

**NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15164)**

(Choose one)

TO: Riverside County, County Clerk
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Development Services Department
One Town Square
Murrieta, CA 92562

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NUMBER: MDP-2021-2430 RP-2021-2429 TTM-2021-2428

STATE CLEARINGHOUSE NUMBER: #2007111059

PROJECT TITLE: Addendum No. 1 to the Ivy House Project 2008 Initial Study/Mitigated Negative Declaration (IS/MND)

PROJECT LOCATION: The Ivy House Project (MDP-006-1884/TTM-005-1824) encompassed approximately 22 acres of land located at the southeast corner of New Clay Steet and B Street (Assessor's Parcel Numbers [APNs] 906-193-001, 906-200-001, 906-221-001, 906-221-002, 906-200-002, and 906-212-001). The revised project encompasses the same site acreage and APNs.

PROJECT DESCRIPTION: In 2008, the Murietta City Council approved TTM 34439/ TTM 005-1824 and MDP 2006-1884 to subdivide 22 acres into 62 single family lots. The revised project proposes minor revisions to the currently approved entitlements that include the TTM, MDP, and CEQA documents, including the 2008 Final IS/MND. These minor revisions will also include updates to the Development Plan (Revised Permit). To meet updated WQMP standards and maintain the required 50-foot buffer from the Murietta Creek, the revised project proposes to include on-site stormwater retention. Each single-family lot is now proposed to contain a single-family home with an attached accessory dwelling unit (ADU). The proposed lot sizes are consistent with the approved lot sizes, ranging from 5,500 sf to 9,000 sf).

The approved MDP includes three architectural floor plans ranging from 2,400 sf to 2,850 sf with detached two and three car garages that were accessible via project alleyways. As proposed, the revised project includes homes that range from 2,300 sf to 3,150 sf with attached two and three car garages. The garages are either accessed via the internal public streets or private alleyways depending on lot configuration. The proposed ADUs are 750 sf in size with single- and two-story options and will have matching architecture with the main house and adhere to setback standards as required under the Murietta Municipal Code (MMC) and state law. Architecture will be updated in the revised MDP to include new elevations consisting of Craftsman, Spanish Colonial Revival, and American Mercantile.

The revised MDP will also detail the use of ADUs in the Development Standard section. The approved project took access from New Clay Street and B Street and had several internal public streets and private alleyways. The single-family homes will take vehicular access either from the public street fronting each lot or private alleyway depending on the particular lot layout. The ADUs will take vehicular access from the private alleyways. Additional circulation system revisions include shifting the street alignment of the ingress/egress access off of New Clay Street to allow the project to maintain both efficient lot design and the required 50-foot buffer for Murrieta Creek. Further, due to updated hydrological analyses showing that the previously proposed temporary intercept channel is no longer required, the project has been revised to remove the temporary intercept channel located adjacent to B Street along with the outflow that entered into Murrieta Creek.

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 or subsequent Negative Declaration/Mitigated Negative Declaration 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 would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the 2008 IS/MND.

PROJECT APPLICANT: Diversified Pacific Communities, 10621 Civic Center Drive, Rancho Cucamonga, CA 91730

This is to advise that the City of Murrieta on October 17, 2023 on the 2nd reading 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 IS/MND 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 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) 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 IS/MND was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous IS/MND;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous IS/MND;
 - 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.

It is hereby certified that the Ivy House Project 2008 IS/MND, including comments and responses, and Addendum #1 to the Ivy House Project 2008 IS/MND are available to the general public at the office of the Development Services Department, One Town Square, Murrieta, CA 92562.

Analyst: Aaron Rintamaki

Telephone: 951-461-6079

Filed by: 
Signature

Associate Planner
Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/64.