

**CITY OF MURRIETA**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**To:** Riverside County Clerk  
P.O. Box 751  
Riverside, CA 92502-0751

**From:** City of Murrieta  
1 Town Square  
Murrieta, CA 92562

**Project Title:** HOTEL MURRIETA, SITE DEVELOPMENT PLAN (DP-2019-2031) PROJECT

**SCH Number:** Not Yet Assigned

**Project Location:** The project site encompasses approximately 6.2 acres and is located northeast of Monroe Avenue, southwest of Interstate 215 and Interstate 15, and northwest of Fig Street in Section 22 of Township 7 South, Range 3 West San Bernardino Meridian. The site is located within the City of Murrieta within the southwestern portion of the City. The site is located at approximately 33°32'47.5" N and 117°10'54.20" W.

**Project Description:** In 2008 the City of Murrieta reviewed and approved a proposed five-story office building project with the objective of establishing a higher educational facility. The City granted entitlements for this project under DPO-007-2560 and CUP-007-2561. These entitlements have not been implemented over the past eleven years, primarily due to the national and regional recession. During this period the market has substantially changed, and the property owners have negotiated with a national hotel chain to construct a new nine-story, 257-room hotel at this location. This Initial Study will evaluate the new entitlements required to permit the hotel project (Hotel Murrieta) to be considered for approval by the City of Murrieta. The list of applications (1) Development Permits DP-2019-2031: Required to permit the proposed project improvements at the site, such as site buildings and landscaping; and to permit a comprehensive sign program and (2) Lot Line Adjustment (LLA) to modify the boundary of the two legal lots to coincide with the development plan.

**Project Sponsor(s):** Hotel Murrieta LLC c/o Smith Kading Investment LLC

This is to advise that the City of Murrieta, acting as the lead agency, has prepared an Initial Study to determine if the project may have a significant effect on the environment and is proposing to adopt a Mitigated Negative Declaration based on the following finding:

- The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment.
- The Initial Study identified potentially significant effects but:
- (1) Revisions in the project plans or proposal made or agreed to by the applicant before this proposed Negative Declaration was 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 before the agency that the project as revised may have a significant effect on the environment.

A copy of the Initial Study and all other material which constitutes the record of proceedings upon which the City based its decision to adopt this Mitigated Negative Declaration may be obtained at:

City of Murrieta  
One Town Square, 24601 Jefferson Avenue  
Murrieta, CA 92562

Since the State has issued an Executive Order during the threat of COVID-19 and the City facilities may be closed to the public; a copy of the Initial Study may be obtained by contacting Tom Dodson & Associates at (909) 882-3612 or on the City's website at <https://murrietaca.gov/290/Public-Notices>.

The proposed Mitigated Negative Declaration will be available for a 30-day public review and comment during the review period, which begins on June 5, 2020 and ends on July 6, 2020.

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Signature Title Date  
ASSOCIATE PLANNER 6/3/20

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Date received for filing and posting

- County Clerk
- OPR