

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
AND TO BEGIN  
THE 30-DAY PUBLIC REVIEW PERIOD**

**To:** County of Riverside and Office of Planning & Research  
County Clerk-Recorder State Clearinghouse  
2724 Gateway Drive 1400 Tenth Street  
Riverside, CA 92507 Sacramento, CA 95814

**Date:** October 30<sup>th</sup>, 2019

**Public Review Period:** November 1<sup>st</sup>, 2019 – December 2<sup>nd</sup>, 2019

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration

**Lead Agency:** City of Murrieta **Contact:** Aaron Rintamaki, Associate Planner  
One Town Square **Phone:** (951) 461-6079  
Murrieta, CA 92562 **E-Mail:** ARintamaki@MurrietaCa.gov

**Findings/Potential Environmental Effects:** The City of Murrieta (City) is the Lead Agency preparing an Initial Study for the project described below. The Initial Study makes the proposed findings that, with implementation of the mitigation measures provided, the project will not have a significant adverse effect on the environment. We need to know the comments and concerns of interested and responsible agencies and the public regarding the content of the Initial Study. Please send any comments to Mr. Aaron Rintamaki at the City of Murrieta at the address listed above. We will need the name, address, and telephone number of a contact person if comments are submitted.

**Project Title:** Sapphire Hotel and Event Center (Tentative Parcel Map 2019-1886, Development Plan 2019-1887, Conditional Use Permit 2019-1922)

**State Clearinghouse Number:** Not Yet Assigned

**Project Location:** The project site is located within the City of Murrieta, Riverside County, CA. The project site is located at the northeast corner of McElwain Road and Linnel Lane. The project site is approximately 15.78-acres and is located on Assessor's Parcel Number 392-280-007.

**Project Description:** 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*.

Approval of entitlements for the proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). This Mitigated Negative Declaration is the proposed CEQA environmental determination for this project. The City of Murrieta, acting as the CEQA lead agency for this project, will consider adoption of this Mitigated Negative Declaration at a future scheduled public meeting. Any commenters will be notified of the meeting date and location where adoption of the Mitigated Negative Declaration will be considered by the City.

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Copies of the Initial Study and/or project technical studies are available for public review at the City office at the address identified at the top of this Notice and on the City's website under the Planning Department. The 30-day public review period for the Initial Study begins on November 1<sup>st</sup>, 2019 and will close on December 2<sup>nd</sup>, 2019. Any comments you have must be submitted in writing no later than the close of the comment period.

Date October 30, 2019

  
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Mr. Aaron Rintamaki  
City of Murrieta, Planning Department  
Phone: (951) 461-6079

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE