

# Notice of Determination

# Appendix D

**To:**

Office of Planning and Research  
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: 4080 Lemon St.  
Riverside, CA 92501

**From:**

Public Agency: City of Murrieta  
Address: 1 Town Square  
Murrieta, CA 92562  
Contact: Jarrett Ramaiya  
Phone: 951-461-6069

Lead Agency (if different from above): \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**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): 2014031045

Project Title: Murrieta Hills Specific Plan Amendment (MHSPA) SPA, CZ and DA Ordinance Adoption

Project Applicant: Pulte/BP Murrieta LLC

Project Location (include county): Riverside County, southwest corner I-215 and Keller Road

Project Description: The 972-acre MHSPA includes up to 750 residential units, 18 acres of Community Commercial, 13 acres of mixed-use development, 652 acre of open space, and associated onsite and offsite infrastructure, including offsite roadway, drainage, water and sewer improvements. Requested approvals include the following: EIR No. EA-2017-1396 Certification; General Plan Amendment (GPA-012-3165); Murrieta Hills Specific Plan and Zoning Amendment Adoption (ZC-013-3312); Specific Plan Amendment (SPA-012-3164); Tentative Tract Map (TTM 35853); Development Agreement (DA 2018-1631); Sphere of influence amendment for the City of Murrieta to include both the MHSPA project site and an additional property located south of the MHSPA project site, adjacent to the Cities of Murrieta and Wildomar; and Annexation into City of Murrieta of the MHSPA project site and an additional property located south of the MHSPA project area.

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

described project on 11/16/21 and has made the following determinations regarding the above described project.

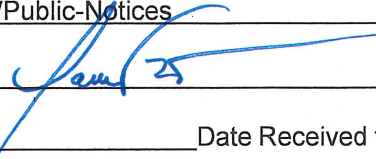
1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were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

The City finds that although the Murrieta Hills Specific Plan could have a significant impact on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED for the above three Ordinances because (a) all potentially significant effects of the Project have been fully analyzed in the Murrieta Hills Environmental Impact Report certified by the City Council on November 16, 2021; (b) the Project's potentially significant effects have been avoided or mitigated to the fullest extent feasible through the Project's mitigation measures, project features, and the conditions of approval imposed by the City pursuant to the EIR; (C) the ordinances merely implement the previously analyzed and approved Project and thus will not result in any Project changes that might result in new or different environmental effects as compared to the EIR; (d) no new information of substantial importance has been presented to the City showing that the Project's impacts may be different or more severe than those set forth in the EIR; (e) no considerably different mitigation measures or alternatives have been identified that might further reduce the Project's significant environmental effects; and (f) no mitigation

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

<https://murrietaca.gov/290/Public-Notices>

Signature (Public Agency):



Title:

City Planner

Date:

11/16/21

Date Received for filing at OPR:

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

Revised 2011