

City of Murrieta

Development Services Department

Notice of Determination

To: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

From: City of Murrieta
Development Services Department
1 Town Square
Murrieta, CA 92562

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2008061104

Project Title: The Shops at the Triangle (SP-2023-00003/TTM-2022-2706/DP-2022-2705)

Project Location: Approximately 64.3-acre site bounded by Murrieta Hot Springs Road to the north, I-15 to the southwest, and I-215 to the southeast, in the City of Murrieta.

Project Description: The Project proposes a second amendment to SP 276 (The Triangle) amending various uses and development standards within the Specific Plan. The Project also consists of the development of a regional shopping center. The initial development plan consists of approximately 280,000 square feet of land uses on approximately 64.3 acres. The project will be served by three vehicular access points located along Murrieta Hot Springs Road.

This is to advise that the City of Murrieta (Lead Agency) has approved the above-described project on _____ and has made the following determinations regarding the above described project:

1. The project [will X will not ____] have a significant effect on the environment.
2. X An Environmental Impact Report was relied (tiered) upon for this project pursuant to the provisions of CEQA.
X An EIR Addendum was prepared for this project pursuant to the provisions of CEQA.
____ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were X were not ____] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was X was not ____] adopted for this project.
5. A statement of Overriding Considerations [was X was not ____] adopted for this project.
6. Findings [were X were not ____] made pursuant to the provisions of CEQA.

This is to certify that the project was reviewed in compliance with California Environmental Quality Act (CEQA) Guideline Section 15164 (Addendum to EIR) and found the project will not have a significant effect on the environment that either has not already been analyzed in The Triangle Specific Plan EIR (State Clearinghouse #2008061104) or that are not more significant than previously analyzed or that the uniformly applicable development policies would not substantially mitigate the effect.

Comments and responses and record of project approval are available to the General Public at: Planning Department, City of Murrieta, 1 Town Square, Murrieta, CA 92562

Lead Agency
Contact Person: Dennis Watts

Area Code/Telephone/
Extension: (951) 461-6037

Signature: _____

Date: _____

Title: _____