



Final Supplemental Environmental Impact Report

May 2020

**FINAL
ENVIRONMENTAL IMPACT REPORT
FOR THE CITY OF MURRIETA GENERAL
PLAN 2035**

Prepared for:

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1.0 – Introduction

This document is a Final Environmental Impact Report (Final EIR), which provides a review and analysis of the potential environmental impacts that could result from implementation of the proposed Project. Before approving a project, a lead agency must prepare a FEIR (California Code of Regulations section 15089(a)). According to CEQA Guidelines, section 15132, the FEIR shall consist of:

- The Draft Environmental Impact Report (DEIR) or a revision of the DEIR;
- Comments and recommendations received on the DEIR either verbatim or in summary
- A list of persons, organizations, and public agencies comments on the DEIR;
- The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the lead agency.

The FEIR is the document that decision-makers in the lead and responsible agencies consider before taking action on a proposed project. Completion and certification of the FEIR precede the lead agency's determination of whether to approve or carry out the project (California Code of Regulations sections 15089(a), 15090(b)), and its adoption of findings required by Public Resources Code section 21081 and California Code of Regulations sections 15091 and 15093.

As the lead agency for the Murrieta General Plan Update (proposed Project) the City of Murrieta (City) has prepared this FEIR document in accordance with the CEQA Guidelines. This FEIR provides documentation of the comments received on the DEIR, a response to these comments, necessary revisions to the DEIR, and the Mitigation Monitoring and Reporting Program (MMRP). The DEIR (State Clearinghouse SCH#2010111084) described the environmental consequences associated with the implementation of the proposed project and recommends mitigation measures to reduce potentially significant impacts.

The Draft EIR was distributed on February 28, 2020 for the standard 45-day public review period that concluded on April 13, 2020. A Notice of Availability was published in the Press-Enterprise local newspaper, the Murrieta City Hall, and in the Murrieta Library, as well as online at www.murrietaca.gov/267/Focused-General-Plan-Update-Information.com. Notices were also mailed to all property owners and residents within the affected land use change areas, and those residents and land owners within 1,000 feet of the land use change areas.

1.1 FINAL EIR DOCUMENT ORGANIZATION

This FEIR document consists of the following chapters:

Section 2.0 – Executive Summary

The Executive Summary includes a brief project description; summary of significant impacts and mitigation measures; a summary of project alternatives; areas of controversy; and issues to be resolved by the City of Murrieta City Council.

Section 3.0 – Response to Comments

Section 3.0 includes the comments received on environmental issues raised during the public review process for the Draft EIR as well as the responses to comments. Each comment is assigned a comment number, which corresponds to a response number and response that appears on the following page.

Section 4.0- Mitigation Monitoring and Reporting Program

Section 4.0 includes the Mitigation Monitoring and Reporting Program (MMRP). The purpose of the program is to ensure that the mitigation measures required by the Environmental Impact Report (EIR) for the City's requested actions are properly implemented. The City will monitor the mitigation measures for any construction and operation of the project. The Mitigation Monitoring Checklist provides a mechanism for monitoring the mitigation measures in compliance with the EIR.

1.2 DRAFT EIR AND APPENDICES

The Draft EIR that was previously circulated for public review is an integral element of the Final EIR. This version of the Draft EIR and Appendices includes the errata and revisions in strike-out/underline format, which were developed in response to comments received during the Draft EIR public review period.

The Final EIR is an informational document only. The Final EIR will be used by the City Council, Planning Commissioners, City staff, and decision-makers of other affected agencies or responsible agencies as an informational document for the proposed focused general plan update.

Other agencies may use the information contained in this EIR when considering issuance or authorization of the requisite permits for construction of future development projects.

