

2019119004

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sapphire Hotel and Event Center

Lead Agency: City of Murietta Contact Person: Aaron Rintamaki, Associate Planner
Mailing Address: 1 Town Square Phone: 951-461-6079
City: Murietta Zip: 92562 County: Riverside

Project Location: County: Riverside City/Nearest Community: Murietta
Cross Streets: McElwain Road and Linnel Lane Zip Code: 92562

Longitude/Latitude (degrees, minutes and seconds): 33 ° 36 ' 20.31 " N / 117 ° 10 ' 28.81 " W Total Acres: 15.78
Assessor's Parcel No.: 392-280-007 Section: 34 Twp.: 6 South Range: 3 West Base: San Bernardino
Within 2 Miles: State Hwy #: 215 Waterways: N/A
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

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Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. 85,185 Acres 6.89 Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: Undeveloped

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: Utilities, Wildfire

Present Land Use/Zoning/General Plan Designation:

Office (O)/Office (O)

Project Description: (please use a separate page if necessary)

The project consists of a commercial development project located in the northern portion of the City of Murietta 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 Murietta Municipal Code, Development Code.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 1st, 2019 Ending Date December 2nd, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>CCI</u>	Applicant: <u>Murrieta Development II, LLC</u>
Address: <u>160 Industrial St. Ste 200</u>	Address: <u>23656 Bellwood Court</u>
City/State/Zip: <u>San Marcos, CA 92078</u>	City/State/Zip: <u>Murrieta, CA 92562</u>
Contact: <u>Jason Greminger, Project Manager</u>	Phone: <u>858-228-7322</u>
Phone: <u>760-471-2365</u>	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.