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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 #: _____

Project Title: Development Plan 2020-2140 Conditional Use Permit 2020-2215 Madison Industrial Building Project

Lead Agency: City of Murrieta

Contact Name: Juliet Mukasa

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Project Location: Murrieta (*City*) Riverside (*County*)

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

The Project proposes a Development Plan (DP) to develop a two-story, 11,706 square foot (sq. ft.) office building with a detached, single-story, 4,980 sq. ft. warehouse (with an outdoor storage area for the warehouse component) on a 5.38 acre site (see note regarding acreage, below). A Conditional Use Permit is required for the outdoor storage area (CUP 2020-2215). The Project entry driveway is proposed off Madison Avenue, at the northeastern side of the Project. The Project will provide 53 parking spaces (45 spaces are required); these will include accessible spaces and electric vehicle spaces, as required. The site will be mass graded with approximately 15,000 cubic yards of cut and 15,000 cubic yards of fill, resulting in a balanced site with no soils being exported off site. The proposed Project will annex in and connect to Rancho California Water District facilities. It should be noted that as a part of the annexation process, the Local Agency Formation Commission (LAFCO) requires that Madison Avenue be included in the total project acreage; the post-annexation acreage will be 5.82 acres. This should explain any discrepancy in acreages between Project plans and technical reports.

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

Potential impacts related to biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. MND contains the following mitigation measures: BIO-1 through BIO-3 = potential impacts to nesting birds and burrowing owl, BIO-4 = reduce potential indirect impacts of Project lighting on wildlife movement, BIO-5 = MSHCP Fees, and BIO-6 = SKR Fees; CUL-1 through CUL-6 = tribal monitoring in case unanticipated cultural resources are unearthed during construction and protocols; GEO-1 = California Building Code and GeoSoils Report Compliance and GEO-2 = for any discovery of paleontological resources; NOI-1 = reduce impacts to sensitive receivers during construction and NOI-2 = mitigate noise during operations.

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.