

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Sapphire Hotel and Event Center

Lead Agency: City of Murrieta

Contact Name: Aaron Rintamaki, Associate Planner

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Project Location: Murrieta Riverside  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The project consists of a commercial development project located in the northern portion of the City of Murrieta and would develop approximately 7-acres from the 15.78-acre site. The project proposes to subdivide the parcel into 3 lots with a remainder lot left vacant for future development. Lots 2 and 3 will include the Event Center, Hotel, and required parking, landscaping and utilities. Lot 1 will include infrastructure and utility improvements to serve the current project but will otherwise remain vacant for future development to be determined. The remainder lot is approximately 7.8-acres and will be located at the southwest corner of the site post subdivision. Approximately 0.6-acres of the remainder lot will be dedicated for road improvements to portions of McElwain Road and Linnel Lane. The project site land use designation is "Office," and the site is zoned "Office." The project shall be developed in accordance with the existing land use and zoning designations, but a Conditional Use Permit will be required pursuant to Title 16, Section 16.10.010 of the Murrieta Municipal Code, Development Code.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND identified potentially significant impacts in the areas of air quality, biological resources, cultural resources, geology/soils, hazardous materials, Hydrology and Water Quality, Noise, and tribal cultural resources for which mitigation measures are proposed to reduce these impacts to less than significant levels. Mitigation measures include Best Available Control Measures to minimize fugitive dust and volatile organic compounds, and noise, pre-construction biological surveys to protect special-status species, payment of mitigation fees pursuant to applicable habitat plans, protection of significant trees, construction monitoring for the recovery of potential cultural and paleontological resources and dignified treatment of any human remains, proper engineering design and construction in conformance with 2016 California Building Code standards and project-specific geotechnical recommendations, and appropriate treatment of unanticipated hazardous materials encountered during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

The developer must file a Notice of Intent with the County of Riverside, State Water Resources Control Board to be enforced by the San Diego Regional Water Quality Control Board for a Construction General Permit to comply with the National Pollution Discharge Elimination System requirements, United States Fish and Wildlife, United States Army Core of Engineers, California Department of Fish and Wildlife.