City of Murrieta

Development Services Department Notice of Determination (Subsequent Action)

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 Subsequent Notice of Determination in compliance with Section 15162 and 15164 of the Public Resources Code.

State Clearinghouse Number: 95042011/1993092044

Project Title: Revised Development Plan Permit (DP-2024-00069)- Walmart Expansion

Description of Previous Action: The City of Murrieta previously prepared a Mitigated Negative Declaration (State Clearinghouse Number 95042011) for the Murrieta Retail Corridor Master Plan (Master Development Plan 95-001) adopted by Ordinance on May 23, 1995, as a tool for providing development standards, zoning clarifications, and administrative procedures for development of the area. The Retail Corridor Action Plan IS/MND evaluated the distribution, location, and extent of uses of land within the plan area and was based on the findings of the Murrieta Redevelopment Project EIR, certified 1994. (State Clearinghouse Number 1993092044).

Description of Subsequent Action: City of Murrieta Development Services Department approval of Addendum to the Mitigated Negative Declaration (Master Development Plan 95-001) in association with the Walmart Expansion as described in detail below.

Project Location: The "Project" site is located at 41200 Murrieta Hot Springs Rd., on Parcels 1 and 2 of Parcel Map 11019, in the City of Murrieta, County of Riverside, State of California, as shown on map on file in book 64, page 84 of Parcel Maps in the Office of the County Recorder of said County. The Project site is generally located on the southeasterly side of Murrieta Hot Springs Road and Madison Avenue. (Assessor Parcel Number (APN): 910-490-007).

Project Description: A Revised Development Plan Permit (DP) to construct a 49,662 Sq. Ft., 32' – 10" high single-story expansion of the existing 159,562 Sq. Ft. Walmart Store (Store No. 2952) and to include a grocery department, a new pharmacy location, and the addition of a new truck dock (for a total of five truck doors and loading docks). The Project also includes the addition of a drive-through pharmacy and relocation and expansion of the existing online pickup and delivery facilities from the east side of the store to the west side of the store. Online pick-up and delivery facilities will consist of 45 pickup stalls on the west side of the store that are pull-in / back-out and function as normal parking. The Project is required to provide 857 parking spaces, and will maintain 4.10 spaces per 1,000 Sq. Ft., for a total of 858 parking spaces to include 13 accessible stalls and seven (7) EV Charging Stalls, and 26 EV Capable Stalls. The Project will maintain three existing access driveways along Madison, two of which are unrestricted. The third access drive, closest to Murrieta Hot Springs Road, will continue to be restricted to right-in, right-out only access. The Project includes the installation of a traffic signal at the main Madison Avenue access driveway intersection and the widening of Madison Avenue along the Project frontage consistent with the General Plan Major Roadway designation to include restriping the eastbound and westbound approaches at the main Madison Avenue Project driveway intersection to provide dual left-turn lanes, two through lanes, and dual right-turn lanes. Significant landscaping is located around the site's perimeter, incorporated as diamonds and landscape islands through the parking fields and adjacent to the building with In total, the Project will provide approximately 20.3% landscaping throughout the entire project site and will utilize existing onsite project WQMP basins as well as the addition of a new modular wetland biofiltration system, new storm drains, and an underground detention system which will collect and manage runoff as designed and will

connect to all utilities - water, natural gas, electricity, sewer, and telecommunications – adjacent to the project site within Madison Avenue.

This is to advise that the City of Murrieta (Lead Agency) has approved the above-described project on December 22, 2025 and has made the following determinations regarding the above-described project:

1. The project [will __ will not **X**] have a significant effect on the environment.
2. _____ A Mitigated Negative Declaration was relied (tiered) upon for this project pursuant to the provisions of CEQA.
   X An 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. An updated mitigation reporting or monitoring plan (MMRP) [was __ was not **X**] adopted for this project.
5. A statement of Overriding Considerations [was ___ was not **X**] adopted for this project.
6. Findings [were **X** were not__] made pursuant to the provisions of CEQA.

An Addendum to the previously adopted Initial Study and Mitigated Negative Declaration (IS/MND) which relied upon the findings of the Murrieta Redevelopment Project EIR, certified 1994. (State Clearinghouse Number 1993092044 adopted on May 1995), has been prepared and has determined that the IS/MND has adequately addressed any potential environmental impacts of the proposed project and pursuant to Section 15162 and 15164 (Subsequent Negative Declarations) of the California Environmental Quality Act. It has been determined the project will not have a significant effect on the environment that either has not already been analyzed in the previously adopted IS/MND or that are not more significant than previously analyzed or that the uniformly applicable development policies would not substantially mitigate the effect. The updated MMRP identifies adopted mitigation measures that are still applicable to the project and are to be required to be implemented.

This is to certify that the Addendum findings and mitigation measures will be implemented. The final adopted MND, Addendum, 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: Nicholas Thiessen

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Signature: Thiessen, Nicholas

Date: December 22, 2025 Title: Associate Planner