

**NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15164)**

(Choose one)

TO: X Riverside County, County Clerk
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Development Services Department
One Town Square
Murrieta, CA 92562

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NUMBER: G-PC-RES-2024-00028

STATE CLEARINGHOUSE NUMBER: # 2025040602

PROJECT TITLE: Viscar Terrace Grading Plan Project Initial Study/Mitigated Negative Declaration (IS/MND)

PROJECT LOCATION: Approximately 5.74 acres on the north side of Vista Murrieta Road, west of Carrigan Road, east of the Interstate 15 corridor and Jackson Avenue in the City of Murrieta (APN 949-180-022, -023, and -025)

PROJECT DESCRIPTION: The 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 APPLICANT: Viscar Terrace, LP, 13681 Newport Ave, Suite 8230, Tustin, CA 92780 (714) 330-9987

This is to advise that the City of Murrieta, on May 12, 2025, approved the above-described project and made the following determinations:


- (1) The project will not have a significant effect on the environment.
- (2) A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- (3) Mitigation measures were made as a condition of the approval of the project.
- (4) A statement of Overriding Considerations was not adopted for this project.
- (5) Findings were made pursuant to the provisions of CEQA.

It is hereby certified that the Viscar Terrace Grading Plan Project IS/MND, including comments and responses are available to the general public at the office of the Development Services Department, One Town Square, Murrieta, CA 92562.

Analyst: Aaron Rintamaki

Telephone: 951-461-6079

Filed by:


Signature

Associate Planner

Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/64.