

Mitigated Negative Declaration

Sapphire Hotel and Event Center

(Project No.)

City of Murrieta
1 Town Square
Murrieta, CA 92562
Contact: Aaron Rintamaki, Associate Planner
(951) 461-6060
ARintamaki@murrietaCA.gov

August 2019

This page intentionally left blank

Table of Contents

- 1. Introduction 1**
- Introduction and Regulatory Guidance 1**
- Lead Agency and Project Information 2**
- Project Background: 2
- Surrounding Land Uses and Setting: 3
- Tribal Cultural Resources 3
- Additional Agency Review and Approvals 3
- 2. Project Description 9**
- Project Overview 9
- Project Assumptions 11
- 3. Environmental Checklist 12**
- Introduction 12
- Environmental Checklist 13
- Environmental Factors Potentially Affected: 13
- Purpose of This Initial Study 13
- Summary of Evaluation of Environmental Impacts: 13
- Evaluation of Environmental Impacts: 15
- 1) Aesthetics 15
- 2) Agriculture and Forestry Resources 18
- 3) Air Quality 20
- 4) Biological Resources 26
- 5) Cultural Resources 33
- 6) Energy 41
- 7) Geology and Soils 45
- 8) Greenhouse Gas Emissions 51
- 9) Hazards & Hazardous Materials 54
- 10) Hydrology and Water Quality 59
- 11) Land Use and Planning 66
- 12) Mineral Resources 67

13) Noise 68

14) Population and Housing 75

15) Public Services 77

16) Recreation 81

17) Transportation 82

18) Tribal/Cultural Resources 88

19) Utilities and Service Systems 91

20) Wildfire 94

21) Mandatory Findings of Significance 97

4. Determination 99

5. Mitigation Measures 101

6. Report Preparation and Consultations 108

Attachment I: State Clearinghouse Memorandum 110

List of Figures ii

List of Tables ii

List of Figures

Figure 1-1 Regional Map 5

Figure 1-2 Vicinity Map 7

List of Tables

Table 1-1 Project Information 2

Table 2-1 Project Summary 10

Table 3-1 Aesthetics Significance Criteria 15

Table 3-2 Agriculture and Forestry Resources Significance Table 18

Table 3-3 Air Quality Significance Criteria Table 20

Table 3-4 Biological Resources Significance Criteria Table 26

Table 3-5 Cultural Resources Significance Criteria Table 33

Table 3-6 Energy Significance Criteria Table 41

Table 3-7 Geology and Soils Significance Criteria Table 45

Table 3-8 Greenhouse Gas Emissions Significance Criteria Table 51

Table 3-9 Hazards & Hazardous Materials Significance Criteria Table 54

Table 3-10 Hydrology and Water Quality Significance Criteria Table 59

Table 3-11 Land Use and Planning Significance Criteria Table 66

Table 3-12 Mineral Resources Significance Criteria Table 67

Table 3-13 Noise Significance Criteria Table 68

Table 3-14 Population and Housing Significance Criteria Table 75

Table 3-15 Public Services Significance Criteria Table 77
Table 3-16 Recreation Significance Criteria Table 81
Table 3-17 Transportation Significance Criteria Table..... 82
Table 3-18 Tribal/Cultural Significance Criteria Table 88
Table 3-19 Utilities and Service System Significance Criteria Table 91
Table 3-20 Wildfire Significance Criteria Table..... 94
Table 3-21 Mandatory Findings of Significance Table 97

This page intentionally left blank

1. Introduction

Introduction and Regulatory Guidance

This Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Sapphire Hotel and Event Center commercial project, hereafter known as Sapphire Hotel and Event Center. This MND has been prepared in accordance with the CEQA, Public Resources Code Sections 21000 et seq., and CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an Environmental Impact Report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment, and, subsequently, a statement as to why the project does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*
- b) *The Initial Study identifies potentially significant effects, but:*
 - (1) *Revisions to the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.*

If the project provisions are adopted in accordance with CEQA guidelines Section 15070(b), a Mitigated Negative Declaration is prepared. Therefore, in accordance with CEQA Section 15070(b), this Mitigated Negative Declaration incorporates all elements required of an Initial Study.

This IS/MND addresses project-specific impacts that were not fully addressed in the General Plan Environmental Impact Report (GPEIR) and are not project specific. Additionally, this IS/MND summarizes the findings of the City of Murrieta (“City”) relating to the GPEIR and how the criteria set forth in Guidelines Section 15183 have been met.

Lead Agency and Project Information

The following section presents information related to the lead agency authority, which this MND is subject to, and background information for the project such as surrounding land uses, other public agencies who require approvals, and cultural resources required.

Table 1-1 Project Information

Project title: **Sapphire Hotel and Event Center**

<i>Lead agency</i>	City of Murrieta 1 Town Square Murrieta, CA 92562
<i>Contact person and phone number:</i>	Aaron Rintamaki, Associate Planner (951) 461-6060 ARintimaki@murrietaCA.gov
<i>Project Location:</i>	The project site consists of 1 parcel; 392-280-007 for a total of approximately 16-acres. The site is bounded by Interstate 215 to the east, Linnel Ln. to the south, McElwain Rd. to the west. Disturbed, developed, and vacant land are located to the east, west, and south of the project area.
<i>Project Sponsor’s name and address:</i>	Murrieta Development II, LLC 23656 Bellwood Court. Murrieta, CA 92265 (858) 228-7322
<i>General Plan designation:</i>	Office and Research Park (ORP)
<i>Land Uses:</i>	Office (O)

Project Background:

The City of Murrieta is located in southwestern Riverside County, and is comprised of 26,852 acres (41.96 square miles) of which 21,511 acres (33.61 square miles) is located within the City limits and 5,341 acres (8.34 square miles) is located within the City’s Sphere of Influence (see **Figure 1, Regional Map**). Surrounding cities include Menifee to the north, Temecula to the south and east, Wildomar to the west, and unincorporated Riverside County to the north, south, and east. The San Diego County border is just south of Temecula, and Orange County lies on the other side of the Santa Ana Mountains to the west. Regional access to the City is provided by the Interstates 15 and 215.

The project study area is in the eastern portion of the City (see **Figure 2, Vicinity Map**), which is regionally accessed by Interstate 215. The Project provides a land use framework for the eastern area of the City that will ensure its future economic viability. This framework includes the community’s vision for the plan area – regulations, guidelines, and recommendations – that support the vision, and an implementation

component that will facilitate the completion of the General Plan's key objectives. The Project represents the culmination of comprehensive outreach, design, and planning efforts.

Surrounding Land Uses and Setting:

The Sapphire Hotel and Event Center project study area is located in the northern portion of the city, near the County of Riverside boundary, and is generally surrounded by urban development and undeveloped disturbed lands. Undeveloped and disturbed land is located to the north and west of the project site. Commercial land uses are located immediately adjacent to the project's southern property line, with lower density residential land uses spreading out to the south and west. Interstate 215 is located directly to the east of the project area; light industrial/storage uses are located further to the north and east of the site.

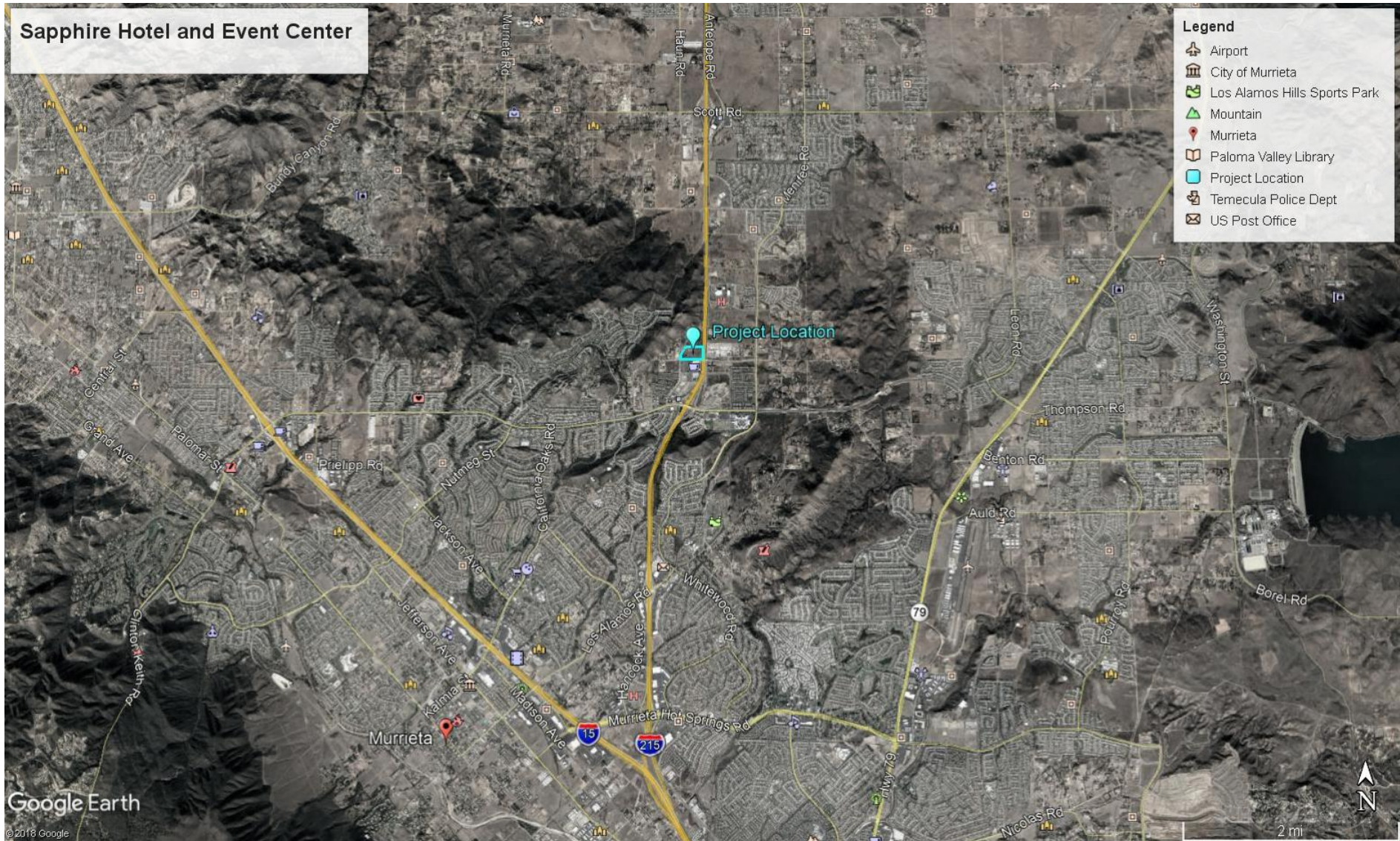
Tribal Cultural Resources

Ab 52 and SB 18: Government code §65352.3 and §65562.5 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting Traditional Tribal Cultural Places when creating or amending General Plan's and/or Project's. As this project does not propose a General Plan Amendment, AB 52 Native American consultation has been completed.

Additional Agency Review and Approvals

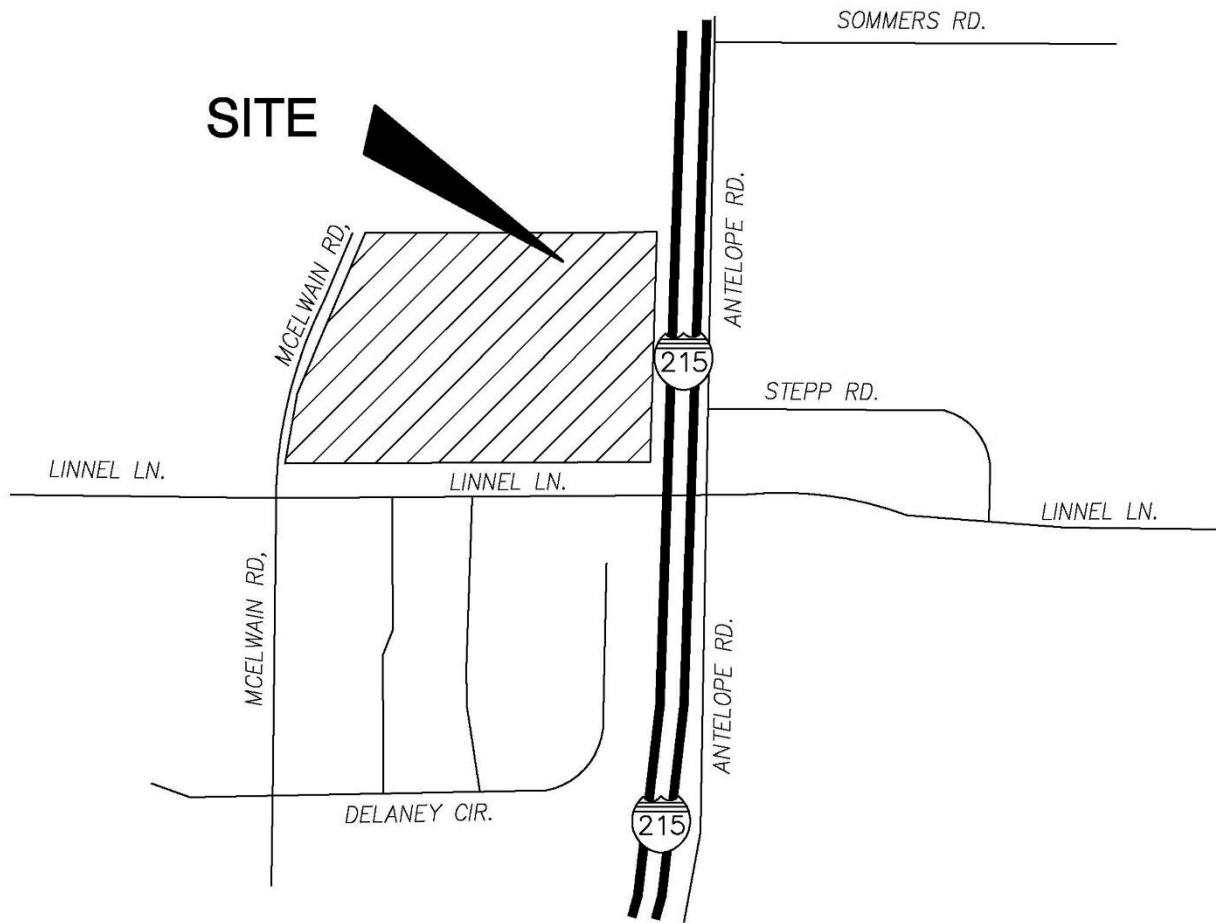
Additional agencies requiring review and/or approval of the project as well as this MND include the County of Riverside, California Department of Fish and Wildlife, the United States Fish and Wildlife Service, the United States Army Corps of Engineers, the State of California, San Diego Regional Water Quality Control Board, Eastern Municipal Water District, and Southern California Edison.

This page intentionally left blank



Sapphire Hotel and Event Center
Figure 1-1 Regional Map

This page intentionally left blank



VICINITY MAP

NOT TO SCALE



NORTH

Sapphire Hotel and Event Center

Figure 1-2 Vicinity Map

This page intentionally left blank

2. Project Description

Project Overview

The Sapphire Hotel and Event Center is 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 commercial project consists of the rough grading of approximately 7-acres, which includes grading of water quality basins, site infrastructure, access driveways, building pads, and widening sidewalk improvements to the portions of Linnel Lane and McElwain Road that are adjacent to the project. Additionally, the remainder of the 15.78-acre site would be rough graded and would include construction of a temporary access driveway to the hotel and event center and water quality infrastructure. Improvements are proposed to portions of Linnel Lane along the project frontage as well as to McElwain Road. Linnel Lane improvements would create a 44-foot right of way with a total paved lane width of 32-feet, an increase of 20-feet to the existing paved roadway width. In addition, 12-feet of curb, gutter, and sidewalk are proposed for Linnel Lane. McElwain Road will improve a paved transition for approximately 300-feet north from the intersection at Linnel Lane. Offsite sewer improvements will be constructed from the project entry to an existing point of connection in Delaney Circle, a total approximate distance of 1,770-feet. All offsite improvements will take place within existing disturbed area. The hotel component will construct approximately 71,562 square feet of building area, while the event center encompasses approximately 13,623square feet of building area. The project will incorporate design features consistent with the 2016 CalGreen Code's Nonresidential Mandatory Requirements that include, but are not limited to providing both short-term and long-term bicycle parking spaces, preferred parking spaces for clean air vehicles, electric vehicle charging stations, use of efficient indoor and outdoor lighting, use of low flow plumbing fixtures and water-efficient landscaping as well as requiring a minimum of 65% of construction waste to be diverted from landfills.

Table 2-1 Project Summary

Project Summary					
Site Summary		Lot Summary			Parking Summary
APN	392-280-007	Lot 1	0.538-Acres	NAP	Provided Parking
Gross Acreage	15.78-acres	Lot 2	4.213-Acres	Event Center	Open Spaces = 271
Net Acreage	14.62-acres	Lot 3	2.680-Acres	Hotel	Electric Vehicle Parking Hotel = 7 Spaces Event Center = 7 Spaces
		Remainder Lot	7.759-acres	NAP	
Total Parking	271 Spaces				
Existing Zoning	Office (O)				
Proposed Zoning	Office (O)	Bicycle Parking Required = 14 Spaces Provided = 16 Spaces			Accessible Parking Required = 7 Spaces Provided = 13 Spaces
Land Use	Hotel & Event Center				Loading Spaces Required = 2 Spaces Provided = 2 Spaces
Hotel (Lot 3)		Event Center (Lot 2)			
Total Keys	120 (71,562 SF)	Square Footage	13,623 SF		
Site Area	2.68-Acres	Site Area	4.21-Acres		
FAR	0.45	FAR	0.08		
Total Parking	126 Spaces	Parking Provided	145 Spaces		

Project Assumptions

Some assumptions were made when drafting the project description and are included in the analysis of the of project-related impacts stated within this Mitigated Negative Declaration, and are provided below:

- All site engineering, architectural design, and landscape design proposed by this project is consistent with the City of Murrieta’s General Plan.
- All applicable fees, charges, assessments, etc., will be paid by the project applicants.
- All construction will be compliant with all applicable building, plumbing, fire, and other codes, as well as with all applicable local, state, and federal regulations.

