

**NOTICE OF DETERMINATION  
(Consistency Determination Pursuant to CEQA Section 15164)**

(Choose one)

**TO:**   X   Riverside County, County Clerk  
2724 Gateway Drive  
Riverside, CA 92507

       Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**FROM:** City of Murrieta  
Development Services Department  
One Town Square  
Murrieta, CA 92562

**PROJECT NUMBER:** DP-2022-2605/2023-00006

**STATE CLEARINGHOUSE NUMBER:** #2023080218

**PROJECT TITLE:** Murrieta Hot Springs at Jefferson Residences Initial Study/Mitigated Negative Declaration (IS/MND)

**PROJECT LOCATION:** Approximately 18 gross acres of land located at the southeast corner of the Murrieta Hot Springs Road at Jefferson Avenue intersection (Assessor Parcel Number 910-410-011).

**PROJECT DESCRIPTION:** The project proposes a 387-unit multi-family development on an approximately 18-acre site. The Project includes a Development Plan permit (DP 2022-2605/2023-00006) for the multi-family units that will be placed in 15 three-story buildings. Approximately 13 acres net of the site will be developed, with a five-acre area containing grasslands and a drainage to be avoided by design. The Project includes frontage improvements to Jefferson Avenue and Murrieta Hot Springs Road with new ingress/egress driveways. The Project provides 1, 2, and 3-bedroom apartments and a total of 780 parking spaces (surface, carport, and garage). Sewer and water services are to be provided by Western Municipal Water District. Grading includes 317 cubic yards of cut and 66,317 cubic yards of fill for a net import of 51,000 cubic yards of soil. The Property is zoned Community Commercial and is within a Transit Oriented Development (TOD) Overlay District, which allows for multi-family residential when proposed at a minimum of 30 du per acre.

**PROJECT APPLICANT:** Quarterra, LLC, 20 Enterprise, Suite 125, Aliso Viejo, CA 92656 (949) 606-5536

This is to advise that the City of Murrieta, on May 7, 2024, approved the above-described project and made the following determinations:

- (1) The project will not have a significant effect on the environment.
- (2) A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- (3) Mitigation measures were made as a condition of the approval of the project.
- (4) A statement of Overriding Considerations was not adopted for this project.
- (5) Findings were made pursuant to the provisions of CEQA.

It is hereby certified that the Murrieta Hot Springs at Jefferson Residences IS/MND, including comments and responses are available to the general public at the office of the Development Services Department, One Town Square, Murrieta, CA 92562.

Analyst: Aaron Rintamaki

Telephone: 951-461-6079

Filed by: \_\_\_\_\_

Signature

Associate Planner

Title

**[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]**

Reference: California Public Resources Code, Section 15162/64.