

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** Viscar Terrace Grading PlanLead Agency: City of MurrietaContact Person: Aaron RintamakiMailing Address: 1 Town SquarePhone: 951-461-6079City: MurrietaZip: 92562County: Riverside**Project Location:** County: RiversideCity/Nearest Community: MurrietaCross Streets: Vista Murrieta Road/Carrigan RoadZip Code: 92562Longitude/Latitude (degrees, minutes and seconds): 33 ° 33 ' 36.5 " N / 117 ° 11 ' 23.3 " W Total Acres: 5.74Assessor's Parcel No.: APN 949-180-022, -023 and -025Section: 0Twp.: 7SRange: 3WBase: SBBMWithin 2 Miles: State Hwy #: Interstate 15/215Waterways: unnamed drainageAirports: NoneRailways: NoneSchools: Murrieta Mesa HS**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Grading Permit**Development Type:** Residential: Units 172 Acres 5.74 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Office/Transit Oriented Development (TOD) Overlay - Office and Research Park**Project Description:** *(please use a separate page if necessary)*

Viscar Terrace Grading Plan Project will process a Precise Grading Plan (G-PC-RES-2024-00028). The project applicant is processing the grading plan permit, which is subject to discretionary review; and, thus, must meet California Environmental Quality Act (CEQA) compliance requirements. Because the previously approved residential use is 100% affordable and within a Transit Oriented Development Overlay (TOD), the project design was reviewed per the City's objective standards for projects meeting these two criteria. Demolition would require the removal of approximately 20,000 square feet of buildings (i.e., single-family residences, detached structures, and outbuildings), a concrete driveway, septic tank and leach field.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date April 11, 2025 Ending Date May 12, 2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Birdseye Planning Group, LLC</u>	Applicant: <u>Viscar Terrace, LP</u>
Address: <u>P.O. Box 1956</u>	Address: <u>13681 Newport Avenue, #8230</u>
City/State/Zip: <u>Vista, CA 92085</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>Ryan Birdseye</u>	Phone: <u>714-330-9987</u>
Phone: <u>760-712-2199</u>	

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Digitally signed by Rintamaki, Aaron  
 Signature of Lead Agency Representative: Rintamaki, Aaron Date: 2025.04.08 Date: 04/08/2025  
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.