

**CITY OF MURRIETA
MITIGATED NEGATIVE DECLARATION**

Lead Agency: City of Murrieta
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Riverside, CA 92562

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

State Clearinghouse 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

Finding: The City of Murrieta's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the City has made a *preliminary* determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA.

Initial Study: The public review period for the Initial Study begins June 5, 2020 and ends on July 6, 2020. Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the Initial Study/Mitigated Negative Declaration is available for download on the City's website at <https://murrietaca.gov/290/Public-Notices>.

Mitigation Measures: All mitigation measures identified in the Initial Study are summarized on pages 98-104 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program (MMRP) if the Mitigated Negative Declaration is adopted for this project.

DRAFT

Signature _____ Title _____ Date _____