

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 – Specific Plan Amendment (SPA) No. 2 (Second Reading (Adoption) for Ordinance No. 607-24 approving the Specific Plan Amendment (SP-2023-00003).

Project Applicant: Tres Estrellas, LLC, 618 W. Baseline Rd., Claremont, CA 91711

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 consists of a Specific Plan Amendment (SP-2023-00003) amending various elements of the specific plan while maintaining the previously approved 1.76 million square foot maximum.

This is to advise that the City of Murrieta City Council (Lead Agency) has approved the above-described project on September 3, 2024, 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 as determined by the original Subsequent EIR (2013).
2. X A Subsequent Environmental Impact Report was relied (tiered) upon for this project pursuant to the provisions of CEQA.
X An Addendum to the Subsequent EIR 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 ___] originally adopted for this project.
5. A statement of Overriding Considerations [was X was not ___] originally 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 Subsequent 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.

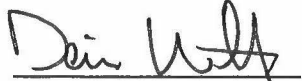
Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162 and 15164, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR exist, and (2) the City will rely on the previous environmental document and an Addendum, which adequately addresses this project.

The proposed project ____ would, or X would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the 2013 SEIR.

This is to advise that the City of Murrieta on August 20, 2024, introduced Ordinance No. 607-24 and on September 3, 2024, adopted the Ordinance and approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

Lead Agency		Area Code/Telephone/	
Contact Person:	<u>Dennis Watts</u>	Extension:	<u>(951) 461-6037</u>
Signature:	<u></u>	Date:	<u>9/4/24</u>
		Title:	<u>Senior Planner</u>

Notice of Determination

Appendix D

To:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk

County of: Riverside
Address: 2720 Gateway Drive
Riverside, California 92507

From:

Public Agency: City of Murrieta
Address: 1 Town Square Murrieta, California 92562
Contact: Dennis Watts
Phone: (951) 461-6037

Lead Agency (if different from above): FILED RIVERSIDE COUNTY

Address: OCT 03 2013

Contact: LARRY W. WARD, CLERK
Phone: By B. Kennemer B. Kennemer Deputy

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2008061104

Project Title: The Triangle Specific Plan (City Case # SP0-007-2452/GPA-012-3175)

Project Applicant: Domenigoni-Barton Properties, LLC

Project Location (include county): A 64.3-acre site in the City of Murrieta, Riverside County, bordered by Murrieta Hot Springs Road to the north, I-15 to the southwest and I-215 to the east.

Project Description:

The Triangle Specific Plan is an amendment and restatement of previously approved Specific Plan No. 276 and allows for the implementation of a mixed-use development consisting of approximately 1.77 million gross square feet (gsf) within an open-air retail commercial district. Proposed uses include restaurant (125,258 gsf), commercial/retail (640,914 gsf), theater (74,660 gsf), office (779,082 gsf), and a 220-room hotel (148,000 gsf). The Triangle Specific plan is divided into four planning areas, and includes vehicular and non-vehicular circulation improvements, landscaping/lighting, signage and utility infrastructure. The Triangle Specific Plan is regulated by the maximum gross building area for the site, building heights, property setbacks and parking requirements as outlined in the amended and restated Specific Plan. The proposed project involves a General Plan Amendment to modify the City of Murrieta General Plan 2035 text related to Specific Plan No. 276 to reflect The Triangle Specific Plan.

This is to advise that the City of Murrieta has approved the above (Lead Agency or Responsible Agency)

described project on October 1, 2013 and has made the following determinations regarding the above (date)

described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED
OCT 03 2013
Removed: 11.6.13
By: Dept.
County of Riverside, State of California

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Murrieta Community Development Department, 1 Town Square, Murrieta, California 92562

Signature (Public Agency): Dennis Watts Title: Senior Planner

Date: 10/2/13 Date Received for filing at OPR:

Authority cited: Section 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

CITY OF MURRIETA

Revised 2011

NOV 12 2013

RECEIVED PLANNING DEPT

Notice of Determination

Appendix D

To:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk

County of: Riverside
Address: 2720 Gateway Drive
Riverside, California 92507

From:

Public Agency: City of Murrieta
Address: 1 Town Square Murrieta, California 92562
Contact: Dennis Watts
Phone: (951) 461-6037

Lead Agency (if different from above):

Address:
Contact:
Phone: LARRY W. WARD, CLERK

FILED RIVERSIDE COUNTY

OCT 03 2013

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

BY B. Kenemer B. Kenemer Deputy

State Clearinghouse Number (if submitted to State Clearinghouse): 2008061104

Project Title: The Triangle Specific Plan (City Case # SP0-007-2452/GPA-012-3175)

Project Applicant: Domenigoni-Barton Properties, LLC

Project Location (include county): A 64.3-acre site in the City of Murrieta, Riverside County, bordered by Murrieta Hot Springs Road to the north, I-15 to the southwest and I-215 to the east.

Project Description:

The Triangle Specific Plan is an amendment and restatement of previously approved Specific Plan No. 276 and allows for the implementation of a mixed-use development consisting of approximately 1.77 million gross square feet (gsf) within an open-air retail commercial district. Proposed uses include restaurant (125,258 gsf), commercial/retail (640,914 gsf), theater (74,660 gsf), office (779,082 gsf), and a 220-room hotel (148,000 gsf). The Triangle Specific plan is divided into four planning areas, and includes vehicular and non-vehicular circulation improvements, landscaping/lighting, signage and utility infrastructure. The Triangle Specific Plan is regulated by the maximum gross building area for the site, building heights, property setbacks and parking requirements as outlined in the amended and restated Specific Plan. The proposed project involves a General Plan Amendment to modify the City of Murrieta General Plan 2035 text related to Specific Plan No. 276 to reflect The Triangle Specific Plan.

This is to advise that the City of Murrieta has approved the above (Lead Agency or Responsible Agency)

described project on October 1, 2013 and has made the following determinations regarding the above (date)

described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

COUNTY CLERK Neg Declaration/Ntc Determinatio Filed per P.R.C. 21152 POSTED

OCT 03 2013

Removed: Dept. County of Riverside, State of California

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Murrieta Community Development Department, 1 Town Square, Murrieta, California 92562

Signature (Public Agency): Dennis Watts Title: Senior Planner

Date: 10/2/13 Date Received for filing at OPR:

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201300617

State Clearinghouse # (if applicable): 2008061104

Lead Agency: CITY OF MURRIETA

Date: 10/03/2013

County Agency of Filing: Riverside

Document No: 201300617

Project Title: THE TRIANGLE SPECIFIC PLAN (CITY CASE#SPO-007-2452/GPA-012-3175)

Project Applicant Name: DOMENIGONI-BARTON PROPERTIES, LLC

Phone Number: 951-461-6037

Project Applicant Address: 1 TOWN SQUARE MURRIETA, CA 92562

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report

2995.25

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

\$50.00

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received 3045.25

Signature and title of person receiving payment:

B. Kennemer

Notes:

10/03/2013

02:23PM

RECEIPT # 4118724

Larry W. Ward
Riverside County
Clerk and Recorder
2724 Gateway Drive
Riverside, CA 92507
(951)486-7000
www.RiversideACR.com

FROM : F&G 201300617

FISH FISH & GAME	3045.25
FISH FISH & GAME	14.00

TOTAL FEE ----->	3059.25
AMOUNT (Check) RECEIVED ---->(3059.25)

CHANGE ----->	0.00

1 Check Received
Check #1138

*** RECEIPT ***

Handwritten note:
2013-10-03 10:00 AM