

**CITY OF MURRIETA
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR THE
MADISON AVENUE STREET IMPROVEMENTS / WESTERN WATER,
WATER & SEWER LINE PROJECT**

Notice is hereby given that the City of Murrieta is circulating an Initial Study/Mitigated Negative Declaration (IS/MND) for public review and comment pursuant to the provisions of the California Environmental Quality Act (CEQA). The comment period begins on Monday, March 9, 2026, and closes on Tuesday, April 7, 2026, at 5:00 PM.

PROJECT NAME: Madison Avenue Street Improvements / Western Water, Water & Sewer Lines

PROJECT LOCATION: The proposed Project site is located in the City of Murrieta, southwest Riverside County, directly west of Interstate 15 and east of Jefferson Avenue, between Guava Street and Sandalwood Circle.

PROJECT DESCRIPTION: The proposed Project would be located within the South Madison Avenue Business Corridor, and would: 1) construct an approximately 1.1-mile (5,900 linear feet (LF)) segment of Madison Avenue (between Guava Street and a point between Elm Street and Golden Gate Circle); 2) install: a) approximately 5,400 LF of PVC waterline (8- and 12-inch diameter); and b) 5,000 LF of PVC sewer line (8-, 10-, and 12-inch diameter) within the City of Murrieta right-of-way. Grading would consist of approximately 81,000 cubic yards of fill and 37,400 cubic yards of cut with a net import of 43,700 cubic yards of fill material. Maximum depth of cut would be 20 feet from existing grade; maximum height of fill would be 30 feet above existing grade. Temporary access roads would be constructed on Guava Street, Monroe Avenue, Newton-Azrak Street, Fig Street, Larchmont Street, and Hoover Street to provide alternative access throughout construction.



The **Madison Avenue Street Improvements** would be consistent with the City’s Secondary Highway Design Standards (in accordance with the City’s General Plan and Circulation Element). Proposed asphalt concrete (AC) pavement would cover an area of approximately 7.2 acres (314,000 square feet), consisting of approximately 5,700 linear feet of 6-inch AC Berm, 6,400 LF of 6-inch curb and gutter, and 31,000 square feet of 4-inch concrete sidewalk. The proposed roadway would be constructed within an 88-foot-wide Right of Way (ROW), and increase the existing two-lane Madison Avenue to full-width (64-foot curb to curb) between Guava Street and Newton-Azrak Street, and partial-width (44-foot curb to curb) from Newton-Azrak Street to Elm Street. The partial width segment would consist of full-width improvements on the western half of the roadway plus 12-feet of paving and a 10-foot graded shoulder on the eastern half of the roadway, The roadway would be striped for two vehicular travel lanes, one in each direction, a center two-way-left-turn-lane, and two striped 5-foot-wide Class 2 bike lanes adjacent to the travel lanes. The southbound lanes would feature a concrete curb and gutter, and a 12-foot-wide parkway with a 5-foot wide non-contiguous sidewalk located 7-feet behind face of curb in portions of the project. The northbound lanes would feature a 6-inch AC berm, and a 10-foot-wide graded parkway.

Western Water would install a **new water main line** (and accompanying fire hydrants, valves, and service lines) would be located beneath Madison Avenue from Guava Street to Elm Street, replacing 1,300 LF of 12-inch diameter PVC water main line.

New sewer lines (and accompanying manholes and service lines) would consist of: a 10- and 12-inch diameter sewer main for 1,400 LF beneath Fig Street (from Madison Avenue to approximately 300 feet southwest of Jefferson Avenue (connecting to the existing Eastern Municipal Sewer line)); and an 8-inch diameter main for 3,600 LF beneath Madison Avenue (from approximately 2,000 feet south of Guava Street to Elm Street Avenue) and 3,287 feet along Madison Avenue (from Elm Street to 679 feet northwest of Fig Street).

ENVIRONMENTAL DETERMINATION: The draft IS/MND has been completed in accordance with the City of Murrieta's procedures for CEQA implementation. The Initial Study was undertaken for the purpose of deciding whether the proposed Project would have a significant effect on the environment. Based on the findings of the Initial Study, the City of Murrieta has concluded that the proposed Project would not result in significant, adverse impacts on the environment. The IS/MND reflects the independent judgment of the City of Murrieta.

PROJECT IMPACTS: The IS/MND for the proposed Project includes a Mitigation Monitoring and Reporting Plan to ensure that potentially significant impacts are reduced to less than significant levels. In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the proposed Project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

ENVIRONMENTAL REVIEW AND PUBLIC COMMENT: The proposed Project application, plans, environmental documentation, technical studies, and other related information may be reviewed at the Planning Division web page <http://www.murrietaca.gov/290/Public-Notices> and at City Hall Planning Division office, during general public business hours.

You may request a copy of the above-described items and draft decision. This can be either mailed, or emailed to you by contacting John Karamitsos, Principal Planner, Kleinfelder at jkaramitsos@kleinfelder.com. Mr. Karamitsos will make himself available to go over any questions and/or concerns with the proposal.

PUBLIC REVIEW: The comment period for the IS/MND begins on Monday, March 9, 2026, and closes on Tuesday, April 7, 2026, at **5:00 PM**.

Comments may be submitted to Mr. Karamitsos electronically or by mail/hand delivery as follows:

Email: jkaramitsos@kleinfelder.com

Mail/Hand Delivery:

Jeff Hitch, City Engineer
City of Murrieta
Department of Public Works/Engineering
1 Town Square
Murrieta, CA 92562
Attn: John Karamitsos

Sincerely,

KLEINFELDER



John Karamitsos
Principal Planner
jkaramitsos@kleinfelder.com.