The Project area was analyzed and included within the GPEIR, the City Limits, Sphere of Influence, and General Plan Planning Area (GPPA). The impacts associated with implementation of the General Plan in the proposed project area were considered and mitigated as a part of the GPEIR. The GPEIR programmatically discussed the area-wide consequences of implementation of the General Plan; this project is one component of the program level analysis found in the GPEIR. The Project is consistent with the General Plan; impacts associated with any future development under zoning designations allowed by the General Plan would be consistent with those evaluated in the GPEIR. A copy of the programmatic General Plan Environmental Impact Report prepared for the City of Murrieta is available for public review at the City of Murrieta Planning Department.

At the time of adoption of the GPEIR, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed all significant and unavoidable impacts. Impacts from the proposed project would not be greater than those identified by the GPEIR; therefore, the term “Less than Significant” is used in this document to indicate that impacts created by the proposed project have been mitigated in the MND. As future projects are brought forward to the City, the City will determine, at that time, whether additional CEQA analysis is required pursuant to State CEQA Guidelines.

3. Environmental Checklist

Introduction

The Environmental Checklist section evaluates all potential environmental impacts, which could be reasonably foreseen to be the result of the proposed project. The California Environmental Quality Act (CEQA) Mandatory Findings of Significance will be included within this evaluation in addition to several other environmental factors. In addition to the Mandatory Findings of Significance, 18 specific environmental issues will be explored within this chapter, including:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

For each area of study, one of the four following conclusions shall be made:

- **No Impact:** No project-related environmental impact would occur with the development of this project.
- **Less than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact does not require mitigation measures.
- **Less than Significant Impact with Mitigation Incorporation:** the proposed project would result in an environmental impact or effect that is potentially significant, however the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level; or
- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

Environmental Checklist

Environmental Factors Potentially Affected:

The project could potentially result in one or more of the following environmental effects:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities & Services Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Energy | <input type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology & Soils | <input checked="" type="checkbox"/> Public Services | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | | |

Purpose of This Initial Study

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063 to determine if the Sapphire Hotel and Event Center Residential Multi-Family project, as proposed, may have a significant effect upon the environment. This document incorporates both an Initial Study (IS) and a Mitigated Negative Declaration (MND). The discussion below demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less than significant level or impacts that have not been fully addressed under a previous environmental document. Therefore, an Environmental Impact Report (EIR) is not warranted.

Summary of Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used for individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to an infill project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

Evaluation of Environmental Impacts:

1) Aesthetics

Table 3-1 Aesthetics Significance Criteria

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Aesthetics – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect the day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Aesthetics Impacts:

a) Response

No Impact – The City of Murrieta and its sphere of influence are located within the vicinity of three foothill ranges: the Sedco Hills to the North; the Tocalota Hills (Bachelor Mountain) to the east; and the east wall of the Santa Ana Mountains, Santa Rosa Plateau to the west. One of the more visible landforms in the immediate vicinity of the city, are the Hogbacks, which are generally located to the east of I-215. This small foothill range is a noticeable visual feature, which can be seen prominently throughout the city. Other primary visually dominant features surrounding the city are the foothills and canyons which are located to the western portion of the city, and the northeastern hillsides.

The Sapphire Hotel and Event Center location places it within the urban area of the city, therefore its surrounding aesthetics can generally be described as an urban/built environment. The

surrounding land uses are comprised of commercial/retail, denser residential, vacant land, and I-215 to the east. The project site consists of vacant land. Existing area features consist of developed and undeveloped lots, parking lots (both dirt and paved), and landscaping. Existing development within the project area does not obscure hills to north of the project site from view from other developments to the south, and the project, likewise, will not impede views to those hills. Therefore, the proposed project would result in no impacts to any local scenic vista.

b) Response

No Impact – No Historic or scenic highways are located within the vicinity of the project site. US 395, the closest scenic highway is located approximately 4 miles west of the project site and is not visible to the project site. The proposed development is disturbed/ruderal, with sparse trees and shrubs and does not contain any prominent features visible from US 395. The project would not impede any scenic resources of value, therefore there is no impact to the scenic resources on the Historic US 395.

c) Response

Less than Significant Impact – The proposed project areas' existing conditions are currently vacant disturbed/ruderal land. The proposed project location is zoned Office (O). Implementation of the project within the parameters as set forth by the Project and analyzed in the General Plan would enhance and improve the existing visual character surrounding the Sapphire Hotel and Event Center. Alterations to the vacant and disturbed land would contribute to the improvement of the visual character of the Sapphire Hotel and Event Center project area. In addition, Chapter 05.3 of the Murrieta General Plan 2035 EIR provides analysis of potential visual impacts to city vistas. The EIR analyzed seven Focus Areas identified by the city as potential areas where visual impacts may occur to surrounding hills near the City of Murrieta. That analysis concluded no further development would occur within the City's three prominent hillside areas and that development outside the Focus Areas could potentially affect views of prominent landforms if "development results in major alterations in topography or is not sufficiently integrated with the surrounding hillside environment." The project as designed is not located within hillsides and would not undertake major alterations to the existing topography. Therefore, the project as proposed will have a less than significant impact on existing visual character and quality of the proposed project area and its surroundings.

d) Response

Less than Significant Impact – The focus area is disturbed/ruderal area, with urban development occurring to the east, south, and west. The proposed development of the Sapphire Hotel and Event Center project could introduce new sources of daytime glare and change levels of nighttime illumination, however considering the density and intensity of surrounding development, the impacts would be expected to be quite low. The proposed project would be subject to the Project design guidelines, and the City's design and exterior lighting standards, which include measures meant to ensure impacts associated with light and glare are reduced. Such measures include, but

are not limited to, requiring exterior lighting to be shielded and directed downward, and prohibiting reflective building materials, etc.

The Sapphire Hotel and Event Center project area is within the Dark Sky Zone, which is defined as a 30-mile radius from the Palomar Observatory on Palomar Mountain as defined in MDC Section 16.18.110, *Mount Palomar Lighting Standards*. The ordinance establishes regulations to reduce light rays emitted into the night sky from certain light fixtures and by prohibiting lighting to be directed skyward, which may have a detrimental effect on astronomical observation and research. The proposed project is subject to compliance with the standards set forth MDC Section 16.18.110.

The proposed project's compliance with the standards set forth in the MDC Section 16.18.110, *Mount Palomar Lighting Standards*, would ensure lighting is designed within the proper parameters and at installation the correct location, fixtures, lamps and bulbs, for exterior lighting will reduce the potential for glare effects and lighting spillover, which could contribute to potential impacts to the Palomar Mountain Observatory, therefore the project impacts associated with light and glare would be less than significant.

Applicable General Plan Policies

- None applicable.

Mitigation Measures

None required

Significance Finding

The project would be required to comply with the rules and regulations as set forth in the MDC Section 16.18.110, which would result in less than significant impacts.

2) Agriculture and Forestry Resources

Table 3-2 Agriculture and Forestry Resources Significance Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2) Agriculture and Forestry Resources – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Agriculture and Forestry Resources Impacts:

a) Response

No Impact – None of the land identified within the project boundaries is designated as “farmland of local importance” nor is it currently used for agricultural activities.

The land use is designated Office and Research Park therefore, the Project will not convert Prime Farmland or Unique Farmland of Statewide Importance as identified by the Farmland Mapping and Monitoring Program to non-agricultural use, resulting in no impact.

b) Response

No Impact – No Williamson Act Contract lands are located within the project area. The Project area contained no lands zoned for agricultural use. Therefore, since no lands within the Project area are zoned for agricultural use, no land within the project boundary would be zoned for agricultural use, there could be no conflict with existing zoning for agricultural use, resulting in no impact.

c) Response

No Impact – The area contains no zoning designations for forest land within the study area, as defined by PRC section 12220(g). The project area is not located within forest land, timberland, or timberland zoned for timberland production, therefore the project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC section 12220(g)), timberland (as defined in PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)), resulting in no impact.

d) Response

No Impact – The project area is not located within forest land, is vacant and disturbed land that could not be used for timberland production. Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use, resulting in no impact.

e) Response

No Impact – The proposed project would not result in the loss of farmland or forest land. There are no agricultural operations, forest land, or timberland within the project boundary. Based on a site visit to the study area none of the above operations were observed and the site appeared to be surrounded by urban/developed lands, therefore implementation of the project will result in no impact.

3) Air Quality

Table 3-3 Air Quality Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
3) Air Quality – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied up to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Air Quality Impacts:

- a) **Response** (Sources: Sapphire Hotel and Event Center Apartments Project, Air Quality and GHG Emissions Impact Analysis report, Sections 9.2).

Less than significant impact – The regional plan that applies to the proposed project includes the SCAQMD AQMP. This discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region’s ability to comply with Federal and State air quality standards.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Projects, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

- (2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

The analysis conducted for the project relating to long-term local air quality impacts concluded local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, a less than significant long-term impact would occur, and no mitigation would be required. Therefore, based on the information provided above, the proposed project would be consistent with the first criterion.

Applicable General Plan Policies

- AQ-3.1: Ensure that construction activities follow current South Coast Air Quality Management District (SCAQMD) rules, regulations, and thresholds.
- AQ-3.2: Ensure all applicable best management practices are used in accordance with the South Coast Air Quality Management District (SCAQMD) to reduce emitting criteria pollutants during construction.
- Require all construction equipment for public and private projects comply with California Air Resources Board's (CARB) vehicle standards. For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures will be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD.

Mitigation Measures

None required.

Significance Finding

The proposed project is currently designated as Office and Research Park (ORP) in the General Plan and zoned Office (O). The proposed hotel and event center are allowed within the General Plan and the zoning. Therefore, the project is consistent with the AQMP.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur in relation to implementation of the AQMP.

- b) Response** (Sources: Sapphire Hotel and Event Center Apartments Project, Air Quality and GHG Emissions Impact Analysis report, Sections 9.3)

Less than significant impact – Three sources of criteria pollutant emissions may exist within the City of Murrieta: stationary sources; point sources; and mobile sources. Stationary sources include buildings, power plants, mines, smokestacks, vents, incinerators, and other facilities using industrial combustion processes. Point sources, which generate reactive hydrocarbons from activities such as spray painting, are smaller commercial and industrial uses. Mobile sources are moving objects that release pollution, such as cars, construction equipment, trucks, buses, planes, trains, motorcycles, and gasoline-powered lawn mowers. Increased traffic volumes within the City of Murrieta could contribute to regional incremental emissions of NO_x, VOC, and PM₁₀. Construction activities are the main generator of Particulate Matter.

The Project did not propose any industrial land use. As such, implementation of the project would not cause a cumulative net increase in the emission of criteria pollutants due to industrial

emission sources. Project did propose an estimated 1.229 million square feet of non-residential uses use, which could generate criteria pollutant emissions. Traffic levels are expected to decrease over the levels anticipated from General Plan buildout with the implementation of the Project; however, implementation of the Project would nonetheless increase over existing conditions which would likely result in incremental emissions of NO_x, VOC, and PM₁₀. Construction activities were analyzed using the CalEEMod model to determine both regional and local impacts to air quality. In both cases no significant impacts were detected through the modeling.

The Air Basin is designated as nonattainment for ozone, PM₁₀, and PM_{2.5}, which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (elderly, children, and the sick). Therefore, when the concentrations of those pollutants exceed the standard, it is likely that some sensitive individuals in the population would experience health effects. The regional analysis detailed in Section 9.3 of the Sapphire Hotel and Event Center Air Quality and GHG Emissions Impact Analysis report found that the proposed project would not exceed the SCAQMD regional significance thresholds for VOC and NO_x (ozone precursors), PM₁₀ and PM_{2.5}. As such, the proposed project would result in a less than significant cumulative health impact.

Applicable General Plan Policies

See section 3(a) for applicable General Plan Policies. In addition, the following policies apply:

- AQ-3.4: Require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures among others. Appropriate control measures will be determined on a project by project basis, and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include but not be limited to:
 - Minimizing simultaneous operation of multiple construction equipment units.
 - Implementation of South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust Control Measures.
 - Watering the construction area to minimize fugitive dust.
 - Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by California Air Resources Board (CARB).
 - Minimizing idling time by construction vehicles.
- AQ-4.4: Encourage a mix of housing types that are affordable to all segments of the population and are near job opportunities to further reduce vehicle trips.
- AQ-6.5: New multi-family residential buildings and other sensitive land uses in areas with high levels of localized air pollution should be designed to achieve good indoor air quality through landscaping, ventilation systems, or other measures.

- AQ-6.6: Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of renewable energy sources.
- AQ-6.7: During the design review process, encourage the use of measures to reduce indoor air quality impacts (i.e., air filtration systems, kitchen range top exhaust fans, and low-VOC paint and carpet for new developments busy roadways with significant volumes of heavy truck traffic).

Mitigation Measures

None Required.

Significance Finding

The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Therefore, the project results in a less than significant impact.

- c) **Response** (Sources: Sapphire Hotel and Event Center Apartments Project, Air Quality and GHG Emissions Impact Analysis report, Section 9.4).

Less than significant – Certain Sensitive land uses (sensitive receptors) may be more susceptible to the effects of air pollution than others of the general population. The State of California considers sensitive receptors to include uses such as single-family and multi-family residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The majority of land uses within the City, which may be considered sensitive to air pollution include residential uses (particularly those near I-15 and I-215), schools, hospitals (particularly the Rancho Springs Medical Center), churches, and parks. Most pollutant sources affecting sensitive receptors in the City include freeways and arterials. Sensitive receptors that are in proximity to localized sources of toxics and Carbon Monoxide (CO) are of particular concern within the City and study area. Carbon monoxide emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthy levels, thereby exposing sensitive receptors within the vicinity to this pollutant of concern.

The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The local concentrations of criteria pollutant emissions produced in the nearby vicinity of the proposed project, which may expose sensitive receptors to substantial concentrations have been calculated in the air quality and greenhouse gas report produced for the project. The TIA produced for the Sapphire Project, found no significant increases in emissions near to the proposed Sapphire Hotel and Event Center project due to intersection deficiencies or roadway segment deficiencies. Similarly, the Air Quality and GHG Emissions Impact Analysis report produced for the proposed project, found no significant impacts associated with construction or operations-related sensitive receptor impacts, therefore the proposed project would be less than significant and no mitigation would be required.

Applicable General Plan Policies

See section 3 (a) and 3(b) for applicable General Plan Policies. In addition, the following policies apply:

- AQ-2.1: Locate sensitive receptors (i.e., residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) away from significant pollution sources to the maximum extent feasible.
- AQ-2.2: Avoid locating new homes, schools, childcare and elder care facilities, and health care facilities within 500 feet of freeways.

Mitigation Measures

None required.

Significance Finding

Construction of the proposed project would not exceed thresholds for any local air quality or GHG pollutant. In addition, California regulations restricting diesel equipment idling time would reduce impacts and the relatively short construction schedule would not expose sensitive receptors to any long-term emissions. Therefore, the proposed project would result in a less than significant impact.

- d) Response** (Sources: Sapphire Hotel and Event Center Apartments Project, Air Quality and GHG Emissions Impact Analysis report, Section 9.5).

Less than significant – There are generally three types of land uses and/or activities which could possibly generate offensive odors: construction activities, and some residential and commercial activities.

Construction-Related Odor Impacts

Construction-related activities from emissions could be a potential source of odor, however those emissions are not generally considered offensive and largely would take place during daytime hours which would limit the exposure to people living and working in the area. These temporary impacts would therefore not be noticeable for extended periods of time beyond the project boundary.

Operations-Related Odor Impacts

The uses provided by the proposed project would generate onsite operations odors such as trash enclosure bins. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project.

Applicable General Plan Policies

- See section 3 (a) and 3(b) for applicable General Plan Policies. In addition, the following policies apply: AQ-7.2: Collaborate with transportation agencies, utilities, and developers to minimize fugitive dust and emissions from construction and maintenance activities.

- AQ-7.4: Consider the suspension of all grading operations, not including dust control actions, at construction projects when the source represents a public nuisance or potential safety hazard due to reduced visibility on streets surrounding the property.

Mitigation Measures:

None required.

Significance Finding:

Implementing standard Murrieta construction hours of operations Municipal Code Section 16.30.130 and ordinances for trash storage Municipal Code Section 8.28 would limit odor emissions from the proposed project area resulting in a less than significant impact.

4) Biological Resources

Table 3-4 Biological Resources Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
4) Biological Resources – Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Biological Resource Impacts:

- a) Response** (Sources: Sapphire Hotel and Event Center Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Habitat Analysis, Focused Burrowing Owl report, Determination of Biologically Equivalent or Superior Preservation for APN 392-280-007, and Sensitive Plant Report).

Less than significant Impact.Applicable Local, Regional, State, and Federal Plans/Regulations:Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The MSHCP was adopted by the Riverside County Board of Supervisors on June of 2003 and is the comprehensive County program addressing habitat conservation planning for multiple native species' needs and the preservation of native vegetation communities in Western Riverside County. This plan is one piece of regional habitat preservation and biodiversity protection and coordination efforts with other conservation planning organizations throughout southern California. The Plan's intent is to allow for the preservation of native plant and animal species and communities, while allowing the County and local Cities flexibility to develop land use plans within the requirements of maintaining State and Federal Endangered Species Acts, by coordinating the planning of a regional preserve system that can meet future public and private mitigation needs. The MSHCP is designed to streamline and coordinate existing planning, review, and permitting procedures of impacts to biological resources.

The MSHCP works to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit. The City of Murrieta approved the MSHCP on September of 2003 (resolution No. 03-1245) and is currently a local permittee. As a permittee, the City has the authority to meet Federal and State endangered species and conservation planning obligations for their jurisdiction. The City's Planning Department is the responsible party for ensuring all proposed development is consistent with the MSHCP Species Conservation Guidelines and Area Plan Conservation Criteria.

Application to the Study Area

The study area is located within the Western Riverside County MSHCP Southwest Area Plan, but is not located within a MSHCP Criteria Area, Cell Group, or Linkage Area. Therefore, no Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Review (JPR) are required. The project site does not occur within a predetermined Survey Area for critical area plant species, however the site does occur within a predetermined Survey Area for six narrow endemic plant species including Munz's onion (*Allium minzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*wrightii* var. *wrightii*). Subsequent surveys did not detect any of the identified six narrow endemic plants. The majority of the project site occurs within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*). This development would be required to comply with the applicable General Plan Policies, which address potential impacts to any candidate, sensitive, or special status species and their habitats,

therefore the project would be required to conduct a pre-construction burrowing owl survey to determine if any burrowing owls occupy the site, thereby minimizing potential conflict with the MSHCP. In addition, the DBESA prepared for the project noted the site includes ephemeral drainage features which may meet the definition of riparian/riverine area according to the MSHCP, however the channels do not support suitable habitat for least bell's vireo, southwestern willow flycatcher, or wester yellow-billed cuckoo. No vernal pools were discovered onsite. Therefore, the site would not impact a species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Applicable General Plan Policies

- LU-25.1: Provide a strong role in the development of regional planning efforts by ensuring local land use issues are adequately addressed at the regional level
- CSV-8.1 Facilitate the conservation of habitat areas and wildlife corridors under the Western Riverside Multiple Species Habitat Conservation Plan
- CSV-8.2 Comply with applicable policies and regulations of regional, State, and Federal agencies to achieve common goals for preservation of habitat and the protection of threatened and endangered species
- CSV-8.4: Review development projects to determine their impact on biological resources, and compliance with state and federal regulations
-

Mitigation Measures

None required.

