

Summary Form for Electronic Document Submittal

Form F

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

SCH #: TBD **2019129007**

Project Title: Promontory Point Apartment Project

Lead Agency: City of Murrieta

Contact Name: Aaron Rintamäki, Associate Planner

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Project Location: Murrieta
City

Riverside
County

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

The Project proposes a General Plan Amendment, Zone Change, and Development Plan to change the existing Commercial General Plan land use, Single-Family land use, and Neighborhood Commercial zoning, Single Family 1 zoning to Multifamily Residential General Plan land use, Multi-Family 3 zoning, and to develop multi-family housing totaling 234 units on an 8.37 acre site. The Project will provide a recreation area with pool and covered picnic area, near the Date Street entry, that will have benches and grills/counters, and there will be a tot lot play area, near building 5, with covered picnic area that will also have benches and grills/counters. The primary entry driveway is proposed off Date Street at the northwestern side of the Project. This entry is gated and will provide the main ingress and egress from the Project site. A secondary access off Rising Hill Drive (southwestern side of Project) will provide an emergency only access. The Project will incorporate 382 off-street parking spaces, 98 spaces to be covered, 172 open/uncovered parking spaces, and 112 garage spaces. The City requires a 50% shade requirement for parking spaces; achieved with covered spaces and by shade from trees. The site will be mass graded with approximately 53,000 cubic yards of cut and 53,000 cubic yards of fill, resulting in a balanced site with no soils being exported off site. There are no off-site improvements associated with the Project.

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

The IS/MND identified potentially significant impacts in the areas of biological resources; cultural resources and tribal cultural resources; geology/soils; greenhouse gas emissions; noise; and transportation - for which mitigation measures are proposed to reduce these impacts to less than significant levels.

Mitigation measures include pre-construction biological surveys to protect special-status species and payment of mitigation fees pursuant to applicable habitat plans; construction monitoring for the recovery of potential cultural resources and dignified treatment of any human remains; proper engineering design and construction in conformance with California Building Code standards and project-specific geotechnical recommendations and development and implementation of a Paleontological Resource Impact Mitigation Program; low-flow fixtures, water-efficient landscaping, recycling programs, and high-efficiency lighting; construction equipment equipped with appropriate noise attenuating devices, distance between construction-related noise/vibration sources and sensitive receptors, no idling equipment, well-maintained equipment, building designs that achieve a minimum 20 dBA noise reduction in the resident building shell design, and preparation of a final noise study; and payment the Project Fair Share contribution of 13.39% for impacts to the intersection of Winchester and Murrieta Hot Springs Roads.

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

N/A

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

The developer must file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) to be enforced by the San Diego Regional Water Quality Control Board (SDRWQCB) for a Construction General Permit to comply with the National Pollution Discharge Elimination System (NPDES) requirements.