



**CITY OF MURRIETA  
NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION FOR THE  
VISTA MURRIETA MULTI-FAMILY 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:** Vista Murrieta Grading Plan (EA-2022-2563)

**PROJECT DESCRIPTION:** Vista Murrieta Grading Plan Project will process a grading plan permit, subject to discretionary review and thus requiring compliance with the California Environmental Quality Act (CEQA). Because the previously approved residential use is 100% affordable (DP-2022-2562 / TPM-2022-2568) and within a Transit-Oriented Development Overlay (TOD), the project design was reviewed in accordance with the City's objective standards. Grading would require 103,987 cubic yards of cut and 29,367 cubic yards of fill, resulting in an export of 74,620 cubic yards. Grading is expected to take 2-3 weeks and will involve the use of various equipment and personnel, staged on the project site, with construction fencing placed around the site and an entrance along Walsh Center Drive. The project does not include any off-site grading/trenching. However, the project proposes demolition of existing concrete, water well, septic tank, propane tank, railroad, fencing, and posts.

**PROJECT LOCATION:** The Grading Plan Project site is located east of Sparkman Drive (future Monroe Avenue), north of Walsh Center Drive, and south of Vista Murrieta Road in the City of Murrieta (APNs 949-190-024, 949-190-020, and 949-190-021). The three properties are addressed as 25342 Jackson Avenue, 40740 Vista Murrieta, and 40720 Vista Murrieta.

**ENVIRONMENTAL DETERMINATION:** The IS/MND was completed in accordance with the City of Murrieta's procedures for implementing CEQA. The IS/MND was undertaken to determine whether the project may have a significant effect on the environment (Environmental Assessment EA-2022-2563). Based on the IS/MND and related technical studies, City of Murrieta staff have 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 the City Hall Development Services counter, during general public business hours.

You may request a copy of the above-described items. This can be mailed or emailed to you by contacting Aaron Rintamaki, Associate Planner, at 951-461-6079 or [arintamaki@murrietaca.gov](mailto:arintamaki@murrietaca.gov). Staff will also be available to address any questions or concerns about the proposed project.

The comment period for the IS/MND begins on February 20, 2026, and closes on March 23, 2026, **at 5:00 PM**. Please submit comments to:

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