Significance Finding

Development of the project site would be subject to compliance with the Murrieta MSHCP Implementation Policy, the MSHCP, and the applicable General Plan Policies. A preconstruction burrowing owl survey will minimize any potential conflict with the MSHCP, and therefore would be considered to be less than significant.

- b) Response** (Sources: Sapphire Hotel and Event Center Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Habitat Analysis, Focused Burrowing Owl report, Sensitive Plant Report, Determination of Biologically Equivalent or Superior Preservation for APN 392-280-007, and Jurisdictional Delineation).

Less than Significant impact.

Applicable Local, Regional, State, and Federal Plans/Regulations:

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The proposed project area consists of mostly disturbed/ruderal area with sparse poor quality disturbed native vegetation or non-native ornamental trees, and urbanized area due to human activity. The vegetation existing on the proposed site consists of sporadic non-native ornamental landscaping and sparse disturbed native vegetation. Two drainage features bisect the project site travelling southeast and extending offsite through existing culverts which extend under Linnel Lane. Drainage "B" identified in the MSHCP Compliance Habitat Analysis and subsequent

Jurisdictional Delineation identified approximately 0.48-acres of impacts to CDFW ephemeral upland vegetated drainages and disturbed ephemeral upland vegetated drainages, 0.09-acres of impact to USACE/RWQCB non-relatively permanent waters and disturbed non-relatively permanent waters, and is identified as a “blue line stream” subject to MSHCP Section 6.1.2, Riverine Resources. The Sapphire Hotel and Event Center MSHCP Compliance Habitat Assessment and the Focused Burrowing Owl Report identified the site as suitable low-quality resources for burrowing owls, however no owls, or related signs of owl occupation were found onsite during surveys. Wildlife observed onsite included red-tailed hawk (*Buteo jamaicensis*), turkey vulture (*Cathartes aura*), rock dove (*Columba livia*), American kestrel (*Falco sparverius*), Anna’s hummingbird (*Calypte anna*), mourning dove (*Zenaida macroura*), Say’s phoebe (*Sayornis saya*), black phoebe (*Sayornis nigricans*), yellow rumped warbler (*Setophaga coronate*), American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), and California ground squirrel (*Otospermophilus beecheyi*). In addition, the DBESA prepared for the project noted the site includes ephemeral drainage features which may meet the definition of riparian/riverine area according to the MSHCP, however the channels do not support suitable habitat for least bell’s vireo, southwestern willow flycatcher, or wester yellow-billed cuckoo. No vernal pools were discovered onsite. Therefore, the site would not impact a species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The proposed project would be subject to compliance with Murrieta’s MSHCP Implementation Policy, the MSHCP, MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) and applicable General Plan Policies, as well as a focused preconstruction burrowing owl survey, and may be required to obtain jurisdictional permits from USACE, CDFW, or RWQCB. Taking these rules and regulations into consideration, impacts to riparian or designated critical habitats are considered to be less than significant.

Applicable General Plan Policies

See section 4(a) for applicable General Plan Policies.

Mitigation Measures

The DBESP identifies the project will mitigate 0.48-acre of impacts to CDFW jurisdictional waters and 0.09-acre of impacts to water of the United States by the purchase of 1.44-acres of vernal pool preservation through the Skunk Hollow Mitigation Bank.

BIO-1). Purchase 0.96-acre of vernal pool preservation from the Skunk Hollow Mitigation Bank.

Significance Finding

The proposed project site contains a ephemeral drainage with approximately 0.57-acres of impact as identified in the MSHCP Habitat Analysis and Jurisdictional Delineation reports. The project applicant prepared a DBESP which was submitted to the city of Murrieta and wildlife agencies for review and was subsequently accepted. The project will mitigate 0.48-acre of impacts to CDFW

jurisdictional waters and 0.09-acre of impacts to water of the United States by the purchase of 1.44-acres of vernal pool preservation of mitigation established through an agency approved mitigation bank. The site is within the MSHCP predetermined Survey Area for the burrowing owl (*Athene cunicularia*), however it is not designated critical habitat. Therefore, with implementation of Murrieta's MSHCP Implementation Policy, the MSHCP, the applicable General Plan Policies, the DBESP, wetland mitigation and a preconstruction burrowing owl survey, impacts are considered to be less than significant with mitigation incorporated.

- c) **Response** (Sources: Sapphire Hotel and Event Center Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Habitat Analysis, Focused Burrowing Owl report, Determination of Biologically Equivalent or Superior Preservation for APN 392-280-007, and Sensitive Plant Report).

Less than Significant Impact.

Applicable Local, Regional, State, and Federal Plans/Regulations:

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The proposed project area consists of mostly disturbed/ruderal area with sparse poor quality disturbed native vegetation or non-native ornamental trees, and urbanized area due to human activity. The vegetation existing on the proposed site consists of sporadic non-native ornamental landscaping and sparse disturbed native vegetation. Two drainage features bisect the project site travelling southeast and extending offsite through existing culverts which extend under Linnel Lane. Drainage "B" identified in the MSHCP Compliance Habitat Analysis, is identified as a "blue line stream" and is subject to MSHCP Section 6.1.2, Riverine Resources. In addition, the DBESA prepared for the project noted the site includes ephemeral drainage features which may meet the definition of riparian/riverine area according to the MSHCP, however the channels do not support suitable habitat for least bell's vireo, southwestern willow flycatcher, or wester yellow-billed cuckoo. No vernal pools were discovered onsite. Therefore, the site would not impact a species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Following submittal, review, and approval of the DBESP report by the City of Murrieta the project will be consistent with MSHCP Section 6.1.2.

Applicable General Plan Policies

- See section 4(a) for applicable General Plan Policies.

Mitigation Measures

See Section 4(a) for applicable mitigation measure.

The project will mitigate 0.48-acre of impacts to CDFW jurisdictional waters and 0.09-acre of impacts to water of the United States by the purchase of 1.44-acres of vernal pool preservation through the Skunk Hollow Mitigation Bank.

Significance Finding

The proposed project site contains a blue line stream as identified in the MSHCP Habitat Analysis report. The project applicant will prepare and submit a DBESP to the city of Murrieta and wildlife

agencies for review. The project will mitigate for 0.48-acre of impacts to CDFW jurisdictional waters and 0.09-acre of impacts to water of the United States by the purchase of 1.44-acre credit of mitigation (2:1 ratio) through the Skunk Hollow Mitigation Bank. The site is within the MSHCP predetermined Survey Area for the burrowing owl (*Athene cunicularia*), however it is not designated critical habitat. Therefore, with implementation of Murrieta's MSHCP Implementation Policy, the MSHCP, the applicable General Plan Policies, the DBESP, and a preconstruction burrowing owl survey, impacts are considered to be less than significant with mitigation incorporated.

- d) Response** (Sources: Sapphire Hotel and Event Center Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Habitat Analysis, Focused Burrowing Owl report, and Sensitive Plant Report).

Less than Significant Impact. The proposed project area consists of mostly disturbed/ruderal area with sparse poor quality disturbed native vegetation or non-native ornamental trees, and urbanized area due to human activity. However, the Sapphire Hotel and Event Center MSHCP Compliance Habitat Assessment and the Focused Burrowing Owl Report noted the site is located within the MSHCP's Predetermined Survey Area for burrowing owls. The report identified the site as suitable containing resources for burrowing owls, however no owls, or related signs of owl occupation were found onsite during surveys. To alleviate any potential conflict the report cites the need to conduct a 30-day preconstruction survey to identify any potential burrowing owls using the site.

Applicable General Plan Policies

See section 4(a) for applicable General Plan Policies.

Mitigation Measures

None required.

Significance Finding

Prior to any construction occurring within the proposed site the performance of a 30-day preconstruction burrowing owl survey should identify the presence of any potential burrowing owls and therefore would not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, this impact would be less than significant.

- e) Response** (Sources: Sapphire Hotel and Event Center Tree Report).

Less than Significant Impact. The proposed project site is subject to the City of Murrieta's MDC Chapter 16.42 Tree Preservation Ordinance. The ordinance was created to protect, preserve, and maintain native Oak, Sycamore, and Cottonwood trees, trees of historic or cultural significance, groves and stands of mature trees, and mature trees in general that are associated with proposals for new development. An arborist prepared a tree report for the proposed project and determined several varieties of trees both native and non-native populate the site including Coast

Live Oak (*Quercus agrifolia*), Red Gum Eucalyptus (*Eucalyptus camaldulensis*, Red Gum), Elderberry (*Sambucus Mexicana*), Athel Tree (*Tamarix aphylla*) and would be subject to the tree preservation ordinance. The proposed removal of the trees shall be subject to applicable requirements identified in Chapter 16.42.070 of the Tree Protection Ordinance. Therefore, the proposed project would not Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Applicable General Plan Policies

- CSV-9.1: Identify and protect native trees, trees of historic or cultural significance, and mature trees, consistent with the Tree Preservation Ordinance.

Mitigation Measures

BIO-2). Per the appraisal process, based on the Council of Tree & Landscape Appraisers, Guide for Plant Appraisal, 9th Edition, six trees located onsite were appraised for a total value of \$243,390. This appraised value should be budgeted and applied toward the purchase, installation, maintenance, and monitoring of replacement trees.

Significance finding

The proposed project site contains native and non-native trees, which were analyzed in accordance with Murrieta's MDC Chapter 16.42 and found to be insignificant. Chapter 16.42.070 provides the process to replace trees removed for the development of the proposed project, therefore the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, resulting in less than significant impacts.

- f) **Response** (Sources: Sapphire Hotel and Event Center Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Habitat Analysis, Focused Burrowing Owl report, and Sensitive Plant Report).

No Impact. As described in Section 4(a), the proposed project is required to comply with the MSHCP, which is the regulatory document controlling habitat protection, conservation, and mitigation for the region. Therefore, the project implementation would not conflict with any provision of the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5) Cultural Resources

Table 3-5 Cultural Resources Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
5) Cultural Resources – Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Cultural Resources Impacts:

- a) **Response** (Sources: Sapphire Hotel and Event Center Phase I and Phase II Cultural Resources Survey).

Less than Significant Impact. The project calls for the grading and construction of 120 room hotel and a 13,623 square foot event center. The Phase I, and Phase II cultural reports generated for the proposed Sapphire Hotel and Event Center commercial project identified several potentially historic objects and artifacts within the project area of potential effect (APE). The reports were evaluated under CEQA Section 15064.5 criteria and CRHR significance evaluation criteria, which seek to establish the importance of potential artifacts and resources. Under these guidelines potential artifacts/resources are evaluated for their cultural, political, economic, or social history of the nation, state, or local area significance. The Sapphire project site identified a historic refuse deposit dating from the 1930's to the 1950's and one historic period well. The cultural surveys did not, however, find any CRHR-eligible subsurface deposits and do not require further evaluation and research beyond recording their locations and attributes, which was completed. The evaluation of subsurface tests provides the baseline for potential discovery of additional resources. Due to the lack of resources identified in the tests conducted onsite it is unlikely additional cultural deposits would be gathered from further investigations. However, due to concerns for potential discovery of additional cultural deposits from local Native American representatives consulted for the project, and in accordance with State law, any ground disturbance will be required to comply with CR-1 through CR-6, which includes grading monitoring by a qualified archeologist and Native American representative. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Section 15064.5.

Applicable General Plan Policies

- CSV-11.1 Promote the protection and preservation of archaeological, cultural, historical, and architecturally significant sites, structures, districts, Native American resources, and natural features throughout the community, consistent with the Cultural Resource Preservation Ordinance. Preferred methods of protection include avoidance of impacts, placing resources in designated open space and allocation of local resources and/or tax credits as feasible.

Mitigation measures

A MMRP to mitigate potential impacts to undiscovered buried cultural resources within the Sapphire Hotel and Event Center APE shall be implemented to the satisfaction of the lead agency. This program shall include, but be limited to, the following actions:

- CR-1)** The project permittee/owner shall retain a Riverside County-certified archaeological monitor to observe all ground-disturbing activities in an effort to identify any unknown cultural resources.
1. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained.
 2. Prior to the initiation of grading, the Native American representative(s), the project construction manager, and the consulting archaeologist shall meet on site to inspect all milling features, CA-RIV-12,943 that fall within the grading envelope in order to determine which are suitable candidates for relocation or reburial to a permanent open space area. All relocation work should be directed by an archaeological monitor and a Native American representative. The bedrock milling features, CA-RIV-12,943, and P-33-028892 new location would be mapped by GPS and these locations will be recorded on site maps that will be filed with the updated site forms submitted to the EIC at UCR. The relocation information shall be included in a Phase IV Monitoring Report. The site record should clearly indicate that the features are not in their original location and why they were relocated.
 3. The archaeological monitor shall attend a pre-construction meeting to review discovery protocol with construction personnel.
 - a. The archaeological monitoring shall be on-site for all earth-disturbing actions, including grading, clearing, or trenching, to observe soil movement and to identify any cultural materials uncovered.
 - b. Any cultural resources encountered during grading shall be recorded following standard archaeological protocol and subjected to a cultural resources evaluation. Should the discovered resource prove to be significant based on CEQA criteria, subsequent mitigation measures developed by the

Project Archaeologist and reviewed by the City and Tribal representatives may be required to mitigate potential impacts from the grading program.

CR-2) *Archaeological Monitoring:* At least 30 days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to observe all ground-disturbing activities in an effort to identify any unknown archaeological resources.

1. The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop and submit to the City an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
 - a Project grading and development scheduling;
 - b If feasible, the methods to be used for milling feature, CA-RIV-12,943 and P-33-028892 relocation and the designation of the proposed location where the milling features, CA-RIV-12,943 and P-33-028892, and cultural artifacts identified before, during or after grading may be relocated.
 - c The development of a schedule in coordination with the permittee/owner and the Project Archeologist for designated Native American Tribal monitors from the consulting tribes during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and,
 - d The protocols and stipulations that the permittee/owner, City, tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
2. A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center and the consulting tribe within 60 days of completion of monitoring.

CR-3) *Native American Monitoring:* Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Native American monitor shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements

of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; and project grading and development scheduling.

CR-4) *Disposition of Cultural Resources:* All Native American cultural resources recovered throughout the course of the project, including those discovered during the grading for this project, will be subject to one or more of the following treatments, in order of preference, which shall be employed under consultation of the participating tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department:

1. Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource.
2. On-site reburial of the discovered items as detailed in the Monitoring Plan required pursuant to Mitigation Measure CR-2. This shall include the measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No analysis of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments.
3. The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains following the mandated laboratory analysis and cataloging of the collection by the Project Archaeologist. As part of the required mitigation for impacts to cultural resources, the following shall be completed:
 - a A curation agreement shall be submitted to the City listing an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79 where collections would be curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and,
 - b At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal monitors within 60 days of completion of grading. This report shall document the impacts to cultural resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources

recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center, and Consulting tribes.

- CR-5) *Human remains:*** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendants(s)” for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.
- CR-6) *Controlled Grading:*** Site CA-RIV-12,943 will be impacted during grading and construction activities and the soils surrounding them will be disturbed. The Applicant, the Consulting Tribe(s), and the City will formalize a written agreement to identify the area that will be subject to “Controlled Grading” during construction of the Project. The Consulting Tribe(s), the Applicant, and the City will develop an exhibit that outlines the area subject to controlled grading, and that area will be highlighted on the rough grading plans, precise grading plans or other off-site improvement plans that may impact this site. “Controlled Grading” shall include, without limitation, the slow and deliberate excavation and removal of soils employing the smallest reasonable cuts in certain areas using light scrapers (for example Caterpillar 623 or 627), dozers (for example D6-D8), front end loaders, excavators, skip loaders, dump trucks, and motor graders. A controlled grading plan will be monitored by the Project archeologist and Consulting Tribal Monitor(s) to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification of resources. Results of all controlled grading activities shall be included in the Phase IV monitoring report.
- CR-7) *Inadvertent Finds:*** If during ground disturbance activities cultural resources (archaeological, historical, tribal) are inadvertently unearthed during excavation and grading activities, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City shall evaluate the significance of the find and appropriate course of action consistent with the Cultural Resources Management Plan and Monitoring Agreement. If avoidance of the resources is not

feasible, salvage operation requirements pursuant to Section 15064.5.F of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

Significance Finding

Less than Significant with Mitigation Incorporated. The project identified two historical resources areas onsite, however subsequent subsurface tests revealed no additional artifacts or resources and there is little potential for discovery of additional artifacts and resources upon commencement of ground disturbance. By complying with General Plan policy CSV-11.1 and mitigation measures CR-1 through CR-7, the potential impacts are less than significant with mitigation incorporated.

b) Response (Sources: Sapphire Hotel and Event Center Phase I and Phase II Cultural Resources Surveys).

Less than Significant Impact with Mitigation Incorporated. The project calls for the grading and construction of 120 room hotel and a 13,623 square foot event center. The Phase I, and Phase II cultural reports generated for the proposed Sapphire Hotel and Event Center commercial project identified several potentially historic objects and artifacts within the project area of potential effect (APE). The reports were evaluated under CEQA Section 15064.5 criteria and CRHR significance evaluation criteria, which seek to establish the importance of potential artifacts and resources. Under these guidelines potential artifacts/resources are evaluated for their cultural, political, economic, or social history of the nation, state, or local area significance. The Sapphire project site identified one prehistoric bedrock milling feature site and one prehistoric isolated portable mortar. The cultural surveys did not, however, find any CRHR-eligible subsurface deposits and do not require further evaluation and research beyond recording their locations and attributes, which was completed. The evaluation of subsurface tests provides the baseline for potential discovery of additional resources. Due to the lack of resources identified in the tests conducted onsite it is unlikely additional cultural deposits would be gathered from further investigations. However, due to concerns for potential discovery of additional cultural deposits from local Native American representatives consulted for the project, and in accordance with State law, any ground disturbance will be required to comply with CR-1 through CR-7, which includes grading monitoring by a qualified archeologist and Native American representative. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Section 15064.5.

