where required. The City proposes to analyze the following environmental issue as a potentially significant impact in the Focused EIR: aesthetics, specifically modification of existing scenic vistas from adjacent residences to the Santa Rosa Plateau, which forms the western background visual setting for the City of Murrieta. Refer to Figure 4 which shows this scenic view from an adjacent residence. Comments on this potentially significant impact and all other environmental issues addressed in the attached Initial Study are encouraged and will be considered.

THIRTY DAY COMMENT PERIOD: Pursuant to State CEQA Guidelines (Cal Code Regs., Title 14 para. 15000 *et seq.*) Section 15082(a), any response and/or comments must be submitted to this office as soon as possible but **not later than thirty (30) days** after the date of this notice. The Notice of Preparation (NOP) comment period begins on June 16, 2020 and ends on July 15, 2020. Please submit your written responses to this NOP, including any comments you may have on this project, by regular mail or e-mail, to:

Mr. James Atkins, Associate Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562
951.461.6061
JAtkins@MurrietaCA.gov

Please include the name of a contact person at your agency in any submitted comments. If you have any questions, please contact Mr. James Atkins by phone or e-mail at the number-address above.



Jarrett Ramaiya, City Planner

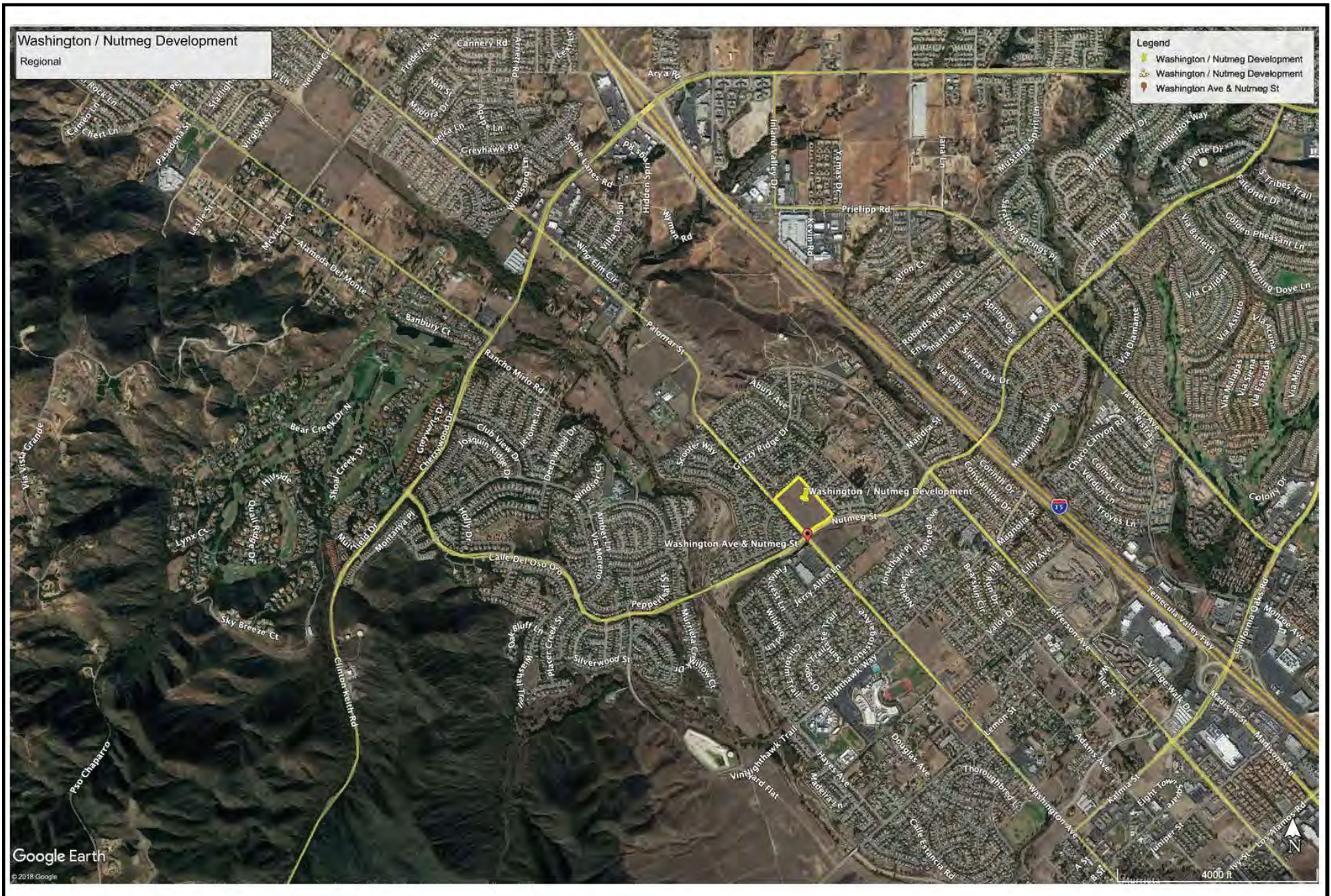
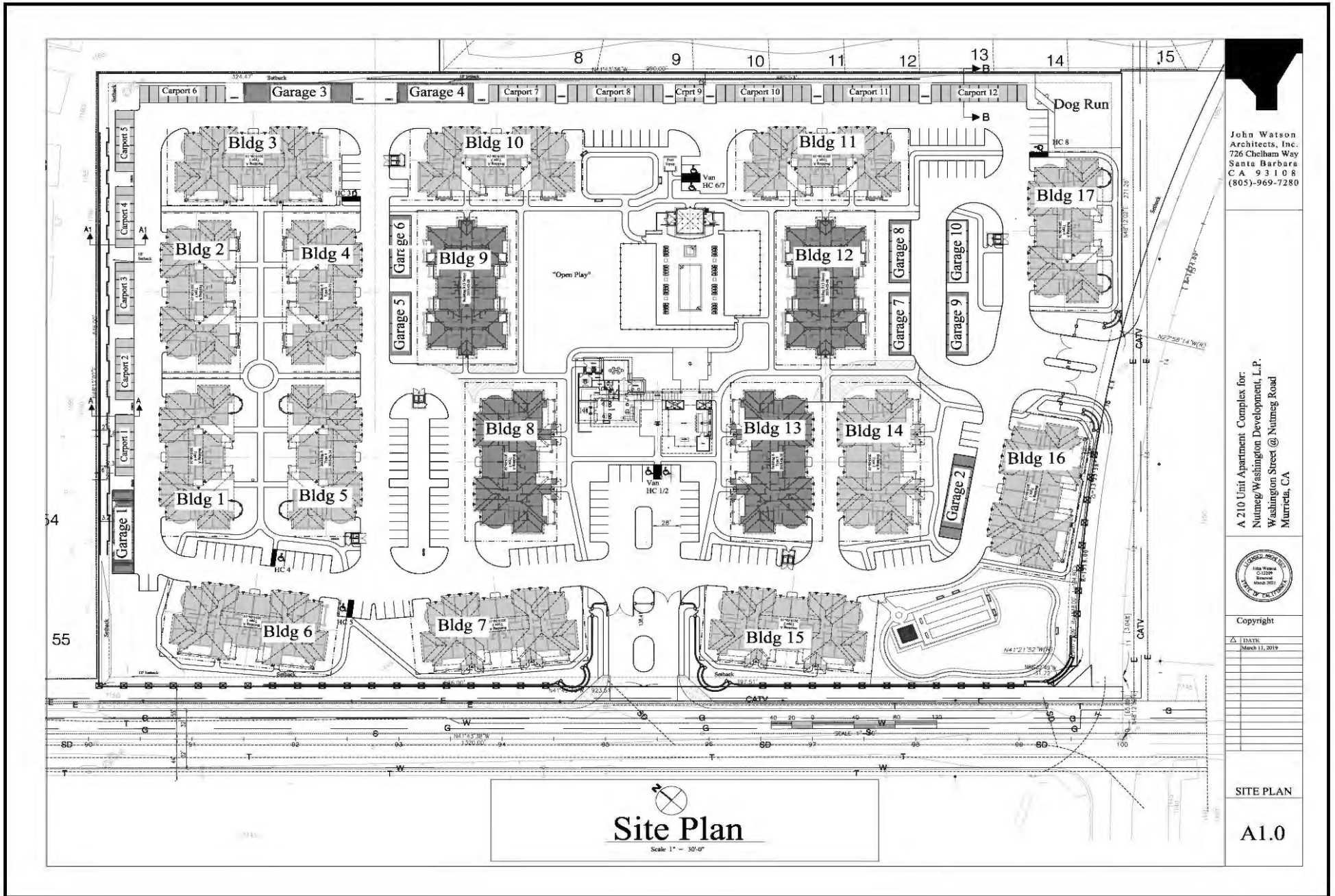


FIGURE 1



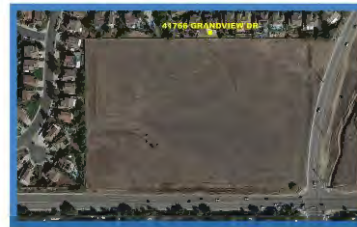
FIGURE 2



Before



After



Nutmeg Apartment Project
City of Murrieta

41766 Grandview Drive

Architect: John Watson **FORMA**

FIGURE 4