

City of Murrieta

Development Services Department

Notice of Determination

To: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

From: City of Murrieta
Development Services Department
1 Town Square
Murrieta, CA 92562

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2026020747

Project Title: Vista Murrieta Grading Plan (EA-2022-2563)

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.

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.

This is to advise that the City of Murrieta (Lead Agency) has approved the above-described project on March 23, 2026, and has made the following determinations regarding the above-described project:

1. The project [will ___ will not X] have a significant effect on the environment.
2. X A Mitigated Negative Declaration was relied (tiered) upon for this project pursuant to the provisions of CEQA.
___ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were X were not ___] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was X was not ___] adopted for this project.
5. A statement of Overriding Considerations [was ___ was not X] adopted for this project.
6. Findings [were X were not ___] made pursuant to the provisions of CEQA.

It has been determined that the project will not have a significant effect on the environment that is not more significant than previously analyzed or that the uniformly applicable development policies would not substantially mitigate the effect.

This is to certify that the conditions of approval and mitigation measures will be implemented. The final adopted MND and record of project approval are available to the General Public at:

Development Services Department, Planning Division, City of Murrieta, 1 Town Square, Murrieta, CA 92562

Lead Agency		Area Code/Telephone/	
Contact Person:	<u>Aaron Rintamaki</u>	Extension:	<u>(951) 461-6083</u>

Signature: _____ Date: March 23, 2026 Title: Associate Planner