The proposed project would be required to comply with the applicable Federal, State, and local regulations concerning the preservation of archeological resources. Compliance with all applicable rules and regulations would reduce potential impacts to less than significant.

Applicable General Plan Policies

See Section 5(a) for applicable General Plan Policies.

- CSV-11.5: Comply with state law regarding the identification and protection of Native American resources and consult with the appropriate tribal governments.

Mitigation Measures

- CR-1: See section 5(a) above
- CR-2: see section 5(a) above
- CR-3: See section 5(a) above
- CR-4: See section 5(a) above
- CR-5: See section 5(a) above
- CR-6: See section 5(a) above
- CR-7: See section 5(a) above

Significance Finding

With the implementation of the applicable local policies and Mitigation Measures, impacts to archaeological resources would be less than significant with mitigation incorporation.

c) **Response** (Sources: Sapphire Hotel and Event Center Phase I Cultural Resources Survey).

Less than Significant with Mitigation Incorporated. Previous archaeological research efforts have produced documentation of prehistoric occupation of the area dating back thousands of years. Subsequent migration of missionaries and the construction of Southern Pacific Railroad allowed for travel through the region, thereby facilitating continuous habitation of the Murrieta area. Based on the Sapphire Hotel and Event Center Phase I and Phase II Cultural Resources Surveys, two prehistoric cultural resources were identified during surveys of the APE. Subsequent subsurface excavations did not produce additional resources. Given the historical presence of Native Americans and the proximity to cataloged cultural resource sites, and there is a reasonable chance any ground disturbing activities could lead to the discovery of human remains, including those interred outside of dedicated cemeteries.

Should human remains be found, those remains would require proper treatment, in accordance with applicable State laws and local regulations. The State of California Public Resources (CPR) Health and Safety Code Sections 7050.57055 describe the general provisions for human remains. Specifically, CPR Health and Safety Code Section 7050.5 describes the requirements for when human remains are accidentally discovered during the excavation of a site, which would require the procedures set forth in CPR Code Section 5097.98 to be implemented. This section states that if human remains are found during excavation, excavation must stop in the area surrounding the find and any area that is reasonably suspected to overlie adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Compliance with these State regulations, along with General Plan Policy CSV-11.5 and Mitigation Measures CR-1 through CR-6, impacts to undiscovered human remains would be reduced to less than significant levels.

Applicable General Plan Policies

- CSV-11.1: Promote the protection and preservation of archaeological, cultural, historical, and architecturally significant sites, structures, districts, Native American resources, and

natural features throughout the community, consistent with the Cultural Resource Preservation Ordinance. Preferred methods of protection include avoidance of impacts, placing resources in designated open space and allocation of local resources and/or tax credits as feasible.

Mitigation Measures

- CR-1: See section 5(a) above
- CR-2: see section 5(a) above
- CR-3: See section 5(a) above
- CR-4: See section 5(b) above
- CR-5: See section 5(a) above
- CR-6: See section 5(a) above
- CR-7: See section 5(a) above

Significance Finding

Less than Significant Impact with Mitigation Incorporated. Incorporation of mitigation measures CR-1 through CR-4, along with compliance with the applicable General Plan policies, will minimize impacts to any human remains, which may be uncovered during ground disturbance and grading. Therefore, impacts will be less than significant with mitigation incorporation.

6) Energy

Table 3-6 Energy Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Energy – Would the Project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Energy Impacts

a) Response (Sources: Sapphire Hotel & Event Center Project Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis.)

Less than Significant Impact. The proposed project would not potentially impact energy resources which may include electricity, natural gas and petroleum-based fuel supplies and distribution systems.

Construction-Related Energy

Construction activities for the proposed project are anticipated to include grading and site improvements, and construction of the 120-room hotel and 13,623 square foot event center. Three main forms of energy resources would be anticipated to be consumed during construction of the proposed project per the Sapphire Hotel & Event Center Project Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, as well as delivery and haul truck trips (e.g. hauling of demolition material to off-site reuse and disposal facilities);
2. Electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power; and,
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Petroleum-related fuel consumption for the project would be related to the fueling of in-road trucks and off-road construction equipment used to transport workers to and from the construction site as well as equipment and supplies and the grading and site work preparation for the project site. Total construction

fuel usage was calculated at approximately 148,794 gallons for the life of construction activities. All vehicles used for construction would be required to comply with all State and SCAQMD regulations for on-road vehicles and off-road construction equipment.

The proposed project would consume electricity during new construction of site work, infrastructure, and buildings. Existing Southern California Edison electrical facilities are readily available in the area and the use of those facilities would lessen construction-related use of diesel fuel and gasoline and potentially reducing impacts related to overall energy usage. Electricity consumed for the project vary throughout the life of the construction activities and would consist of activities related to the conveyance of water for dust control, power for necessary lighting, electronic equipment, and other activities requiring electricity to support construction of the project. It's anticipated that only nominal electrical infrastructure improvements would be necessary for the construction and operation of the project. Adherence to city building guidelines would minimize any potential disruptions of electrical service to surrounding users.

It is not anticipated the project would be required to manufacture construction materials or create new building material facilities to specifically support the proposed project and quantification of energy usage associated with producing concrete, steel, asphalt, etc., is difficult, however it would be reasonable to assume minimal waste producing those materials due to the costs involved in acquiring the raw materials.

Operations-Related Energy

Ongoing operations of the 120-room hotel and 13,623 square foot event center would require energy use to operate heating/ventilation/air conditioning (HVAC), refrigeration, lighting, appliances, and electronics among others. Energy would also be consumed in the day-to-day maintenance onsite in the form of fuel consumption for employee and visitor vehicle trips, operations of landscaping equipment, and solid waste disposal services to the site.

Compliance with CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards* would require new construction to incorporate energy efficiency measures including energy efficient lighting and appliances and enhanced insulation among a variety of additional energy efficient material and construction standards. Therefore, it is anticipated the project will be designed to minimize electricity use and that planned electricity infrastructure and capacity would be sufficient to support the project's electricity demand.

The same State regulations would apply to natural gas consumption and the project would be expected to design systems to maximize natural gas efficiency and minimize natural gas consumption. Therefore, it is anticipated the project will be designed to minimize natural gas use and that planned natural gas infrastructure and capacity would be sufficient to support the project's demand.

According to the CalEEMod model the project would be anticipated to generate 2,345,931 vehicle miles traveled per year. The fleet average miles per gallon rate for all gasoline-powered vehicles in Southern California in the year 2019 is anticipated to be 23.9 miles per gallon and based on adopted regulations the fuel efficiency rates will improve in later years. Based on this rate, operation of the proposed project would use 98,056 gallons of transportation fuel per year. The project applicant shall require that the proposed project is designed to meet the 2016 CalGreen Code's Nonresidential Mandatory Requirements that include, but are not limited to providing both short-term and long-term bicycle parking spaces, preferred parking spaces for clean air vehicles, electric vehicle charging stations, use of efficient indoor and outdoor lighting, use of low flow plumbing fixtures and water-efficient landscaping as well as requiring a minimum of 65% of construction waste to be diverted from landfills.

Applicable General Plan Policies

- AQ-3.3: Require all construction equipment for public and private projects comply with California Air Resources Board's (CARB) vehicle standards. For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures will be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD.
- AQ-3.4: Require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures among others. Appropriate control measures will be determined on a project by project basis and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include but not be limited to:
 - Minimizing simultaneous operation of multiple construction equipment units.
 - Implementation of South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust Control Measures.
 - Watering the construction area to minimize fugitive dust.
 - Require that off-road diesel-powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by California Air Resources Board (CARB).
 - Minimizing idling time by construction vehicles.
- AQ-5.1: Encourage employers to implement transportation demand management (TDM) measures, such as the following programs to reduce trips and vehicle miles traveled:
 - Transit subsidies
 - Bicycle facilities
 - Alternative work schedules
 - Ridesharing
 - Telecommuting and work-at-home programs
 - Employee education
 - Preferential parking for carpools/vanpools
- AQ-6.6: Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of renewable energy sources.
-
- CSV-12.1: Ensure that all developments comply with energy efficiency requirements as mandated by the applicable building code.
- CSV-12.3: Support the on-site installation and use of renewable energy generation systems for residential, commercial, institutional, and industrial uses.
- CSV-12.6: Encourage new development projects and significant rehabilitation or expansion projects to incorporate innovative energy conservation or generation amenities such as electric vehicle charging stations, solar canopies, and carports.
- CSV-14.1: Ensure all applicable construction projects comply with the California State Green Building Standards Code.
- INF-1.5: Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.

- INF-1.6: Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.

Mitigation Measures

None required.

Significance Finding

Less than Significant Impact. The project would be expected to consume approximately 148,794 gallons of fuel and all construction activities as well operational usage of 98,056 gallons per-year and both would be required to conform to all State and SCAQMD fuel efficiency and usage regulations for off-road equipment and on-road trucks and vehicles, thereby maintaining minimum fuel compliance standards. Electricity consumption related to water conveyance would be relegated to water pumping and storage for onsite dust control and construction-related electricity usage is expected to be short-term, resulting in nominal energy consumption and are not expected to have an adverse impact on electrical infrastructure or available electrical capacity. All construction materials are expected to be readily available for purchase, with the exception of asphalt, steel, and concrete which are difficult to quantify specific energy usage. Therefore, no significant impacts are anticipated due to construction activities. The project will require compliance with Federal, State, and City requirements related to energy consumption including CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards*. Energy efficiency measures to be incorporated into the proposed buildings, including enhanced insulation, use of energy efficient lighting and appliances as well as requiring a variety of other energy-efficiency measures to be incorporated into all proposed structures. It is anticipated the project would be designed to be as energy efficient as regulations and codes require and would not impact electrical or natural gas infrastructure or capacity. Therefore, the proposed construction activities would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

b) Response (Sources: Sapphire Hotel & Event Center Project Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis.)

Less than Significant Impact. The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Applicable General Plan Policies

See Section 6(a) for applicable General Plan Policies

- AQ-3.1: Ensure that construction activities follow current South Coast Air Quality Management District (SCAQMD) rules, regulations, and thresholds.

Mitigation Measures

None required.

Significance Finding

The project would be designed to conform with all applicable energy-related policies in the General Plan as well as Federal and State policies. Therefore, implementation of the noted policies would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

7) Geology and Soils

Table 3-7 Geology and Soils Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
7) Geology and Soils – Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Geology and Soils Impacts

- a) **Response** (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. Murrieta is located within a seismically active region due to the active North American and Pacific tectonic plate movements. The project site is not located within the Alquist-Priolo Earthquake Zone or within a Riverside County Fault Hazard Zone.

Applicable General Plan Policies

- SAF-2.2: Require that all new development comply with the Alquist-Priolo Earthquake Fault Zoning Act.
- SAF-2.3: Seek to maintain emergency access in the event of an earthquake by engineering roadways to reduce damage to them.

Mitigation Measures

None required.

Significance Finding

According to the geotechnical report, the project will likely experience ground shaking from moderate to large size earthquakes during the life of the development. The project is not located within the Alquist-Priolo Earthquake Zone or within the Riverside County Fault Hazard Zone. The project would have less than significant impacts with the incorporation of State building codes and the applicable General Plan policies.

- i. (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. As noted in Section 7(a), the proposed project area is generally located within a seismically active region in Southern California. The project site location proposes a 120-room hotel and event center and would be exposed to moderate to strong seismic ground shaking. According to the Sapphire Hotel and Event Center Preliminary Geotechnical Report, the soils and fault evaluation for the site did not find any potential hazards. The site is not located within the Alquist-Priolo Earthquake Fault Zone or within a Riverside County Fault Hazard Zone. Therefore, the probability of the rupture of a known fault is considered low.

Applicable General Plan Policies

- SAF-2.1: Prior to site development, projects located in areas where liquefaction, subsidence, landslide and fissuring are considered hazards shall be required to prepare geologic reports addressing site conditions, potential risk, and mitigation, to the satisfaction of the City Engineer.

Mitigation Measures

None required.

Significance Finding

Incorporation of the General Plan policies, and the City's Building Codes, as applied to engineering, design, and construction standards, should reduce structures and people to exposure from strong ground shaking, thereby minimizing the risk of loss, injury, and death, and would reduce impacts to a level less than significant.

- ii. (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. As noted in Section 7(a)(i), the proposed project area is generally located within a seismically active region in Southern California. The project site location proposes a 120-room hotel and event center and would be exposed to moderate to strong seismic ground shaking. According to the Sapphire Hotel and Event Center Preliminary Geotechnical Report, the soils and fault evaluation for the site did not find any potential hazards, which would require mitigation after the implementation of the City's General Plan policies and the City's Building Code.

Applicable General Plan Policies

See Section 7(a) and 7(a)(i) for applicable General Plan policies

Mitigation measures

None required.

- iii. (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. Seismic related ground failure involves numerous conditions which manifest during strong ground shaking. Among those, shallow ground rupture, lateral spreading and liquefaction are discussed in the Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report. The report indicates shallow ground rupture is considered remote at the site, due to the distance to active faults. Lateral spreading is the outward and downward movement of soil adjacent to a descending slope occurring during a seismic event. Typically, this occurs adjacent to drainage channels as the affected soil moves laterally into the open channel area. This project has a low potential for lateral spreading due to the dense nature of weathered volcanics and moderately weathered volcanics. Liquefaction is the result of a seismic phenomenon where granulated, loose, saturated soils behave as if in a liquid state when exposed to high-intensity ground shaking. Three general conditions need to be present for liquefaction to occur. Those conditions are as follows: 1) shallow groundwater table; 2) low-density non-cohesive (granular) soils; and 3) high-intensity ground shaking. Saturated, loose to medium-dense, near surface cohesionless soils have a much higher potential for liquefaction than dry, dense, cohesionless soils. The site is not located within a Riverside County designated liquefaction hazard zone. According to the Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report, groundwater was not

encountered below the surface to a depth of 13 feet. The probability of liquefaction is considered nil because of the shallow depth of bedrock as well as the recommended depth of over excavation. Therefore, the potential for seismic-related ground failure including liquefaction is less than significant.

Applicable General Plan Policies

See Section 7(a) and 7(a)(i) for applicable General Plan policies

Mitigation measures

None required.

- iv. (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. The proposed project site is relatively level as are adjacent areas. The geologic review and mapping of the site indicated there were no landslides on the site or adjacent to the site, therefore the potential for a landslide event is considered very low.

Applicable General Plan Policies

See Section 7(a) and 7(a)(i) for applicable General Plan policies.

Mitigation measures

None required.

- b) Response** (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. Future construction activities for the proposed Sapphire Hotel and Event Center project have the potential to result in soil erosion during excavation, grading, and soil stockpiling. The construction for the proposed Sapphire Hotel and Event Center project would be required to have erosion control plans and Storm Water Pollution Prevention Plans (SWPPP) approved by the City of Murrieta Building, Public Works, and Safety Departments. As part of these requirements Best Management Practices (BMP's) would be implemented during construction activities to reduce soil erosion to the maximum extent possible.

In addition, all construction activities for the proposed Sapphire Hotel and Event Center project would be required to comply with the South Coast Air Quality Management District (SCAQMD) Rule 403 regarding the control of fugitive dust, applicable General Plan policies, and the City's applicable building regulations regarding erosion control, thereby ensuring that impacts related to soil erosion during construction phases of future development projects would be less than significant.

Applicable General Plan Policies

See sections 7(a) and 7(a)(i).

Mitigation Measures

None Required.

Significance Finding

Compliance with the City's General Plan, applicable building codes regarding erosion control and the SCAQMD Rule 403 would sufficiently prevent soil erosion or the loss of topsoil, therefore resulting in less than significant impacts.

- c) Response** (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. As discussed in section 7(a)(iii), the study area is underlain by topsoil, alluvium, and granite bedrock, which will not be problematic for development when grading recommendations are incorporated. As discussed in section 7(a)(iii) and 7(a)(iv), the study area is not susceptible to landslides. As discussed in section 7(a)(i), the study area does not contain known active faults. As such, there exists a low potential that the proposed Sapphire Hotel and Event Center development could be located on a geologic unit or soil that is unstable or could become unstable. Compliance with Murrieta Development Code, *Title 15.52 Grading, Erosion, and Sediment control*, along with applicable General Plan Policies would result in less than significant impacts.

Applicable General Plan Policies

See sections 7(a)(i) and 7(a)(iii).

Mitigation Measures

None required.

Significance Finding

Compliance with the California Building Code as well as applicable General Plan policies and the mitigation measures identified above, would result in less than significant impacts.

- d) Response** (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Investigation Report).

Less than Significant Impact. As discussed in section 7(a)(iii), the study area is underlain by topsoil, alluvium, and granite bedrock. Laboratory tests conducted as part of the geotechnical investigation for the project concluded the site soils have a very low expansion potential. Therefore, incorporation of geotechnical grading recommendations would result in less than significant impacts.

Applicable General Plan Policies

See sections 7(a)(i) and 7(a)(iii).

Mitigation Measures

None required.

Significance Finding

Implementation of geotechnical recommendations and General Plan policies would result in less than significant impacts.

e) **Response** (Sources: Sapphire Hotel and Event Center Preliminary Geotechnical Report).

No Impact. The location of the proposed project is within an urban-built environment, which contains the necessary sewer infrastructure to serve the project. The existing sewer infrastructure is provided by the Eastern Municipal Water District. Therefore, septic systems will not be used and resulting in no impact.

d) **Response** (Sources: Sapphire Phase I and Phase II Cultural Resources Survey).

Less than Significant with Mitigation Incorporated. Paleontological resources are the fossil remains of past life forms, which include vertebrate, invertebrate, and plant species. The project area is underlain by fine silty loam with very little clay. The hills just to the northwest of the project site are characterized by boulder-covered granite hills. The majority of the City and the study area have been classified as having a high potential for containing paleontological resources. Previous paleontological findings within the City have included mammoth, mastodon, ground sloth, dire wolf, short-faced bear, saber-toothed cat, tapir, camel, llama, and pronghorn fossils. Smaller vertebrate fossils found in the area include rabbit, rodent, bat, shrew, bide, amphibian, lizard, tortoise, and turtle. The project area contains disturbed or ruderal land, however grading and excavation activities within the project area could uncover previously unknown fossils, skeletal remains, or other paleontological resources.

All future development within the study area would be subject to compliance with the applicable General Plan Policies, which would ensure impacts to paleontological resources or unique geologic features are reduced to a less than significant level.

