

Washington/Nutmeg Multifamily Development Project (DP-0219-1997)

Summary

SCH Number	2020060294
Lead Agency	City of Murrieta
Document Title	Washington/Nutmeg Multifamily Development Project (DP-0219-1997)
Document Type	NOD - Notice of Determination
Received	1/28/2022
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Document Description	<p>Washington/Nutmeg Multifamily Development, L.P. is proposing to develop a 14.4-acre vacant property into a 210-unit apartment complex at the northeast corner of the Washington Avenue/Nutmeg Street intersection. This document is prepared as a Tier 2 Focused Environmental Impact Report (EIR) to a previously adopted Initial Study (IS) / Mitigated Negative Declaration (MND) which was completed in April 2005. Due to the recession development of the site did not proceed over the past 15 years. The Applicant is proposing to modify the original approved project and the City of Murrieta intends to consider this Tier 2 Focused EIR for the revised project.</p> <p>This Focused Draft EIR evaluates the following modifications to the development of this 14.4-acre site. If the proposed site development plan (DP-2019-1997) is approved, the revised Washington/ Nutmeg Multifamily Development Project would construct 17 apartment buildings containing 210 multi-family housing units (all market-rate apartment units). This includes 88 one-bedroom units; 88 two-bedroom units; and 34 three-bedroom units. There will be 13 two-story buildings and four three-story buildings. A total of 210 garage spaces will be installed; 183 uncovered parking spaces will be installed; 52 guest parking spaces will be installed; and one mail/package guest deliver space will be installed for a total of 446 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 three parcels that exist on the 14.4-acre site into one parcel.</p>

Contact Information

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Location

Coordinates	33°34'25.99"N 117°14'4.28"W
Cities	Murrieta
Counties	Riverside
Regions	Southern California
Cross Streets	intersection Nutmeg Street and Washington Street
Zip	92562
Total Acres	14-4 acres
Parcel #	906-020-092, 906-020-013, 906-020-012
State Highways	15
Railways	N/A
Airports	N/A
Schools	N/A
Waterways	Murrieta Creek
Township	7S
Range	3W
Section	7
Base	SBM

Notice of Determination

Approving Agency	City of Murrieta
Approving Agency Role	Lead Agency
Approved On	1/26/2022
County Clerk	Riverside
Final Environmental Document Available at	City of Murrieta, Planning Division, One Town Square, Murrieta, CA 92562

(1) The project will have a significant impact on the environment	No
(2a) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA	Yes
(2b) A Mitigated or a Negative Declaration was prepared for this project pursuant to the provisions of CEQA	No
(2c) An other document type was prepared for this project pursuant to the provisions of CEQA	No
(3) Mitigated measures were made a condition of the approval of the project	Yes
(4) A mitigation reporting or monitoring plan was adopted for this project	Yes
(5) A Statement of Overriding Considerations was adopted for this project	No
(6) Findings were made pursuant to the provisions of CEQA	Yes

Attachments

Notice of Determination

MJW-270 NOD conformed-stamped (w-fee receipt) PDF 458 K

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