

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Viscar Terrace Apartment Project

Lead Agency: City of Murrieta

Contact Name: Aaron Rintamäki, Associate Planner

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Project Location: Murrieta Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

With mitigation, potentially significant impacts to biological resources (pre-construction surveys), cultural resources (archaeological monitoring), geology/soils (paleontological resources), noise (temporary construction noise) and tribal cultural resources would be reduced to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No concerns have been raised regarding potential environmental impacts from the project.

Provide a list of the responsible or trustee agencies for the project.

Eastern Municipal Water District – water and sewer connections
Southern California Edison
Other utility agencies