



Response to Comments

To: City of Murrieta

From: Elevated Entitlements LLC

File: Vista Murrieta Grading Project

Date: March 25, 2026

Response to Comments

The City of Murrieta Planning Department received a total of 2 comments on the Draft Initial Study Mitigated Negative Declaration (IS/MND) for Vista Murrieta Grading Plan (EA-2022-2563). Comment 1 was from SoCalGas Redlands Region. Comment 2 was from the City of Murrieta's City Clerk's Department.

All correspondence from agencies or individuals commenting on the Draft IS/MND are provided on the following pages. The individual comments have been consecutively numbered for ease of reference. Following each comment letter are responses to each numbered comment. A response is provided for each comment.

Comments:

1. SoCalGas Redlands Region, dated February 20, 2026, received by City email February 20, 2026.
2. City Clerk Department, City of Murrieta, dated February 23, 2026, received by City February 23, 2026



Comment Letter 1 –SoCalGas

Comment Letter 1

From: Liao, William <WLiao@socalgas.com>

Sent: Friday, February 20, 2026 7:25 AM

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

Cc: SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>

Subject: FW: Vista Murrieta Grading Plan (EA-2022-2563)

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.

Good morning, Aaron.

My name is Will Liao. I am the Region Planning Supervisor for SoCalGas.

I just reviewed your letter regarding the Vista Murrieta Grading Plan (EA-2022-2563), 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).

Comment A1

SoCalGas does not appear to have any facilities within the APNs noted. However, we do have existing facilities within the Walsh Center Dr and Sparkman Dr rights-of-way. Please help us ensure everyone's safety and contact 811 prior to any excavation and/or demolition activities so we can get out to Locate & Mark out our facilities.

Comment A2

If the project needs alteration to existing facilities, or will need new gas facilities, please reach out to our Builder Services group with design plans and projected load information as soon as practicable to begin the application process. The URL is [Builder Services | SoCalGas](#).

Please let me know if you have any questions.

Sincerely,

Will Liao

Region Planning Supervisor

Redlands HQ / Southeast Region

Mobile: 840-213-5899




Comment Letter 2 –City Clerk’s Department

Comment Letter 2

Subject: Please See Attached- Received From the City Clerk's Department



Montoya, Virginia <VMontoya@murrietaca.gov>

to Rintamaki, Aaron 



Mon, Feb 23, 4:58 PM (2 days ago)



Virginia Montoya

ASSISTANT MANAGEMENT ANALYST

CITY CLERK'S OFFICE

CITY OF MURRIETA

(951) 461-6031

DSamario@MurrietaCA.gov VMontoya@MurrietaCA.gov

1 Town Square | Murrieta, CA 92562

www.MurrietaCA.gov | [Connect with us](#)