Applicable General Plan Policies

- CSV-7.1: Continue development review procedures that protect paleontological resources.
- CSV-7.2: Encourage local display and educational use of paleontological resources.

Mitigation Measures

None required.

Significance Finding

Incorporation of the mitigation measures outlined above, as well as the applicable General Plan policies, the proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, therefore impacts will be less than significant with mitigation incorporated.

8) Greenhouse Gas Emissions

Table 3-8 Greenhouse Gas Emissions Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
7) Greenhouse Gas Emissions – Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Greenhouse Gas Impacts:

- a) **Response** (Sources: Sapphire Hotel and Event Center Air Quality and Greenhouse Gas Emission Impact Analysis).

Less than Significant Impact. The Sapphire Air Quality and Greenhouse Gas Emission Impact Analysis report analyzed the Projects consistency with the City of Murrieta’s Climate Action Plan (CAP) program, which provides a framework for reducing GHG emissions and managing resources to best prepare for climate change. The CAP recommends GHG emissions targets that are consistent with the reduction targets of the State of California. The CAP addresses sources of emissions including energy production and consumption in buildings and transportations including the transfer of solid waste to landfills. The purpose of the CAP is to guide development, enhancement, and implementation actions that will reduce Murrieta’s GHG emission by 15-percent below their established 2009 baseline emissions by year 2020.

Significance thresholds were analyzed under the City’s CAP in relation to the site’s land use and its relation to CEQA. CEQA requires the City to identify significant environmental impacts for any discretionary action and to avoid or mitigate those impacts if possible. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets identified within the CAP would have a less than significant impact on climate change as pursuant to Senate Bill (SB) 97.

In addition, an Air Quality and Greenhouse Gas report was prepared for the proposed Sapphire Hotel and Event Center project. The report analyzed direct and indirect GHG emissions for the project under the 2020 target reduction rate of 15-percent fewer GHG emissions over the business-as-usual (BAU) conditions based on the year 2009 conditions. The GHG emissions for the proposed project were analyzed for the year 2010, which is the closest year available to the BAU year 2009. The data found the project would generate 2,896.26 MTCO_{2e} per year based on the BAU 2010 conditions. Statewide GHG reduction requirements were introduced to the

calculations and show that by the project opening year of 2021, the GHG emissions would be 2,284.74 MTCO₂e per year. The proposed project's opening year 2021 GHG emissions would be 21.1 percent less than the BAU emissions and would be within both the Climate Action Plan's target reduction of 15 percent and the 19 percent reduction target discussed above in Section 8.6 to address AB 197 and SB 32. The project GHG emission were analyzed to be less than the SCAQMD draft significance threshold of 3,000 MTCO₂e per year for both the BAU year 2010 conditions and the opening year of 2021 conditions.

The proposed land use and density for the Sapphire Hotel and Event Center project is consistent with the zoning and density analyzed within the Project, therefore the land use and density for the Sapphire Hotel and Event Center project impacts are consistent the impact findings of the City's CAP. In addition, the Air Quality and GHG report found the projects emissions reductions are within the target reductions required by the City's CAP, SCAQMD, AB 197, and SB 32. Therefore, the proposed project's direct or indirect GHG emissions would be less than significant for construction and operations.

Applicable General Plan Policies

See section 3(a) for applicable General Plan Policies.

Mitigation Measures

None Required.

Significance Finding

Implementation of the project, as proposed, would not result in an increase of GHG emissions, which could exceed the City's 15-percent CAP reduction target by 2020, or AB 197 and SB 32's 21-percent CAP reduction by 2035. Therefore, the proposed project's direct or indirect GHG emissions would be less than significant.

- b) Response** (Sources: Sapphire Hotel and Event Center Air Quality and Greenhouse Gas Emission Impact Analysis).

Less than Significant Impact. The applicable plan the proposed project would be subject to would be the *City of Murrieta General Plan Update Climate Action Plan (CAP)*, adopted January 2011. The CAP recommends GHG emissions targets are consistent with the reduction targets established by the State of California. The CAP establishes significance thresholds for project review under CEQA, and CEQA requires the City to identify significant environmental impacts of discretionary actions and to avoid and mitigate those impacts if feasible. The CEQA Guidelines, as updated pursuant to Senate Bill (SB) 97, acknowledges that climate change is an environmental issue that requires analysis under CEQA and encourages the use of a plan consistency threshold for cumulative impacts on climate change. Therefore, project that demonstrate consistency with the strategies, actions, and emission reduction targets contained the CAP, would have a less than significant impact on climate change.

It should be noted that the Climate Action Plan was prepared prior to the issuance of Executive Order B-30-15 on April 29, 2015 that provided a reduction goal of 40 percent below 1990 levels

by 2030. This target was codified into statute through passage of AB 197 and SB 32 in September 2016. The *Staff Report Proposed Update to the SB 375 Greenhouse Gas Emission Reduction Targets*, prepared by CARB June 2017, provides recommendations the MPOs located within the State to meet the new SB 32 targets. For SCAG, which is the MPO that represents Southern California, including the project site, this Report recommends that SCAG increase its year 2035 efficiency target from an 18-percent reduction to a 21-percent reduction over the baseline year 2005 emission levels in order to account for AB 197 and SB 32. In order to provide a conservative analysis that accounts for AB 197 and SB 32, a reduction target of 21-percent by 2035 has also been utilized in this analysis. The GHG emissions analysis found that the year 2035 emissions would be 38.8-percent lower than the calculated GHG emissions for a similar sized project operating in year 2010. The proposed project would be consistent with the emissions reduction targets detailed above to address the reduction targets provided in AB 197 and SB 32. Therefore, the proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less than significant.

Applicable General Plan Policies

See section 3(a) for applicable General Plan Policies.

Mitigation Measures

None Required.

Significance Finding

Implementation of the project as proposed would not conflict with any plan policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, therefore the project's impacts would be less than significant

9) Hazards & Hazardous Materials

Table 3-9 Hazards & Hazardous Materials Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
9) Hazards & Hazardous Conditions – Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts:

- a) **Response** (Sources: Murrieta General Plan 2035 EIR, Hazards and Hazardous Materials, Section 5.14).

No Impact. The proposed project is a 120-key hotel and 13,623 square foot event center commercial development, which post-construction, would not require the routine transportation, use, or disposal of hazardous materials, therefore there is no impact.

- b) **Response** (Sources: Murrieta General Plan 2035 EIR, Hazards and Hazardous Materials, Section 5.14).

Less than Significant Impact with Mitigation incorporated. During construction, the proposed Sapphire Hotel and Event Center project could potentially expose the community to potential hazards through a reasonable upset or accident condition involving the release of a hazardous material into the environment. However, any construction or demolition activities involved in the use or transportation of hazardous materials would be subject to Federal, State, and local regulations regarding construction/demolition, use, transportation, and disposal of hazardous materials. The following applicable Federal, State, and local regulations are as follows: California Proposition 65; the Unified Hazardous Waste and Hazardous Material Management Regulatory Program; the California Accidental Release Prevention Program; the California Code of Regulations title 26, Toxics; and South Coast Air Quality Management District (SCAQMD) Rule 1403. While the risk of exposure to hazardous materials cannot be eliminated, measures can be implemented to reduce risk to acceptable levels. Compliance with measures established by Federal, State and local regulations (identified above) is considered adequate to offset the negative effects related to the construction/demolition, use, storage and transport of hazardous materials in the study area. The Phase I Environmental Site Assessment prepared for the project found no evidence of past recognizable environmental conditions for the project site. Therefore, there is no evidence of previous upset or accidental condition involving the release of hazardous materials into the environment. In addition, implementation of the following General Plan Policies and Mitigation Measures would further reduce hazardous materials impacts to a less than significant level.

Applicable General Plan Policies

- SAF-1.2: Coordinate public safety responses and planning for hazards with agencies at the County, regional, state, and federal levels.
- SAF-1.3: Collect and maintain current information on local hazards and make it available for public use.
- SAF-1.5: Promote coordination among City departments to provide for safety in new development and/or annexation areas.
- SAF-8.2: Ensure that land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located and operated to reduce risk to other land uses.

- SAF-8.9: Support Caltrans and California Highway Patrol efforts to ensure safe transportation of hazardous materials on freeways.
- SAF-8.10: Ensure that all personnel of the Murrieta Fire Department are trained and ready to operate at the level of Hazardous Materials First Responder.
- SAF-8.11: Coordinate with other agencies to improve the containment and clean-up of hazardous material spills.
- SAF-8.12: Ensure that Fire Department personnel receiving training to achieve the Hazardous Materials Technician level.
- SAF-8.13: When approving new development, ensure that the site: is sufficiently surveyed for contamination and remediation, particularly for sensitive uses near existing or former toxic or industrial sites; is adequately remediated to meet all applicable laws and regulations, if necessary; is suitable for human habitation; is protected from known hazardous and toxic materials; and does not pose higher than average health risks from exposure to hazardous materials.

Mitigation Measures

HHM-1) The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, shall provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.

HHM-2) The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, shall provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.

HHM-3) Prior to development approval on a project-by-project basis, the project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.

Significance Finding

Project compliance with Federal, State, and local regulations, General Plan Policies, and Mitigation Measures would minimize impacts associated with creating a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, resulting in less than significant impacts with mitigation incorporated.

- c) **Response** (Sources: Murrieta General Plan 2035 EIR, Hazards and Hazardous Materials, Section 5.14).

No Impact. The project does not include any commercial or industrial uses, which have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, or substances. The 120-room hotel and 13,623 square foot event center uses would likely not include hazardous chemicals or substances other than common cleaning chemicals. In addition, the nearest school is the Antelope Hills Elementary School, which is located approximately 0.65-mile from the project area. Therefore, the proposed commercial project would not Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, resulting in no impact.

d) Response (Sources: Phase I Environmental Site Assessment).

No Impact. The Phase I environmental Site Assessment analyzed for the project conducted a review of Federal, State, and local environmental databases for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search parameters. The site was not listed in any databases. The findings produced no evidence of recognized environmental conditions and is not considered a hazard to public health.

e) Response (Sources: Murrieta General Plan 2035 EIR, Hazards and Hazardous Materials, Section 5.14).

No Impact. The closest public airport to the project is the French Valley Airport, located approximately 2.6 miles southeast of the project site. The site is not located within the associated The Riverside County Airport Land Use Compatibility Plan area, resulting in no impact.

f) Response (Sources: Murrieta General Plan 2035 EIR, Hazards and Hazardous Materials, Section 5.14).

No Impact. The Project land use is consistent with the City of Murrieta General Plan, which was subsequently reviewed for consistency with the City's Operation Plan through the General Plan 2035 EIR. Therefore, the project would not be contrary to the City of Murrieta Emergency Operations Plan, which can be viewed through the City's Fire Response website portal or on file with the City Fire Department, resulting in no impact.

g) Response (Sources: Murrieta General Plan 2035 EIR, Fire Protection, Section 5.17).

Less than Significant Impact. The project area is located in the north region of the city. Urban-developed land exists to the south and the east of the project site. Undeveloped or disturbed lands exist to the south and east. The Project area is within the designated High Fire Hazard Zones, per General Plan Exhibit 12-8. A 100-foot fire setback from structure was implemented on the projects northern property line to create a buffer to the undeveloped hillsides adjacent to the project. In addition, a 6-foot block is proposed along the northern property line for added fire protection. Additionally, adherence to California Building Standards Code, Chapter 7 and 7A, and the California Fire Code, Chapter 47 (*California Code of Regulations, Title 24, Part 9*), will provide increased fire protection for structures within the Wildland Urban Interface Zone. Inclusion of

these design features and applicable building and fire codes will reduce the risk of wildland fire impacts to less than significant.

Applicable General Plan Policies

None applicable.

Mitigation Measures

None required.

10) Hydrology and Water Quality

Table 3-10 Hydrology and Water Quality Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
10) Hydrology and Water Quality – Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede groundwater management of the basin.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts:

a) **Response** Sapphire Hotel and Event Center SWQMP and Preliminary Drainage Study).

Less than Significant Impact with Mitigation Incorporated. Development of the project site could potentially contribute to the deterioration of water quality in the immediate area. Water runoff from areas of ground disturbance could carry silt and debris, increasing sediment loads and diminishing the effectiveness of storm drain systems. Hazardous substances such as oils, fuels, paints, and other materials related to construction activities could also be transferred into local storm drains systems, watersheds, and groundwater through stormwater runoff, wash water, and dust control water. Without methods to prevent runoff from transferring silt and construction waste the impact to the environment could be significant.

Construction activities for the Sapphire Hotel and Event Center project would be required to comply with Title 15.52, Grading, Erosion and Sediment Control, 15.56, Flood Damage Prevention Regulations of the City's Municipal Code, which contains regulations to meet Federal and State water quality requirements related to stormwater runoff. Furthermore, the General Plan contains policies to reduce water quality impacts, and any development authorized by the Project would be required to comply with these policies. The General Plan requires the continued compliance with Federal, State, and regional government and agency regulations to protect and improve the quality of local and regional groundwater resources available to the City. Development projects within the study area would be required to meet Federal, State, and local water quality standards and implement mitigation to reduce impacts to less than significant levels. Compliance with the City's Municipal Code Title 15.52, Grading, Erosion and Sediment Control, 15.56, Flood Damage Prevention Regulations, Riverside County Drainage Area Management Plan (DAMP), City of Murrieta Water Quality Management Plan (WQMP), Riverside County MS4 permit, and policies of the General Plan, and Mitigation Measures identified below would reduce water quality and waste discharge impacts to a less than significant level.

Applicable General Plan Policies

- INF-1.4: Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.
- INF-1.6: Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.
- INF-1.11: Ensure sufficient levels of storm drainage service are provided to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.
- CSV-3.3: Utilize low-impact development (LID) techniques to manage storm water through conservation, on-site filtration, and water recycling, and continue to ensure compliance with the NPDES permit.

Mitigation Measures

HYD-1) Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the San Diego RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.

HYD-2) Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Public Works and the City Engineer, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Riverside County Drainage Area Management Plan and the Murrieta WQMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.

Significance Finding

With incorporation of the applicable General Plan policies, Mitigation Measures, and compliance with all local codes and regulations pertaining to water quality, impacts to water quality standards and waste discharge requirements would be less than significant with mitigation incorporation.

b) Response (Source: Sapphire Hotel and Event Center SWQMP and Preliminary Drainage Study).

No Impact. The proposed project will cap and remove an existing well onsite and will access water from the Western Municipal Water District (WMWD). The WMWD obtains its water from the Metropolitan Water District of Southern California, as well as a supplemental water supply from the City of Riverside. The WMWD does not conduct any groundwater extraction to meet its water capacity needs for retail distribution and with the removal of the well from the site, the project will not draw water from local aquifers which may impact the removal of water from the aquifer and recharge of water to the aquifer. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted), resulting in no impact.

c) Response (Sources: Sapphire Hotel and Event Center WQMP, Sapphire Jurisdictional Delineation, Determination of Biologically Equivalent or Superior Preservation report).

Less than Significant Impact with Mitigation Incorporated. The project proposes development of approximately 15.8-acres, which could alter the existing drainage patterns of the site and potentially cause significant erosion or siltation on- or offsite. Two ephemeral drainages were identified onsite (Drainage A and Drainage B) and are comprised of upland plant species totaling approximately 0.48-acre and 1,427 linear feet. Drainage A is located at the southwestern portion the project area and flows from northwest to southeast. Drainage B traverses the central portion of the project area and flows from north to south. The northeastern portion of Drainage B appears to be historically filled and no, bed, bank, or channel was observed. A total of 0.48-acre of the ephemeral drainage would be considered CDFW jurisdictional drainage feature with an overlapping 0.09-acre would be considered USACE jurisdictional waters. The proposed project would alter the course of a stream or river, in a manner which potentially would result in substantial erosion or siltation on- or offsite. The project has incorporated all applicable standards, regulations, and General Plan policies discussed in Section 9(a) above, and applied those rules, regulations, standards, and policies to the engineering design to mitigate for any potential significant alterations to drainage patterns. The project engineer has prepared a Stormwater Water Quality Management Plan to be implemented during construction, which would implement measures to capture potential erosion and silt and prevent those materials before leaving the site. Inclusion of the standards, regulations, General Plan policies, and mitigation measures discussed above, into the engineering design of the site, together with the absence of an impact on streambed alteration, result in a less than significant impact. In addition, the project performed a DBESP which found there were no feasible avoidance alternatives. However, the project would be required to purchase 1.44-acres of vernal pool preservation from the Skunk Hollow Mitigation Bank. The bank represents a large contiguous wetland habitat, which is not achievable onsite due to the fragmented nature of habitat and the surrounding road infrastructure. Therefore, the DBESP found the proposed mitigation would represent a biologically equivalent or superior preservation alternative to avoidance onsite, and would be expected to result in the establishment, restoration, and preservation of an increased acreage of habitat with higher values in comparison to the drainage feature impacted by the project.

Applicable General Plan Policies

See Section 10(a) for applicable General Plan Policies.

Mitigation Measures

- BIO-1: See Section 4(b) above.
- HYD-1:** see section 10(a)
HYD-2: see section 10(a)

Significance Finding

Incorporation of the standards, regulations, General Plan policies, and mitigation measures discussed above, into the engineering design of the site, together with the mitigation to the impact on streambed alteration, result in a less than significant impact with mitigation incorporation.

- (Sources: Sapphire Hotel and Event Center Preliminary Drainage Study).

Less than Significant Impact with Mitigation Incorporated. As noted in Section 10(a) The project proposes development of approximately 15.8-acres, which could alter the existing drainage patterns of the site and potentially cause significant erosion or siltation on- or offsite. With mitigation measures outline in Section 10(a) the project would be less than significant with mitigation incorporated.

Applicable General Plan Policies

- See Section 10(a) above for applicable General Plan policies.

Mitigation Measures

HYD-1: see section 10(a)

HYD-2: see section 10(a)

- ii. (Sources: Sapphire Hotel and Event Center Preliminary Drainage Study).

Less than Significant Impact with Mitigation Incorporated. The hydrology and hydraulic study prepared for the project analyzed pre- and post- construction conditions and found the project would increase the rate or amount of surface runoff in a manner which would potentially result in flooding on- or offsite. The infiltration basins were then designed to function as a detention facility to mitigate the flow rates.

Applicable General Plan Policies

- See Section 10(a) above for applicable General Plan policies.

Mitigation Measures

HYD-1: see section 10(a)

HYD-2: see section 10(a)

- iii. (Sources: Sapphire Hotel and Event Center Preliminary Drainage Study).

