
From: Jeremy Gomer <jeremy@virtuemd.com>
Sent: Sunday, April 20, 2025 11:12 PM
To: Rintamaki, Aaron <ARintamaki@MurrietaCA.gov>
Cc: Jani Cordova <jani@virtuemd.com>; Chelsea Cushman <Chelsea@virtuemd.com>
Subject: Viscar Terrace Grading Plan Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Nice to meet you. My name is Jeremy Gomer, the owner of a lot adjacent to the Viscar Terrace grading plan project (our lot is contiguous with the lot on the Skypark Lane side).

I was curious what exactly is being built on the adjacent lot, as we are inquiring about how this may affect our lot? Thank you.

Jeremy Gomer

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From: Jeremy Gomer <jeremy@virtuemd.com>

Sent: Thursday, April 24, 2025 8:28 AM

To: Rintamaki, Aaron <ARintamaki@MurrietaCA.gov>

Cc: Jani Cordova <jani@virtuemd.com>; Chelsea Cushman <Chelsea@virtuemd.com>

Subject: Re: Viscar Terrace Grading Plan Project

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Hi Aaron,

Thank you.

As we are the adjacent lot, what would be the best way to ask questions to the city and/or builders to see how that may impact our lot? Thank you.

2.1



May 7, 2025

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

Subject: Viscar Terrace Grading Plan Project – Notice of Intent to Adopt Mitigated Negative Declaration

Dear Mr. Rintamaki:

EMWD appreciates the opportunity to provide comments on the proposed Viscar Terrace Grading Plan Project Mitigated Negative Declaration.

The Viscar Terrace Grading Plan Project may require either water, sewer and/or recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Design Conditions (DC), to be developed by the project proponent and approved by EMWD.

The DC evaluation will identify the potential requirement to construct new facilities, such as on-site and offsite water, sewer and recycled water pipelines, sewer lift station, water booster station, water storage tank, facilities relocation related to conflicts with proposed improvements, (such as relocating existing facilities, street realignments, street vacations, proposed medians and additional soil import), as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

The Viscar Terrace Grading Plan Project is an active project with EMWD's Development Services Department, with Project Record Number PPI 2023-1028. The MND states that the proposed project

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Board of Directors
Stephen J. Corona, *President* David J. Slawson, *Vice President* Jeff Armstrong Joe Grindstaff Philip E. Paule

EASTERN MUNICIPAL WATER DISTRICT

2270 Trumble Road • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 • www.emwd.org

Mr. Rintamaki

May 7, 2025

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would install new 12-inch sewer water lines in Vista Murrieta Road to complete a looped water system for the project. The project would be connected to an existing sewer line that located in Meyers Lane.

To date, a final DC has not been completed to identify on-site and offsite facilities required to serve this project.

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by email at El-hagem@emwd.org.

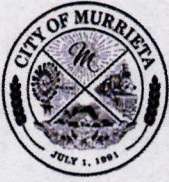
Sincerely,

Anthony Budicin

Director of Environmental and Regulatory Compliance

Cc: Maroun El-Hage, MPA, MS, PE, EMWD Principal Civil Engineer, Dev. Services Dept.
Jose Ruiz, EMWD Assistant Engineer, Dev. Services Dept.
Martha Vilchis, EMWD Water Resources Specialist Assistant, ERC Dept.

Attachment: Copy of Public Notice



CITY OF MURRIETA

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

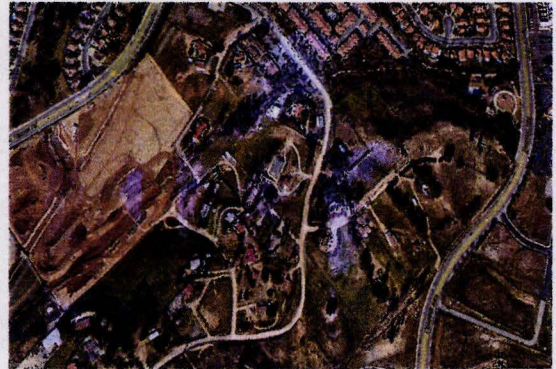
Notice is hereby given that the City of Murrieta has completed an Initial Study and Mitigated Negative Declaration (IS/MND) of the following described Project for a Grading Plan, noted below.

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