One attachment • Scanned by Gmail



MURRIETA CITY CLERK
2026 FEB 23 PM 4:37


**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.

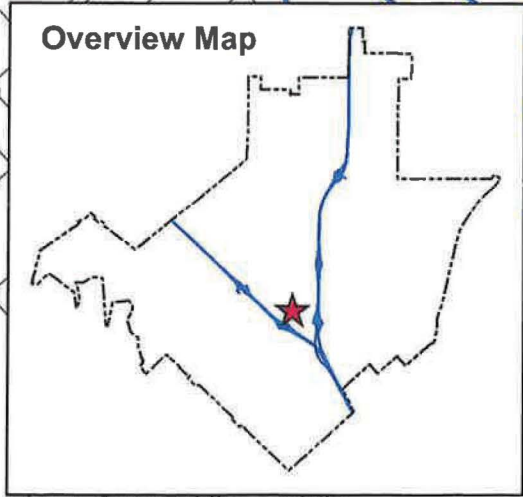
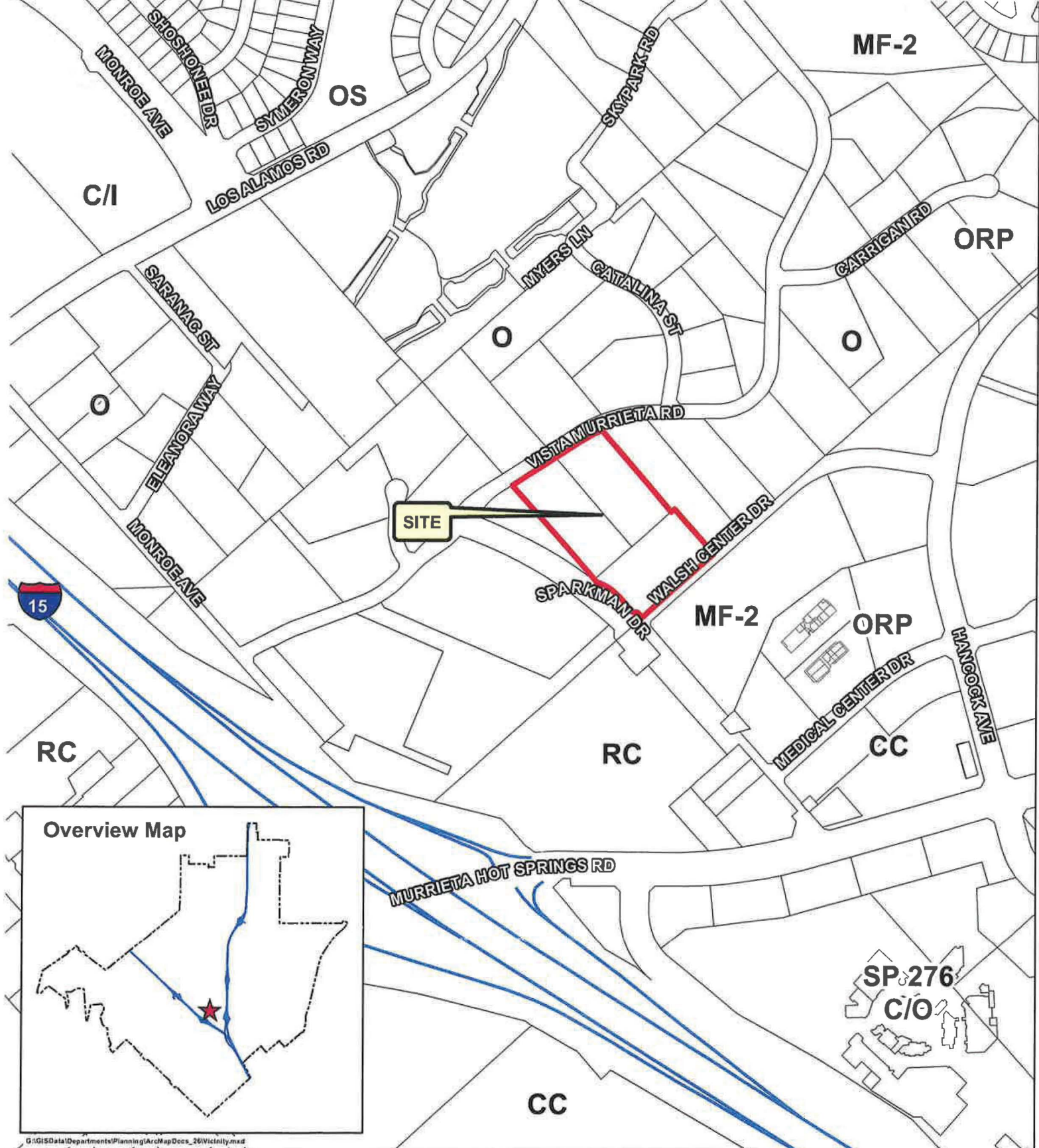
SCOPING MEETING: In accordance with CEQA Section 21083.9, the City of Murrieta **WILL NOT** hold a scoping meeting.

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. 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



**Vista Murrieta Grading Plan
(EA-2022-2563)**

1/22/2026



Vicinity Map

**APN: 949-190-020,
-021, -024**

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CITY CLERK DEPARTMENT

RECEIVED BY: W

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- Other: _____
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Response to Comments:

Comment Letter 1 – Comment A-1:

“SoCalGas does not appear to have any facilities within the APNs noted. However, we do have existing facilities within the Walsh Center Dr and Sparkman Dr rights-of-way. Please help us ensure everyone’s safety and contact 811 prior to any excavation and/or demolition activities so we can get out to Locate & Mark out our facilities.”

Response to Letter 1 – Comment A-1:

Noted. We will ensure that the contractor/ project developer are informed of these facilities and will contact 811 prior to any excavation or demolition activities to allow for proper locating and marking.

Comment Letter 1 – Comment A-2:

“If the project needs alteration to existing facilities, or will need new gas facilities, please reach out to our Builder Services group with design plans and projected load information as soon as practicable to begin the application process. The URL is [Builder Services | SoCalGas](#).”

Response to Letter 1 – Comment A-2:

Noted. If the project requires modifications to existing facilities or the installation of new gas infrastructure, the developer will coordinate with SoCalGas Builder Services.

Comment Letter 2 – No Comment

Response to Letter 2:

The City Clerk’s Department acknowledges receipt of this letter and indicates that they have no comments. No further response is required.