Less than Significant Impact with Mitigation Incorporated. The hydrology and hydraulic study prepared for the project analyzed pre- and post- construction conditions and found the project would potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The infiltration basins were then designed to function as a detention facility to mitigate the flow rates.

Applicable General Plan Policies

- See Section 10(a) above for applicable General Plan policies.

Mitigation Measures

HYD-1: see section 10(a)

HYD-2: see section 10(a)

- iv. (Sources: Sapphire Hotel and Event Center Preliminary Drainage Study).

Less than Significant Impact with Mitigation Incorporated. The hydrology and hydraulic study prepared for the project analyzed pre- and post- construction conditions and found the project does not lay within a floodway or flood plain and therefore would not negatively impede or redirect floodwater.

Applicable General Plan Policies

- See Section 10(a) above for applicable General Plan policies.

Mitigation Measures

HYD-1: see section 10(a)

HYD-2: see section 10(a)

d) Response (Sources: Sapphire Hotel and Event Center Preliminary Drainage Study).

No Impact. The project is not located in a flood hazard, tsunami, or seiche zones. Therefore, the project has no risk to release pollutants due to inundation.

e) Response (Sources: Sapphire Hotel and Event Center Preliminary Drainage Study).

Less than Significant Impact with Mitigation Incorporated. As discussed in Section 10(a), Construction activities for the Sapphire Hotel and Event Center project would be required to comply with Title 15.52, Grading, Erosion and Sediment Control, 15.56, Flood Damage Prevention Regulations of the City's Municipal Code, which contains regulations to meet Federal and State water quality requirements related to stormwater runoff. Furthermore, the General Plan contains policies to reduce water quality impacts, and any development authorized by the Project would be required to comply with these policies. The General Plan requires the continued compliance with Federal, State, and regional government and agency regulations to protect and improve the quality of local and regional groundwater resources available to the City. Development projects within the study area would be required to meet Federal, State, and local water quality standards and implement mitigation to reduce impacts to less than significant levels. Compliance with the City's Municipal Code Title 15.52, Grading, Erosion and Sediment Control, 15.56, Flood Damage Prevention Regulations, Riverside County Drainage Area Management Plan (DAMP), City of Murrieta Water Quality Management Plan (WQMP), Riverside County MS4 permit, and policies of the General Plan, and Mitigation Measures identified below would reduce water quality and waste discharge impacts to a less than significant level.

As discussed in Section 10(b), The proposed project will access water from the Western Municipal Water District (WMWD). The WMWD obtains its water from the Metropolitan Water District of Southern California, as well as a supplemental water supply from the City of Riverside. The WMWD does not conduct any groundwater extraction to meet its water capacity needs for retail distribution. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted), resulting in no impact.

Applicable General Plan Policies

See Section 10(a) for applicable General Plan Policies.

Mitigation Measures

- **HYD-1:** see section 9(a)

- **HYD-2:** see section 9(a)

Significance Finding

Incorporation of the standards, regulations, General Plan policies, and mitigation measures discussed above, into the engineering design of the site, together with the absence of an impact on streambed alteration, result in a less than significant impact with mitigation incorporation.

11) Land Use and Planning

Table 3-11 Land Use and Planning Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
11) Land Use and Planning – Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts:

- a) **Response** (Sources: Murrieta General Plan EIR, Land Use, Section 5.1).

No Impact. The Sapphire Hotel and Event Center project is consistent with the established General Plan Land Use Element zoning pattern for the parcels the project is located on. The Project does not physically divide an established community. Therefore, the proposed project does not result in impacts.

- b) **Response** (Sources: Murrieta General Plan EIR, Land Use, Section 5.1).

No Impact. The proposed project is consistent with the land use identified in the Murrieta General Plan, Land Use Element, which was studied in the General Plan 2035 EIR. The proposed project was reviewed for consistency with the established land use review process with the City of Murrieta, which established the appropriate rules and regulations with which the project is required to comply as well as any mitigation measures, which may be required to offset potential environmental effects. As described in Section 4(a), the proposed project is required to comply with the MSHCP, which is the regulatory document controlling habitat protection, conservation, and mitigation for the region. Therefore, the project implementation would not conflict with any provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

12) Mineral Resources

Table 3-12 Mineral Resources Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
12) Land Use and Planning – Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, project, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts:

- a) **Response** (Sources: State of California department of Conservation, Murrieta General Plan 2035 EIR, Mineral Resources, Section 5.12).

No Impact. According to the State Geologist has designated all lands within the City northeast of Interstate 15, including the project area, as MRZ-3 (areas containing mineral occurrences of undetermined mineral resource significance). Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, resulting in no impact.

- b) **Response** (Sources: State of California department of Conservation, Murrieta General Plan 2035 EIR, Mineral Resources, Section 5.12).

No Impact. The General Plan does delineate any locally important mineral resource recovery sites within the proposed project area. Additionally, the State Geologist has designated all lands within the City northeast of Interstate 15, including the project area, as MRZ-3 (areas containing mineral occurrences of undetermined mineral resource significance). Therefore, implementation of the project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, project, or other land use plan, resulting in no impact.

13) Noise

Table 3-13 Noise Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
13) Noise – Would the Project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts:

a) **Response** (Sources: Sapphire Hotel and Event Center Noise Report).

Less than Significant Impact. The City of Murrieta Development Code Chapter 16.30, Noise Ordinance, and the General Plan 2035 Noise Element provide the regulatory structures related to establishing noise levels, standards, and guidance for the City of Murrieta. The Sapphire Noise report analyzed potential noise impacts from construction and operations to surrounding receptors and found the project would not generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, impacts are expected to be less than significant.

Construction Noise

Construction noise anticipated for the project would consist of site preparation and grading of approximately 15.78-acre project and the construction of 120-room hotel and 13,623 square foot event center, paving of onsite parking areas and driveways, improvements to the portions of Linnel Lane and McElwain Road that are adjacent to the project site, and the application of architectural coatings. Noise impacts associated with construction activities would be a function of the noise generated from construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of construction activities. The nearest sensitive receptor

is a single-family home located approximately 400 feet to the northwest of the project site. The nearest offsite workers are located approximately 80 feet to the south of the project site within an existing commercial retail center.

Section 16.30.130(A)(1) of the City's Municipal Code restricts construction activities from occurring between the weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays. Section 16.30.130(A)(2)(a) of the City's Municipal Code limits construction noise that occurs during the allowable times at the nearby single-family homes to 75 dBA for mobile equipment and 60 dBA for stationary equipment. In addition, Section 16.30.130(A)(2)(b) of the Municipal Code restricts allowable noise to commercial areas to 85 dBA for construction activities.

The noise report prepared for the project indicated the greatest noise impacts would occur during the site preparation and grading phase of construction. The analysis indicated a noise level as high as 77 dBA leq at the nearest business structure and as high as 67 dBA at the nearest home to the project site. The report concluded construction noise would be within the City's business structure noise threshold of 85 dB as stated within Section 16.30.130(A)(2)(b) of the Municipal Code and would be within the City's single-family residential noise threshold as detailed within Section 16.30.130(A)(2)(a) of the Municipal Code. Therefore, project adherence to the construction work hour limits provided within Section 16.30.130(A)(1) of the Municipal Code would not create a substantial temporary increase in ambient noise levels that are in excess of applicable noise standards.

Operational-Related Noise

The proposed project consists of a 120-room hotel and 13,623 square foot event center at the intersection of Linnel Lane and McElwain Road. Potential noise emissions would be due to project-generated vehicular traffic and vehicular traffic from nearby roadways.

Roadway Vehicular Noise

Vehicle noise is generated from engine operation, exhaust emissions and the level of traffic, which is dependent on three primary factors; (1) the volume of traffic, (2) the speed of traffic, and (3) the numbers of trucks in the flow of traffic. The project uses are not conducive to the operations of substantial numbers of trucks trips and the project would not require an alteration of the existing roadway speed limits so potential operations noise impacts would be associated with a change in traffic volumes that would occur with the development of the project.

The City of Murrieta's General Plan and Municipal Code do not define what an increase in roadway noise would be considered significant. In the absence of local definitions, the Federal Transit Administration threshold guidance were relied upon and indicated the project contribution to the noise environment ranged for both existing conditions, and existing plus ambient opening year 2021 conditions, and existing plus ambient plus cumulative opening year 2021 conditions were between 0 and 7 dB, which is dependent on the existing noise levels.

The Sapphire Noise report indicated the project's permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the traffic noise increase thresholds detailed above. Therefore, the proposed project would not result in a substantial

permanent increase in ambient noise levels for the existing conditions. Impacts would be less than significant.

In addition, the report noted the project's permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the traffic noise increase thresholds detailed above. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels for the existing plus ambient opening year 2021 conditions. Impacts would be less than significant.

Finally, the Noise report noted the project's permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the traffic noise increase thresholds detailed above. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels for the existing plus ambient plus cumulative opening year 2021 conditions. Impacts would be less than significant.

Onsite Noise Impacts to Offsite Sensitive Receptors

The operations of the project would potentially increase onsite noise levels from noise impacts from outdoor events at the event center's courtyards, rooftop mechanical equipment, parking lot activities, delivery trucks, and hotel pool and patio areas. Section 16.30.090(A) of the City's Municipal Code limits noise generated from onsite activities at the nearby commercial properties to 60 dBA between 7:00 a.m. and 10:00 p.m. and 55 dBA Leq between 10:00 p.m. and 7:00 a.m. and at residential properties to 50 dBA between 7:00 a.m. and 10:00 p.m. and 45 dBA Leq between 10:00 p.m. and 7:00 a.m.

The project noise report indicated onsite noise sources may create combined noise levels as high as 51 dBA Leq at the nearest commercial property to the south and as high as 46 dBA Leq at the nearest home, located northwest of the project site. The calculated noise levels from onsite sources at the nearest commercial property would be within the City noise standards of 60 dBA between 7:00 am and 10:00 p.m. and 55 dBA between 10:00 p.m. and 7:00 a.m. as detailed in Section 16.30.090(A) of the Municipal Code. However, the calculated noise level at the nearest home of 46 dBA Leq would be within the City's residential noise standard of 50 dBA between 7:00 am and 10:00 p.m. but would exceed the noise standard of 45 dBA between 10:00 p.m. and 7:00 a.m. This would be considered a significant impact.

Mitigation Measure 1 is provided that restricts the use of sound amplification systems in the outside courtyards at the Event Center between the hours of 10:00 p.m. and 7:00 a.m. Through implementation of Mitigation Measure 1, the operational noise level at the nearest home would be reduced to 23 dBA between 10:00 p.m. and 7:00 a.m., which is well below the City's nighttime residential noise standard of 45 dBA between 10:00 p.m. and 7:00 a.m. Therefore, with implementation of Mitigation Measure 1, the proposed project would not result in a substantial permanent increase in ambient noise levels from onsite noise sources. Impacts would be less than significant.

Noise Impacts to Proposed Onsite Sensitive Receptors

The proposed project would consist of the operation of a Hotel and Event Center that is located adjacent to the west side of I-215. General Plan Policy N-1.2 requires that the City protect new noise sensitive uses from excessive noise level. In addition, Title 24, Chapter 1, Article 4 of the California Administrative Code (California Noise Insulation Standards) requires noise insulation in new hotels, motels, apartment houses, and dwellings (other than single-family detached housing) that provides an annual average noise level of no more than 45 dBA CNEL. When such structures are located within a 60-dBA CNEL (or greater) noise contour, an acoustical analysis is required to ensure that interior levels do not exceed the 45-dBA CNEL annual threshold. In addition, Title 21, Chapter 6, Article 1 of the California Administrative Code requires that all habitable rooms, hospitals, convalescent homes, and places of worship shall have an interior CNEL of 45 dB or less due to aircraft noise.

The Sapphire noise report indicated exterior noise levels at the proposed hotel pool and patio locations do not exceed the 65 dBA threshold. Therefore, impacts would be less than significant. To assess the interior noise levels related to compliance with the State's 45 dBA CNEL interior criteria, the architectural plans were utilized to calculate the exterior to interior attenuation rate of the most noise impacted hotel rooms, which was determined to be limited to the rooms on the east side of the proposed hotel that directly face I-215 and consist of the IBD Suite style room. The hotel room floor area covered by carpet was calculated along with the total square footage of the ceilings and walls, in order to determine the sound absorption rate of the room. The area of exterior walls and windows were also calculated in order to determine the exterior transmission levels. The windows were based on standard commercial non-operable windows that have a 28 STC Rating and standard stucco walls that have a 46 STC Rating. The exterior to interior noise reduction was then determined by combining the calculated room absorption rate to the exterior to interior transmission calculations. This resulted in an exterior to interior attenuation rate of 36 dBA for the most noise impacted hotel rooms. Impacts would be less than significant.

Applicable General Plan Policies

The following policies apply to *construction noise*:

- N-4.1: Regulate construction activities to ensure construction noise complies with the City's Noise Ordinance.
- N-4.2: Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on Sundays and holidays.
- N-4.3: Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.
- N-4.5: Allow exceedance of noise standards on a case-by-case basis for special circumstances including emergency situations, special events, and expedited development projects.

- N-4.6: Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas.

The following policies apply to *operational noise*:

- N-1.1: Comply with the Land Use Compatibility for Community Noise Environments.
- N-1.2: Protect schools, hospitals, libraries, churches, convalescent homes, and other noise sensitive uses from excessive noise levels by incorporating site planning and project design techniques to minimize noise impacts. The use of noise barriers shall be considered after all practical design-related noise measures have been integrated into the project. In cases where sound walls are necessary, they should help create an attractive setting with features such as setbacks, changes in alignment, detail and texture, murals, pedestrian access (if appropriate), and landscaping.
- N-2.3: Consider the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development proposals.
- N-2.4: Encourage proper site planning and architecture to reduce noise impacts.
- N-2.6: Incorporate noise reduction features for items such as, but not limited to, parking and loading areas, ingress/egress point, HVAC units, and refuse collection areas, during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses.
- N-2.7: Require that new mixed-use developments be designed to limit potential noise from loading areas, refuse collection, and other activities typically associated with commercial activity through strategic placement of these sources to minimize noise levels on-site.
- N-2.8: Encourage commercial uses in mixed-use developments that are not noise intensive.
- N-3.1: Consider noise mitigation measures in the design of all future streets and highways and when improvements occur along existing freeway and highway segments.
- N-3.4: Enforce the use of truck routes to limit unnecessary truck traffic in residential and commercial areas. Consider requiring traffic plans for construction projects and new commercial and industrial uses.

Mitigation Measures

N-1) The project applicant shall restrict the use of sounds amplification systems in the outside courtyards at the event center between the hours of 10:00 p.m. and 7:00 a.m. No time limitation is placed on the use of sounds amplification systems that are utilized inside the event center.

Significance Finding

Implementation of the mitigation measure for operational noise will reduce impacts to a level less than significant.

b) Response (Sources: Sapphire Hotel and Event Center Noise Report).

Less than Significant Impact. Construction of the approximately 15.78-acre site will involve the use of equipment which may cause vibration impacts to sensitive receptors near to the site. The closest sensitive receptors are approximately 20-feet west of the project site.

Section 16.30.130(K) of the City's Municipal Code restricts the operation of any device that creates a vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source. The perception threshold is defined as a motion velocity of 0.01 inch per second over the range of 1 to 100 Hertz.

Construction-Related Vibration Impacts.

The primary sources of vibration during construction would come from large bulldozers, which could generate a vibration level of 87 VdB, which is equivalent to 0.02 inch per second root mean square (rms) velocity at 25 feet that is utilized by the City. Based on typical propagation rates, the vibration level at the commercial retail center to the south (80 feet away from proposed construction activities) would be 0.01 inch per second rms. The vibration level at the location of the nearest offsite workers would be within the 0.01 inch per second rms threshold detailed above. Impacts would be less than significant.

Operations-Related Impacts

The proposed project would result in the operation of delivery trucks on the project site, which are a known source of vibration. The nearest vibration sensitive receptors to the project site are the offsite workers that are located as near as 80 feet to the south of the project site at the existing commercial retail center.

Caltrans has done extensive research on vibration level created along freeways and State Routes and their vibration measurements of roads have never exceeded 0.08 inches per second PPV or 0.02 inch per second rms at 15 feet from the center of the nearest lane, with the worst combinations of heavy trucks. Truck activities would occur onsite as near as 80 feet from the nearest offsite receptor. Based on typical propagation rates, the vibration level at the nearest offsite worker would be 0.003 inch per second rms. Therefore, vibration created from operation of the proposed project would be within the 0.01 inch per second rms threshold of detailed above. Impacts would be less than significant.

Applicable General Plan Polices

- N-4.2: Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on Sundays and holidays.
- N-4.3: Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.

Mitigation Measures

None required.

Significance Finding

Implementation of General Plan Policies noted above would reduce impacts to below a level of less than significant.

c) Response

No Impact. The project is not located within an Airport Land Use Plan and is not within two miles of a public airport or public use airport. The closest airport is the French Valley Airport, located approximately 2.6 miles to the southeast of the project site. Therefore, the project would not expose people residing or working in the project area to excessive noise levels due to an airport, resulting in no impact.

14) Population and Housing

Table 3-14 Population and Housing Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
14) Population and Housing – Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts:

a) **Response** (Sources: Murrieta General Plan 2035, Land Use Element).

Less than Significant Impact. The proposed project would potentially increase population through the development of 120-room hotel and 13,623square foot event center by providing new jobs, which could potentially attract new city residents. The proposed project is consistent with Office and Research Park land use designated by the General Plan, Land Use Element and studied within the General Plan 2035 EIR. Therefore, the population growth anticipated by the project is consistent with the population increases studied in the General Plan and would not directly induce substantial population growth resulting in less than significant impact.

The proposed project includes improvements to adjacent roadways that that were anticipated in the General Plan’s Circulation Element. The project intends to utilize existing infrastructure and widen roadways, construct sidewalks, curbs, and gutters to portions of the roadways fronting the project on Linnel Lane and McElwain Road. However, the project does not extend roadways or infrastructure beyond what was anticipated in the Circulation Element. Therefore, the proposed project would not indirectly induce substantial population growth resulting in no impact.

b) **Response** (Sources: Murrieta General Plan 2035, Land Use Element).

No Impact. The proposed project is a consistent use on the parcel, which is zoned Office and Research Park as identified within the General Plan. Therefore, the project would not displace substantial numbers of existing housing resulting in no impact.

15) Public Services

Table 3-15 Public Services Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
15) Public Services – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) **Response** (Sources: Murrieta General Plan 2035, Safety Element).

