

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 – Development Agreement (Second Reading (Adoption)) for Ordinance No. 623-25 approving the Development Agreement 2024-00004 (DA-2024-00004).

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 Development Agreement (DA-2024-00004) addressing billboard relocation and off-site traffic improvements in conjunction with the approved Specific Plan, which allows 1.76 million square feet of retail development.

This is to advise that the City of Murrieta City Council (Lead Agency) has approved the above-described project on September 16, 2025, 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 environmental 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.

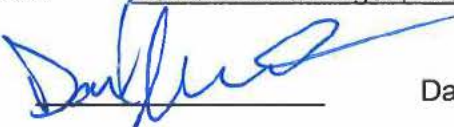
The proposed project ___ would, or X would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the 2013 SEIR.

This is to advise that the City of Murrieta, on September 2, 2025, introduced Ordinance No. 623-25 and on September 16, 2025, 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
Contact Person: David Chantarangsu, AICP Area Code/Telephone/
Extension: (951) 461-6002

Signature:  Date: 9.17.25 Title: Development Services Director