



Lead Agency: CITY OF MURRIETA
ATTN: JARRETT RAMAIYA, DEP. DIR. DEV. SVCS.
Address: ONE TOWN SQUARE
MURRIETA, CA 92562

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300639
06/15/2023 11:07 AM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy



Project Title

DISCOVERY VILLAGE RESIDENTIAL AND INNOVATION PROJECT - TTM 2022-2515 (TTM 38228)

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☒ Notice of Exemption
- ☐ Other:

Notes

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-304

From: (Public Agency): City of Murrieta
One Town Square
Murrieta, CA 92562

County Clerk

County of: Riverside

2724 Gateway Drive

Riverside, CA 92507

Project Title: Discovery Village Residential and Innovation Project – TTM 2022-2515 (TTM 38228)

Project Applicant: Discovery Village LLC, 2646 Dupont Drive, Suite 60 #520, Irvine, CA 92612

Project Location - Specific: Southwest corner of the Baxter Road/Whitewood Road intersection (APN No. 392-290-049). The Project site is bordered by Baxter Road to the north, Whitewood Road to the East, and the future alignment for Running Rabbit Road to the south.

Project Location - City: Murrieta

Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project: The Project includes a proposed large lot TTM No. 38228 to establish eight numbered lots (Lots 1 through 8) for the development of residential and non-residential Innovation uses allowed pursuant to the existing General Plan Update and zoning designations; seven letter lots (Lots A through E, and G,) primarily for roadway right-of-way (ROW); Lot F for land preserved as open space; and an easement for an equestrian trail along Warm Springs Parkway.

Name of Public Agency Approving Project: City of Murrieta Planning Commission

Name of Person or Agency Carrying Out Project: Discovery Village LLC

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____
- ☒ Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183[c])

Reasons why project is exempt: In conjunction with its adoption of the City's General Plan 2035, the City of Murrieta has previously certified the Final Environmental Impact Report for the Murrieta General Plan 2035 (SCH No. 2010111084), certified July 2011 (2011 EIR). With its adoption of the General Plan Update, the City certified the Final Supplemental Environmental Impact Report for the Murrieta General Plan 2035 (SCH No. 2010111084) in June 2020 (2020 SEIR) (General Plan EIRs). These General Plan EIRs analyzed anticipated growth in Murrieta, including development of the Project site with a mix of residential and Innovation uses, and specifically identify that the City will use the General Plan EIRs to streamline environmental documentation for future development projects. The Project site has General Plan land use designations of Innovation (0.6-2.5 FAR) and Multiple-Family Residential (10.1-30 du/acre), and is within the Innovation (INN) and Multi-family 2, Residential (MF-2) zoning districts. Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, and as demonstrated by the Initial Study prepared for the Project, the Project is exempt from further environmental review because the Project is consistent with the General Plan designations of Innovation and Multifamily Residential analyzed in the General Plan EIRs and would not result in any impacts peculiar to the Project site that are not evaluated in the General Plan EIRs and/or mitigated by application of uniformly applied development policies, including General Plan policies, or standards adopted by the City or incorporated into the General Plan EIRs and there is no new information not known at the time the 2020 SEIR was certified that shows that the Project would have a more severe impact than described in the General Plan EIRs. No additional or different mitigation measures beyond those identified in the General Plan EIRs.

Lead Agency

Contact Person: Jarrett Ramaiya, Dep. Dir., Dev. Svcs. Area Code/Telephone/Extension: (951) 461-6069

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: [Signature] Date: 06/14/23 Title: Deputy Director

☒ Signed by Lead Agency ☐ Signed by Applicant



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
23-162375

STATE CLEARINGHOUSE NUMBER (If applicable)
2023030496

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MURRIETA	LEAD AGENCY EMAIL JRAMAIYA@MURRIETACA.GOV	DATE 06/15/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300639	

PROJECT TITLE

DISCOVERY VILLAGE RESIDENTIAL AND INNOVATION PROJECT - TTM 2022-2515 (TTM 38228)

PROJECT APPLICANT NAME DISCOVERY VILLAGE LLC	PROJECT APPLICANT EMAIL DHICKS@ARGENTMANAGEMENTLLC.COM	PHONE NUMBER 949.777.4070
PROJECT APPLICANT ADDRESS 2646 DUPONT DRIVE, STE. 60 #520 ,	CITY IRVINE	STATE CA
		ZIP CODE 92612

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE

X *Irma Rodriguez*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Irma Rodriguez



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-162375

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202300639
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Sub-Total		\$50.00
Service Fee		\$1.14
Total		\$51.14
Tender (Credit Card Online)		\$51.14
Customer Email	cmrosia@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3124S746	
Customer Name	Christhida Mrosia	
Customer Phone Number	7145056360 ext. 119	
Customer Address	3200 El Camino Real Suite 100 Irvine, CA 92602	

Signature _____