Less than Significant Impact. Development of the project is consistent with the Project zoning; however, the project would lead to an increase in commercial building square footage within the Project area. However, the anticipated demands are consistent with the growth projections used to assess the needs for fire protection services associated with the General Plan buildout. Fire Station #2 is located approximately a 2.6-miles from the project site at 40060 California Oaks Rd. The project proposes 120 Hotel rooms and a 13,623 square foot event center in northern Murrieta. The proposed project could expect to contribute additional commercial building square footage to the city, which may impact fire services, facilities, and equipment. The City requires payment of Development Impact Fees for a projects fair-share of impacts to those facilities and services. Therefore, payment of Development Impact Fees will reduce potential impacts to a less than significant level.

Applicable General Plan Policies

- SAF-6.1: Respond to 90 percent of medical and fire incident calls within 6 ½ minutes from dispatch.
- SAF-6.3: Provide adequate levels of fire suppression personnel for all areas.
- SAF-6.4: Ensures sufficient personnel and equipment to provide fire suppression for high rise buildings.
- SAF-6.5: Locate, staff, and equip Fire Department units to provide service to all areas within the City with a maximum of 12 minutes total response time for 90 percent of all mass casualty incidents or major structure fires.

- SAF-6.8: Maintain and implement a Fire Department Strategic Plan to address staffing and facility needs, service goals, deployment strategies, and other department goals.
- SAF-6.9: Strive to achieve an Insurance Services Office (ISO) Public Protection Classification of 3 in areas with fire hydrants and 9 in areas that are not connected to an existing water district supply system.

Mitigation Measures

None required.

Significance Finding

While the project could result in an increase of emergency calls, which could impact the needs of fire facilities and equipment, the demand is consistent with growth projections used to assess fire protection needs at full General Plan buildout. The project would be required to pay Development Impact Fees for fire protection services, therefore any potential impacts to those services would be less than significant.

b) Response (Sources: Murrieta General Plan 2035, Safety Element).

Less than Significant Impact. Development of the project is consistent with the Project zoning; however, the project would lead to an increase in residents within the Project area. The anticipated demands are consistent with the growth projections used to assess the needs for police protection services associated with the General Plan buildout. The Murrieta Police Department is located approximately 5.8-miles south of the project site on Jefferson Avenue. The project proposes 120 hotel rooms and 13,623 square feet of event center space within the northern Murrieta. The project's commercial building square footage could expect to impact police services, facilities, and equipment. The City requires payment of Development Impact Fees for a projects fair-share of impacts to those facilities and services. Therefore, payment of Development Impact Fees should reduce potential impacts to a less than significant level.

Applicable General Plan Policies

- SAF-9.1: Seek to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address the public safety needs, measured through established response times (as shown in General Plan Table 12-3, Target Response Times), crime statistics, crime clearance rates, and community quality of life issues.
- SAF-9.2: Endeavor to respond within six minutes for all Priority 1 calls, 15 minutes for Priority 2 calls, and 35 minutes for Priority 3 calls.
- SAF-11.2: Continue to require new apartment communities to participate in the Crime Free Multi-Housing Program.
- SAF-11.4: Continue to ensure that each development or neighborhood in the City has adequate emergency ingress and egress.

Mitigation Measure

None required.

Significance Finding

While the project could result in an increase of emergency calls, which could impact the needs of police facilities and equipment, the demand is consistent with growth projections used to assess police protection needs at full General Plan buildout. The project would be required to pay Development Impact Fees for police protection services, therefore any potential impacts to those services would be less than significant.

c) Response (Sources: Murrieta Valley Unified School District).

Less than Significant Impact. The project is located within the Murrieta Valley Unified School District (MVUSD) which has an enrollment of over 21,000 students in 11 elementary schools, four middle schools, three comprehensive high schools, a continuation school, and independent high school, and an adult school.

The GPEIR analyzed students generated over several school districts, which would be affected by development within the City. The project proposes 120 hotel rooms and 13,623 square feet of event center space within the northern Murrieta. The Murrieta Valley Unified School District requires commercial development projects to pay a Development Impact Fees for a projects fair-share of impacts to their facilities and services. Therefore, payment of Development Impact Fees should reduce potential impacts to a less than significant level.

General Plan Policies

None applicable.

Mitigation Measures

None required.

Significance Finding

The project would be subject to the collection of school fees which would minimize any potential impacts to schools within the City, resulting in less than significant impacts.

d) Response (Sources: Murrieta General Plan 2035, Recreation and Open Space Element).

No Impact. The project is a commercial development which does not impact the development, maintenance, or capacity of municipal parks and is not subject to park fees. Therefore, the project has no impact on parks.

Applicable General Plan Policies

None applicable.

Mitigation Measures

None Required.

Significance Finding

No impact.

e) Response

Less than Significant Impact. The project proposes 120 hotel rooms and 13,623 square feet of event center space within northern Murrieta. The proposed project could expect to contribute employees to the city workforce, which may impact other public facilities and services including libraries, streets, drainage facilities, and other community services. The City requires payment of Development Impact Fees for a projects fair-share of impacts to those facilities and services. Therefore, payment of Development Impact Fees should reduce potential impacts to a less than significant level.

Applicable General Plan Policies

None applicable.

Mitigation Measures

None required.

Significance Finding

Payment of Development Impact fees for impacts associated with increased employment population and their demand on other public services, would reduce impacts to a less than significant level.

16) Recreation

Table 3-16 Recreation Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
16) Recreation – Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) **Response** (Source: Murrieta General Plan 2035).

Less than Significant Impact. As noted in Section 15(d), the project is a commercial development which does not impact the development, maintenance, or capacity of municipal parks and is not subject to park fees. Therefore, the project has no impact on parks.

Applicable General Plan Policies

None applicable.

Mitigation Measures

None required.

Significance Finding

No impact.

b) **Response** (Source: Murrieta General Plan 2035).

No Impact. The proposed project would include onsite recreational amenities for the 120-room Hotel and Event Center. However, the project area proposes to construct within the limits of an urban/built environment. Therefore, there is no impact.

17) Transportation

Table 3-17 Transportation Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
17) Transportation – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts:

Traffic Analysis Scope:

The Sapphire Hotel and Event Center Traffic Impact Analysis was prepared for the project by Trames Solutions Inc., to address impacts and potential mitigation that may be required for the implementation of the project. The report identifies three study objectives which include the following:

- Existing (2017) Traffic,
- Existing + Ambient + Project (EAP 2021); and
- Existing + Ambient + Project + Cumulative (EAPC 2021).

The study area included any intersection of Collector or higher classification street with another Collector roadway or higher classification street, at which the proposed project will add 50 or more peak hour trips. Pursuant to the attached scoping agreement and discussions with City of Murrieta staff, the study area includes the following existing and future intersections:

- 1) McElwain Rd. / Linnel Lane
- 2) McElwain Rd. / Clinton Keith Rd.
- 3) Stepp Rd. / Linnel Lane
- 4) Project Driveway / Linnel Lane

The City of Murrieta also requested the following roadway segments be evaluated:

- 1) Linnel Lane, east of McElwain
- 2) McElwain, south of Linnel Lane

a) & b) Response (Sources: Sapphire Hotel and Event Center Traffic Impact Analysis).

Less than Significant Impact. Transportation planning within the City of Murrieta requires coordination and compliance with several different agencies and their applicable plans, ordinances, and/or policies including the City of Murrieta, the Riverside County Transportation Commission (RCTC), and the Southern California Association of Governments (SCAG). The RCTC and SCAG are regional transportation agencies, responsible for the development of regional transportation planning, traffic forecasting, and distribution of regional transportation funds. The City of Murrieta utilizes local transportation planning documents such as the General Plan Circulation Element which identifies policies related to local circulation including roadways, transportation, trucking, and non-motorized facilities. Other plans and ordinances related to traffic applicable to the Project are California Senate Bill 375 and the Riverside County Congestion Management Program.

State/Regional Planning Agencies, Plans, Ordinances, and Policies

California Senate Bill 375

On January 1, 2009 California Senate Bill 375 (SB 375) became law, implementing legislation of Assembly Bill 32 (AB 32), which requires the State to reduce greenhouse gas (GHG) emissions from all industrial sectors to 1990 levels by the year 2020.

The transportation sector, as the primary emitter of GHG emissions, was the primary focus of SB 375. The law targeted the reduction of GHG emissions from cars and light trucks. To achieve these reduction goals, SB 375 charged each of the State's 18 Metropolitan Planning Organizations (MPO) with developing Sustainable Communities Strategies (SCS), which include specific strategies for improving land use and transportation efficiency. The project area MPO administering these strategies is the Southern California Association of Governments (SCAG), which includes six counties inclusive of the City of Murrieta. The main strategy for MPO's in their plan development is to identify and develop areas where land use can be concentrated around public transportation systems. Compatible uses tend to be higher density development and often features mixed-use projects. Other supported strategies include integration of Intelligent Transportation Systems (ITS) to improve freeway and arterial circulation systems.

The proposed Sapphire Hotel and Event Center project was required to conform with and incorporate the strategies of the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) which was adopted by SCAG. The RTP/SCS outlined strategies to plan for establishing growth in denser, urban areas where access to public transportation, work, and shopping areas would facilitate alternative forms of transportation including walking and biking. The adopted Project is consistent with the floor area ration (FAR) for the subject land uses and is centered around existing infrastructure and proposed additional transportation

infrastructure in the form of half-width street improvements to Linnel Lane. As a conforming land use, the proposed Sapphire Hotel and Event Center project is consistent with the goals and policies set forth in the General Plan, which in turn is consistent with the RTP/SCS strategies to reduce GHG. Therefore, the project is consistent with the RTP/SCS resulting in no impact.

Riverside County Congestion Management Program (CMP)

The Riverside County Congestion Management Program is run through the RCTC. The agencies adopted minimum Level of Service (LOS) threshold is LOS "E". Therefore, when a Congestion Management Plan street or highway segment falls to "F", a deficiency plan must be required. Preparation of a deficiency plan will be the responsibility of the local agency where the deficiency is located. Other agencies identified as contributors to the deficiency will also be required to coordinate with the development of the plan. The plan must contain mitigation measures, including consideration of Transportation Demand Management (TDM) strategies and transit alternatives, and a schedule for mitigating the deficiency.

The CMP provides guidelines for streets and highways which fall under the jurisdiction of the RCTC. The Riverside County CMP currently covers all State Highway facilities within the County. The only State Highway within the City of Murrieta is Interstate 15, located just over four miles from the project site. The project scoping meeting did not identify potential impacts to state highway facilities due to the distance to I-15.

State Transportation Improvement Program/Riverside County Measure A

The State Transportation Improvement Program (STIP) is a multi-year capital improvement program for transportation projects on and off the State Highway System, funded with revenues from the Transportation Investment Fund and other funding sources. The Riverside County Measure A is a voter approved half-cent transportation sales tax adopted by Riverside County voters in 1976 and extended to the year 2039 by voters in 2002. Since its implementation, Measure A has provided a steady source of revenue for transportation improvements in the County of Riverside, raising nearly \$1 billion from 1989 through 2009. In addition to major highway projects, over half a billion dollars has improved local streets and roads everywhere in Riverside County. Between 1990 and 2006 cities and county areas in Western Riverside County had received \$370.3 million.

The project is not capable of conflicting with this Ordinance, resulting in no impact.

Local Traffic Plans, Policies, and Ordinances

City of Murrieta General Plan Circulation Element Roadway Policies and Standards

The City's Circulation Element is the guiding document which development relies on to design and implement transportation infrastructure and strategies. The Circulation Elements strives to make City circulation systems more efficient by encouraging multi-modal transportation systems thereby reducing the need for single occupant automobile trips. Those goals can be achieved thorough Smart Growth planning and implementation of infrastructure which promotes alternative forms of transportation. The project has been designed according to current Murrieta

General Plan 2035, Circulation Element goals and policies. Therefore, the project does not conflict with this document, resulting in a less than significant impact.

Impact Discussion

The City of Murrieta uses the LOS methodology to assess traffic and circulation impacts for development projects implemented within the City. The City's current LOS standard is LOS C for roadway segments, LOS D for peak hour intersection operations, and LOS E at freeway interchanges. Based on this methodology, the TIA assessed intersections and street segments impacted by the project.

Existing (2017 Plus Ambient Plus Project (EAP 2021) Conditions:

For EAP traffic conditions the study area intersections and roadway segments are operating at an acceptable level of service during peak hours.

Existing Plus Ambient Plus Project Plus Cumulative (EAPC 2021) Conditions:

For EACP conditions, the intersection McElwain Road/Clinton Keith Road is anticipated to operate at an unacceptable level of service (LOS "E" or worse) during peak hours, with existing lane configuration. Modifying existing signal timing and cycle length is anticipated to provide acceptable LOS at this intersection.

Applicable General Plan Policies

- CIR-1.1: Ensure the transportation system can adequately serve the concentrations of population and employment activities identified by the Land Use Element.
- CIR-1.2: Maintain a Level of Service "D" or better at all intersections during peak hours. Maintain a Level of Service "E" or better at freeway interchanges during peak hours.
- CIR-1.4 Continue to improve signal coordination and advanced traffic management systems at major intersections and along roadway corridors in order to optimize traffic flow through the City and reduce traffic queuing.
- CIR-2.3 Provide a circulation network that accommodates the safe and efficient movement of all forms of non-motorized travel.
- CIR-2.4 Ensure roadway signage of adequate size to clearly convey street names or traffic control measures is installed and maintained.

Mitigation Measure

None required.

Significance Finding

Street Segments: the street segments studied for the project will not operate below City LOS thresholds, therefore there is no impact.

Intersections: With the payment of Development Impact Fees, and construction of Linnel Lane to its ultimate half-section width as a secondary roadway (88-foot right-of-way) from the westerly project boundary to easterly project boundary, would reduce the impacts to intersections noted above to less than significant levels.

c) **Response** (Sources: Sapphire Hotel and Event Center Traffic Impact Analysis).

Less than Significant Impact. As designed, the project does not include any features, which would substantially increase hazards. The TIA identifies construction of Linnel Lane at ultimate half-section width as a secondary roadway from the easterly project boundary to westerly project boundary. Incorporating this project design feature will eliminate the potential of design hazards. In addition, the commercial land use is immediately adjacent to existing commercial and residential land uses and would not introduce potentially incompatible equipment or into the surrounding areas. Therefore, the project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment, resulting in a less than significant impact).

Applicable General Plan Policies

- CIR-2.9: Ensure new roadways and intersections provide adequate sight distances for safe vehicular movement.
- LU-3.2: Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, establish and/or maintain standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses.

Mitigation Measures

None required.

Significance Finding

The project is a compatible land use. In addition, incorporation of the half-street improvements identified in the TIA, as a project design feature will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment, resulting in a less than significant impact).

d) **Response** (Sources: Sapphire Hotel and Event Center Traffic Impact Analysis).

Less than Significant Impact. The project was designed to meet all applicable rules and regulations of the City's Development Code including access and circulation criteria for emergency vehicles. The City of Murrieta Fire Department reviewed the plan for compliance with all applicable fire code and ordinance requirements for access to the site. Additionally, emergency response and evacuation procedures would be coordinated through the City in coordination with the police and fire departments, resulting in less than significant impacts.

Applicable General Plan Policies

- CIR-2.14: Ensure that efficient and safe access for emergency vehicles is provided to all development.

Mitigation Measures

None required.

Significance Finding

The project has been designed to comply with all applicable City Development Code rules and regulations. In addition, the City and the Murrieta Fire Department would review the project for adequacy of design under those rules and regulations. Therefore, the project would not result in inadequate emergency access resulting in a less than significant impact.

18) Tribal/Cultural Resources

Table 3-18 Tribal/Cultural Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
18) Tribal/Cultural Resources – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) Response** (Sources: Sapphire Hotel and Event Center Phase II Cultural Resources Survey; Tribal Consultation pursuant to AB 52).

Less than Significant Impact with Mitigation Incorporated. A records search conducted by Brian F. Smith and Associates, Inc., determined there were no previously recorded prehistoric resources recorded within the property boundary. During subsequent filed visits several tribal cultural artifacts were discovered. Identified as RIV-12,942, a total of 190 ceramic, glass, leather, and metal artifacts were recovered in addition to fragments of saw cut faunal bone. The site was likely a residential trash dumping from the mid-twentieth century. Due to the lack of unique elements discovered at RIV-12,942, the site is not evaluated as eligible for listing as California Register of Historical Resources (CRHR) or local historical resource. RIV-12,943 consists of several square meters of minimally used milling area. The integrity of RIV-12,943 was impacted by the historical use of the site and subsurface tests did not produce additional artifacts. Therefore, Site Temp-2 is not considered eligible for listing as a CRHR or local historical resource. RIV-12,944 revealed a historical well structure which was likely in use circa 1940. No additional surface or subsurface artifacts were discovered at RIV-12,944 and does not meet the criteria for listing as a CRHR or

local historical resource. Isolate P-33-028892 is a fragmented mortar and was collected and curated. Isolates and the identified isolate are not considered eligible for CRHR-eligible. Additional analysis indicates Isolate P-33-028892 is not significant and does not satisfy the criteria for significance or eligibility to the CRHR.

The Rincon Band of Luiseno Indians and the Pechanga Band of Mission Indians initiated formal consultation with the City pursuant to California Public Resources Code 21080.3.1.

Both consulting tribes identified this project site to be located within the vicinity of a known and recorded Traditional Cultural Property (TCP) and also identified Site CA-RIV-12,943 and P-33-028892 as possibly associated with the TCP. During the consultation, the consulting tribes provided information about the area and discussed the possibility of finding additional subsurface Traditional Cultural Resources (TCR) and requested the known resources be relocated or reburied to an open space in perpetuity as well as controlled grading as identified in CUL-1 through CUL-7. With the inclusion of the CUL-1 through CUL-7, the impacts to the TCRs will be less than significant.

The proposed project would be required to comply with the applicable Federal, State, and local regulations concerning the preservation of archeological resources. AB-52 Tribal consultation(s) with recognized tribes was completed by the City. As a result of the consultation(s) mitigation measures have been provided to ensure Tribal concerns with regards to identified resources and potential resources being located through the construction/development of the site. See mitigation measures in Section 5(a). In addition to the mitigation measures, and compliance with all applicable construction related rules and regulations will reduce potential impacts to a less than significant level.

Applicable General Plan Policies

See Sections 5(a) and 5(d) above for applicable General Plan Policies.

