



CITY OF MURRIETA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE VISCAR TERRACE GRADING PLAN PROJECT

Notice is hereby given that the City of Murrieta has completed an Initial Study and Mitigated Negative Declaration (IS/MND) of the following described Project for a Grading Plan, noted below.

PROJECT NAME: Viscar Terrace Grading Plan Project

PROJECT DESCRIPTION: 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). The concrete driveway would be removed, as would all existing underground utility lines (i.e., water, irrigation, and wastewater drain lines), the septic tanks, and leach fields. Grading would require 8,164 cubic yards of fill export. Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm.

PROJECT LOCATION: The Grading Plan Project site is located on the north side of Vista Murrieta Road, west of Carrigan Street, east of the Interstate 15 corridor and Jackson Avenue in the City of Murrieta (APN 949-180-022, -023, and -025).

ENVIRONMENTAL DETERMINATION: The IS/MND was completed in accordance with the City of Murrieta's procedures for implementing CEQA. The IS/MND was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. Based on the IS/MND and related technical studies, City of Murrieta staff has concluded that the project will not significantly affect the environment. The IS/MND reflects the independent judgment of the City of Murrieta.



HAZARDOUS WASTE SITES: In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

UTILITY PROVIDERS: The Applicant has obtained "will serve" letters from Eastern Municipal Water District for the provision of water and sewer services.

SCOPING MEETING: In accordance with CEQA Section 21083.9, the City of Murrieta **WILL NOT** hold a scoping meeting.

ENVIRONMENTAL REVIEW AND PUBLIC COMMENT: The proposed project application, plans, environmental documentation, technical studies, and other related information may be reviewed at the Planning Division web page <http://www.murrietaca.gov/290/Public-Notices> and at City Hall Planning Division office, during general public business hours.

You may request a copy of the above-described items. This can be either mailed, or emailed to you by contacting Aaron Rintamaki, Associate Planner, 951-461-6079 arintamaki@murrietaca.gov. Staff will also make themselves available to go over any questions and/or concerns with the proposed project.

The comment period for the IS/MND begins on April 11, 2025, and closes on May 12, 2025, **at 5:00 PM**.
Please submit comments to:

City of Murrieta, Planning Division
Attn: Aaron Rintamaki, Associate Planner
1 Town Square
Murrieta, CA 92562