

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: 2018031051

Project Title: Development Plan Permit (DP-2023-00055)

Project Location: The Project site is located on Parcel 2 of PM 37442, located on the northwesterly side of Makena Avenue, east of Antelope Road, and south of Baxter Road. (Assessor Parcel Number (APN): 392-290-053).

Project Description: Development Plan Permit (DP) to construct a 94,570 square-foot, six-story, 80' - 6" tall hotel with 130 rooms, which is oriented to face the privately maintained street with landscape buffering between it and the private street. Vehicular access is provided by a single shared access point from Makena Avenue. This access point leads to the internal drive aisles surrounding the building, with parking provided along the outer perimeter of the project site. The Project will include 136 parking spaces, including 77 standard spaces, six (6) accessible spaces, five (5) Clean Air Vehicle spaces comprised of electric vehicle charging stations, 34 electric vehicle-ready spaces, 14 electric vehicle-capable spaces, and seven (7) bicycle spaces. Of the 136 total parking spaces, 24 parking spaces will be located off-site on an adjacent property (APN: 392-290-054) per a shared parking agreement recorded between the owners of both properties. 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 a decorative stamped and colored retaining wall along the westerly property line that will range from five (5) to fifteen (15) feet in height. There will also be a retaining wall along the northerly property line that will range from a half-foot (0.5") tall to five and a half feet (5' - 6") tall with a six (6) foot decorative masonry wall located on top. The parking areas will be separated from Makena Avenue by a fourteen (14) foot landscape buffer and a one (1) to ten (10) foot retaining wall, which will screen cars from the view of the street. In total, the Project will provide approximately 20% landscaping throughout the entire project site and will utilize a shared project WQMP basin located off-site 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 Makena Avenue.

This is to advise that the City of Murrieta (Lead Agency) has approved the above-described project on June 1, 2026 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. X 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.