Mitigation Measures

- CR-1: See section 5(a) above
- CR-2: see section 5(a) above
- CR-3: See section 5(a) above
- CR-4: See section 5(b) above
- CR-5: See section 5(a) above
- CR-6: See section 5(a) above
- CR-7: See section 5(a) above

Significance Finding

With the implementation of the applicable local policies and Mitigation Measures, impacts to archaeological resources would be less than significant with mitigation incorporation.

- b) Response** (Sources: Sapphire Hotel and Event Center Phase II Cultural Resources Survey; Tribal Consultation pursuant to AB 52).

As noted in Section 18(a), several resources were discovered within the property boundary, however no resources identified onsite were CRHR-eligible. There remains the possibility that additional resources may be discovered during construction; specifically grading and excavation for the site, which may be eligible for listing in the California Register of Historical Resources.

AB-52 Tribal consultation(s) with recognized tribes was completed by the City. As a result of the consultation(s) mitigation measures have been provided to ensure Tribal concerns with regards potential resources being located through the construction/development of the site. See mitigation measures in Section 5(a). The proposed project would be required to comply with the applicable Federal, State, and local regulations concerning the preservation of archeological resources. Compliance with all applicable rules and regulations would reduce potential impacts to less than significant.

Applicable General Plan Policies

See Sections 5(a) above for applicable General Plan Policies.

Mitigation Measures

- CR-1: See section 5(a) above
- CR-2: see section 5(a) above
- CR-3: See section 5(a) above
- CR-4: See section 5(b) above
- CR-5: See section 5(a) above
- CR-6: See section 5(a) above
- CR-7: See section 5(a) above

Significance Finding

With the implementation of the applicable local policies and Mitigation Measures, impacts to archaeological resources would be less than significant with mitigation incorporation.

19) Utilities and Service Systems

Table 3-19 Utilities and Service System Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
19) Utilities and Services Systems – Would the project:				
a) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) **Response** (Sources: Murrieta General Plan 2035 EIR, Section 5.16, EMWD Water and Sewer Availability Request Letter).

Less than Significant Impact. Wastewater treatment for the project will be provided by the Eastern Municipal Water District (EMWD).

Hydraulic deficiencies could result in the construction of new water or wastewater treatment facilities or expansion of existing facilities within the Project area. A hydraulic deficiency occurs within a wastewater system where the depth to diameter ration (D/d) of existing pipes was above the pipe design capacity criteria. The addition of the project would contribute wastewater flows require future improvements to wastewater facilities and/or infrastructure. The project would pay connection fees, which would be their fair share contribution toward the provision of new sewer infrastructure and facilities resulting in less than significant impacts.

Applicable General Plan Policies

See Section 10(a) above for applicable General Plan Policies.

Mitigation Measures

None required.

Significance Finding

The project would be required to pay connection fees to the WMWD, therefore impacts associated with the need for wastewater facilities and infrastructure improvements would be sufficiently minimized, resulting in less than significant impacts.

- b) Response** (Sources: Murrieta General Plan 2035 EIR, Section 5.16, EMWD Water and Sewer Availability Request Letter).

No Impact. The EMWD provides water for the project area, which delivers pumped groundwater and imported treated water to customers. The system consists of five components: supply; storage; pumping; transmission; and local distribution. Water supply is provided by a connection to the EMWD infrastructure for imported water at 5 cubic feet per second (cfs). The project would connect to existing EMWD infrastructure through adjacent pipelines. Water connections and internal pipelines will be required to be entirely funded by the project, pursuant to the EMWD schedule of Development Impact Fees.

The Murrieta General Plan 2035 EIR identified adequate water capacity to serve the City through the year 2030. The project is consistent with the land use and FAR which was anticipated by the EIR prepared for the General Plan. Therefore, the project would not result in the need for expanded entitlements, resulting in no impact.

- c) Response** (WMWD Water and Sewer Availability Request Letter).

No impact. The EMWD issued a Water and Sewer Availability Request Received for the project. In the letter report the District determined they have sufficient wastewater capacity to service the proposed project's demand, therefore there is no impact.

- d) Response** (Sources: General Plan 2035 EIR, Section 5.21).

No Impact. The City of Murrieta contracts with Waste Management of Inland Empire to provide waste collection and recycling services. There are 10 landfills that the City disposes waste at, two of which take in approximately 99 percent the waste generated by the City. The majority of the waste is disposed of at the El Sobrante Landfill, which has a daily permitted capacity of 16,054 tons per day. The second most used landfill is the Badlands Sanitary Landfill, which has a daily permitted capacity of 4,000 tons per day. In 2009, the City disposed of 50,215 tons of solid waste (137.6 tons per day) at the El Sobrante Landfill, and 8,178 tons of solid waste (22.4 tons per day) at the Badlands Sanitary Landfill.

The EIR prepared for the City of Murrieta General Plan 2035 identified adequate solid waste disposal capacity to serve the City. The commercial 120-room hotel and 13,623 square feet of event center is compliant with the General Plan land use and FAR estimates, which were used to

analyze solid waste impacts for the project area. Therefore, the overall solid waste disposal within the Project area would be consistent in relation to the General Plan buildout estimates. In addition, all development for the project area would be required to comply with Federal, State, and local statutes related to solid waste disposal. Pursuant to California Integrated Waste Management Act of 1989 (AB 939), every jurisdiction is required to divert 50% of its solid waste away from landfills through the use of recycling programs. The project's participation in local recycling would be consistent with AB 939. Therefore, the project would not result in the need for expanded entitlements, resulting in no impact.

e) Response (Sources: General Plan 2035 EIR, Section 5.21).

No Impact. The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state waste diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible." Local governments have an ongoing obligation to meet a 50 percent diversion goal, as mandated by AB 939.

Within the City of Murrieta, all solid waste disposals are subject to the requirements set forth in Title 8, Health and Safety, Chapter 8.28 Waste Management, as provided in the Murrieta Municipal Code. Chapter 8.28 provides integrated waste management guidelines for service, prohibitions, and provisions of service. While Murrieta's recycling program is voluntary, residents and businesses are strongly encouraged to make full use of these services. Compliance with City and County waste reduction programs and policies would reduce the volume of solid waste entering landfills. Individual development projects within the City would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent resulting in no impact.

20) Wildfire

Table 3-20 Wildfire Significance Criteria Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
20) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project?				
a) Substantially impair an adopted plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Response (Sources: General Plan 2035 EIR, Section 5.14)

No Impact. As identified in Section 9(f), the Project land use is consistent with the City of Murrieta General Plan, which was subsequently reviewed for consistency with the City’s Operation Plan through the General Plan 2035 EIR. Therefore, the project would not be contrary to the City of Murrieta Emergency Operations Plan, which can be viewed through the City’s Fire Response website portal or on file with the City Fire Department, and therefore would not be contrary to the City of Murrieta Emergency Operations Plan, resulting in no impact.

b) Response (Sources: General Plan 2035 EIR, Section 5.14)

Less than Significant Impact. The project area is generally flat and slopes gently to the south, however the project area is located within a high fire hazard zone as noted on 5.17.1 of the EIR prepared for the Murrieta General Plan 2035. The project site's eastern and southern boundaries are developed including roads, infrastructure, and fire hydrants and therefore represent an urban/developed fire buffer. The project's western boundary is graded land separated by an access road for the project site. In addition, the project intends to grade the western half of the project site and leave vacant for future development. The northern project boundary will construct a fire wall and separate the closest structure to natural vegetation by a 100' fire buffer zone. Therefore, by incorporating the 100' fire buffer zone and fire wall and using the urban/developed environment to the east, south, and west the project is not threatened due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire resulting in a less than significant impact.

Applicable General Plan Policies

See Section 9(b) for applicable General Plan policies

Mitigation Measures

None applicable.

Significance Finding

Implementation of project design features of the fire wall and 100' buffer zone would result in less than significant impacts.

c) Response (Sources: General Plan 2035 EIR, Section 5.14).

Less than Significant Impact. The project would consist of grading and construction of onsite buildings and improvements to existing roadways and would incorporate a fire wall on the northern property line and a 100' fire buffer to the nearest structure from natural vegetation north of the property. No above ground power lines or utilities are proposed for the project. Therefore, the project would not exacerbate fire risk or that may result in temporary or ongoing impacts to the environment resulting in less than significant impacts.

Applicable General Plan Policies

See Section 9(b) for applicable General Plan policies

Mitigation Measures

None applicable.

Significance Finding

Implementation of project design features of the fire wall and 100' buffer zone would result in less than significant impacts.

d) Response (Sources: General Plan 2035 EIR, Section 5.14).

Less than Significant Impact. As identified in Section 20(b), the project area is generally flat and slopes gently to the south resulting in little risk from slope instability or landslides. The

surrounding areas are generally flat and developed on the east and south side with grading/disturbed land to the west. Vacant natural land exists to the north of the project site. Per Section 10(a) and 10(c) The project is required to treat and safely convey water. Implementation of the mitigation measures in Section 10 would reduce impacts to a level less than significant.

Applicable General Plan Policies

See Section 9(b) for applicable General Plan policies.

Mitigation Measures

- HYD-1: see section 10(a) and 10(c)
- HYD-2: see section 10(a) and 10(c)

Significance Findings

With implementation of mitigation measure noted above the project impacts would be less than significant.

21) Mandatory Findings of Significance

Table 3-21 Mandatory Findings of Significance Table

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
21) Utilities and Services Systems – Would the project:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory??	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

A through c) Response (Sources: Initial Study Checklist).

Less than Significant Impact with Mitigation Incorporated. The Initial Study review of the 120-hotel room and 13,623 square foot event center commercial project did not identify any unavoidable significant adverse environmental impacts from implementing the proposed project. Mitigation measures have been identified to reduce impacts to Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Utilities and Service Systems to a less than significant level.

Implementation of the proposed project would not significantly degrade the quality of the environment, nor would the Project substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a

plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There is the potential for previously unidentified cultural resources to be impacted. However, mitigation measures would reduce these impacts to less than significant levels.

Several areas of study considered potential cumulative impacts from the implementation of the proposed project. These cumulative impacts may be addressed through viewing the City of Murrieta's General Plan buildout estimates. These estimates note the proposed commercial square footage for the project is consistent with the city's buildout estimates. Similarly, the proposed project land use is consistent with the land uses established for the General Plan. Therefore, impacts for the proposed commercial uses are consistent with impacts analyzed by the General Plan. The Phase II Cultural Study produced for the project conducted a study within a 3-mile radius of the project site to determine potential cumulative effects of the project's development to prehistoric resources. The report found that although there were numerous prehistoric sites identified within the study radius, the effects from development of the Sapphire project would reduce the population of unimpacted prehistoric sites within the area by 1%, which is not considered a significant reduction to the study population. Additionally, the bedrock milling sites discovered on site are common resources found in the area and removal would not diminish the ability for further study of prehistoric land-use for the region. Individually, studies produced for the proposed Sapphire Hotel and Event Center project found no significant impacts which could contribute to a potentially cumulative impact which could not be mitigated through Development Impact Fees for Public Services (fire, police, schools, parks, etc.), traffic impacts, and utility systems. Therefore, because the project is consistent with the goals and policies of the General Plan and the associated Project MND, the impacts of the project are not considered to be cumulatively considerable.

As supported by the preceding environmental evaluations, implementation of the project will not cause effects which will cause substantial adverse effects on human beings, either directly or indirectly. As found in each environmental condition addressed in this IS/MND checklist, the project is considered to have either no impact, or potential effects of the project are substantiated at or mitigated to levels below thresholds of significance.

4. Determination

Determination:

Based on this initial evaluation and comments received during the Notice of Preparation period, this revised Mitigated Negative Declaration reflects the independent judgement of the City of Murrieta Planning Department, the:

- City of Murrieta Planning Department finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- City of Murrieta Planning Department finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- City of Murrieta Planning Department finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- City of Murrieta Planning Department finds that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- City of Murrieta Planning Department finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name

Date

Signature

Date

This Page Intentionally Left Blank

5. Mitigation Measures

As the Lead Agency, the City of Murrieta is responsible for ensuring full compliance with the mitigation measures adopted for the Project. The City will monitor and report on all mitigation and construction activities and will require its contractors to implement these mitigation measures when required. The following list includes the Mitigation Measures identified in this MND:

Biological Resource

- BIO-1)** The project will mitigate 0.48-acre of impacts to CDFW jurisdictional waters and 0.09-acre of impacts to water of the United States by the purchase of 1.44-acres of vernal pool preservation through the Skunk Hollow Mitigation Bank.
- BIO-2).** Per the appraisal process, based on the Council of Tree & Landscape Appraisers, Guide for Plant Appraisal, 9th Edition, six trees located onsite were appraised for a total value of \$243,390. This appraised value should be budgeted and applied toward the purchase, installation, maintenance, and monitoring of replacement trees.

Cultural Resources (Tribal Consultation Response)

Mitigation measures

An MMRP to mitigate potential impacts to undiscovered buried cultural resources within the Sapphire Hotel and Event Center APE shall be implemented to the satisfaction of the lead agency. This program shall include, but be limited to, the following actions:

- CR-1)** The project permittee/owner shall retain a Riverside County-certified archaeological monitor to observe all ground-disturbing activities in an effort to identify any unknown cultural resources.
1. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained.
 2. Prior to the initiation of grading, the Native American representative(s), the project construction manager, and the consulting archaeologist shall meet on site to inspect all milling features, CA-RIV-12,943 that fall within the grading envelope in order to determine which are suitable candidates for relocation or reburial to a permanent open space area. All relocation work should be directed by an archaeological monitor and a Native American representative. The bedrock milling features, CA-RIV-12,943, and P-33-028892 new location would be mapped by GPS and these locations will be recorded on site maps that will be filed with the updated site forms submitted to the EIC at UCR. The relocation information shall be included in a Phase IV Monitoring Report. The site record should clearly indicate that the features are not in their original location and why they were relocated.

3. The archaeological monitor shall attend a pre-construction meeting to review discovery protocol with construction personnel.
 - a. The archaeological monitoring shall be on-site for all earth-disturbing actions, including grading, clearing, or trenching, to observe soil movement and to identify any cultural materials uncovered.
 - b. Any cultural resources encountered during grading shall be recorded following standard archaeological protocol and subjected to a cultural resources evaluation. Should the discovered resource prove to be significant based on CEQA criteria, subsequent mitigation measures developed by the Project Archaeologist and reviewed by the City and Tribal representatives may be required to mitigate potential impacts from the grading program.

CR-2) Archaeological Monitoring: At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to observe all ground-disturbing activities in an effort to identify any unknown archaeological resources.

- 1 The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
 - a. Project grading and development scheduling;
 - b. If feasible, the methods to be used for milling feature, CA-RIV-12,943 and P-33-028892 relocation and the designation of the proposed location where the milling features, CA-RIV-12,943 and P-33-028892, and cultural artifacts identified before, during or after grading may be located.
 - c. The development of a schedule in coordination with the permittee/owner and the Project Archeologist for designated Native American Tribal monitors from the consulting tribes during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and,
 - d. The protocols and stipulations that the permittee/owner, City, tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

- 2 A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center, and the consulting tribes within 60 days of completion of monitoring.

CR-3) *Native American Monitoring:* Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Native American monitor shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; and project grading and development scheduling.

CR-4) *Disposition of Cultural Resources:* All Native American cultural resources recovered throughout the course of the project, including those discovered during the grading for this project, will be subject to one or more of the following treatments, in order of preference, which shall be employed under consultation of the participating tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department:

- 1 Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource.
- 2 On-site reburial of the discovered items as detailed in the Monitoring Plan required pursuant to Mitigation Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No analysis of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments.
- 3 The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains following the mandated laboratory analysis and cataloging of the collection by the Project Archaeologist. As part of the required mitigation for impacts to cultural resources, the following shall be completed:
 - a. A curation agreement shall be submitted to the City listing an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79 where collections would be curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate

curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and,

- b. At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal monitors within 60 days of completion of grading. This report shall document the impacts to cultural resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center, and Consulting tribes.

CR-5) *Human remains:* If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendants(s)” for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

CR-6) *Controlled Grading:* Site CA-RIV-12,943 will be impacted during grading and construction activities and the soils surrounding them will be disturbed. The Applicant, the Consulting Tribe(s), and the City will formalize a written agreement to identify the area that will be subject to “Controlled Grading” during construction of the Project. The Consulting Tribe(s), the Applicant, and the City will develop an exhibit that outlines the area subject to controlled grading, and that area will be highlighted on the rough grading plans, precise grading plans or other off-site improvement plans that may impact this site. “Controlled Grading” shall include, without limitation, the slow and deliberate excavation and removal of soils employing the smallest reasonable cuts in certain areas using light scrapers (for example Caterpillar 623 or 627), dozers (for example D6-D8), front end loaders, excavators, skip loaders, dump trucks, and motor graders. A controlled grading plan will be monitored by the Project archeologist and Consulting Tribal Monitor(s) to ensure the systematic removal of the ground surface surrounding

these features are monitored to allow for the identification of resources. Results of all controlled grading activities shall be included in the Phase IV monitoring report.

CR-7) *Inadvertent Finds:* If during ground disturbance activities cultural resources (archaeological, historical, tribal) are inadvertently unearthed during excavation and grading activities, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City shall evaluate the significance of the find and appropriate course of action consistent with the Cultural Resources Management Plan and Monitoring Agreement. If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section 15064.5.F of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

Geology and Soils

GEO-1) when grading plans for the site, and foundation/structural plans for the proposed development are available, a comprehensive plan review should be performed by a qualified geotechnical firm.

GEO-2) A 50-foot setback zone for habitable structures should be established to the east and west of the observed lineament to the west of the subject site.

Hazards and Hazardous Conditions

HHM-1) The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, shall will provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.

HHM-2) The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, shall provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.

HHM-3) Prior to development approval on a project-by-project basis, the project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.

Hydrology and Water Quality

- HYD-1)** Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the San Diego RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.
- HYD-2)** Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Public Works and the City Engineer, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Riverside County Drainage Area Management Plan and the Murrieta WQMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.

Noise

- N-1)** The project applicant shall require any construction contractor that needs to use stationary construction equipment within 100 feet of any offsite sensitive receptors (homes or preschool) to place a temporary sound barrier between the stationary equipment and nearest sensitive receptors.

This page intentionally left blank

6. Report Preparation and Consultations

This Initial Study/Mitigated Negative Declaration has been completed by:

City of Murrieta – Lead Agency

Aaron Rintamake Associate Planner, City of Murrieta

Jim Simmons President, CCI

Jason Greminger Project Manager, CCI

This page intentionally left blank

Attachment I: State Clearinghouse Memorandum