2.0 – Executive Summary

2.1 PROJECT SYNOPSIS

2.1.1 Location

The proposed Project involves the City of Murrieta which is located in southwestern Riverside County. The City's Planning Area is comprised of approximately 26,852 acres (41.96 square miles) of which approximately 21,511 acres (33.61 square miles) is located within the City limits and 5,341 acres (8.34 square miles) is located within the City's Sphere of Influence. The City of Murrieta is bounded by Menifee to the north, Temecula to the south and east, Wildomar to the west, and unincorporated Riverside County to the north, south, and east. The San Diego County border is just south of Temecula, and Orange County lies on the other side of the Santa Ana Mountains to the west. Regional access to the City is provided by the Interstates 15 and 215.

2.1.2 Project Description

The proposed Project entails a focused General Plan update for the City of Murrieta. In 2009, the City of Murrieta initiated a comprehensive update of the General Plan which was adopted on July 19, 2011 and included a Climate Action Plan (CAP). In 2018, the City issued a request for proposals (RFP) to prepare a focused General Plan Update (GPU) of the City's 2011 General Plan, a CAP Update, and the preparation of the Supplemental Environmental Impact Report (SEIR). In 2019, the City augmented the scope of work to include a focused Zone Code Amendment. The "proposed Project" in this SEIR includes a GPU, CAP Update, and Zone Code Amendment.

The General Plan is a document required by California law that provides a foundation for City policies and actions. It guides both the physical development of Murrieta and the provision of public infrastructure and services. This General Plan places particular emphasis on economic development and keeps Murrieta in front of current policy topics, including sustainability and health. It is rooted in ten community priorities that were developed through an extensive community involvement process.

The purpose of this FEIR is to evaluate proposed changes associated with the proposed Project to the 2011 General Plan as analyzed in the Certified EIR and to demonstrate that an SEIR (supplemental environmental impact report) is an adequate and complete document under the California Environmental Quality Act (CEQA) and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.). Major components of the proposed Project include:

- Additions, deletions, or modifications to the 2011 General Plan goals, policies, exhibits and implementation to address changes in State law enacted since the adoption of the 2011 General Plan

- Update of General Plan development projections to the year 2035
- Update of the existing General Plan 2035 Land Use Policy Map in six key areas
- Update of the Land Use Element with a new land use designation (Innovation) and a revised mix and location of land use designations in six key areas
- Revisions to the 2011 General Plan Focus Areas exhibits, text and policies
- Creation of the new Innovation zoning district and an amendment to the City's Development Code to incorporate the new zone
- Update of the existing Zoning Map so that it is consistent with the proposed General Plan 2035 Land Use Policy Map as shown on the proposed Zoning Map
- Update of emissions inventory, projections, targets, and GHG reduction strategies and measures for the CAP Update

2.1.3 Land Uses

A part of the proposed Project includes the update of the Land Use Element with a new land use designation (Innovation) and a revised mix and location of land use designations that in many instances overlap with the Focus Area boundaries. The 2020 General Plan Update's revisions help to support growth within the Focus Areas.

The Innovation designation provides for a wider variety and intensity of non-residential uses allowed elsewhere in the City with the goal of providing a cutting edge light industrial, office and commercial mixed-use business settings. The Innovation designation provides for employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, education, technological advancement, makers labs (such as people using digital tools to design new products), craftsman products (such as furniture and window design/construction), hotels, and workforce housing. The designation also provides for a limited amount of commercial uses for the sale of products made in facilities on-site and restaurants that support the employment and primary uses.

Proposed policies relating the new Innovation land use designation include allowing for Office and Research Parks and Innovation developments of a more intense nature in terms of height than other areas of the City.

2.1.4 Zoning

The proposed Project includes the new Innovation zoning district to ensure consistency with the proposed Project's Innovation Land Use Designation. In addition, the zoning map has also been updated to ensure consistency with the changes in the proposed Project's Land Use Policy Map.

2.2 SUMMARY OF SIGNIFICANT EFFECTS WITH MITIGATION MEASURES

This EIR analyzes only those subject areas for which changes in the Project, changes in circumstances, or new information result in potentially greater impacts than those identified in the 2011 Certified EIR. After implementation of the recommended policies, implementation measures, and mitigation measures, most of the potentially significant impacts associated with the proposed Project would be reduced to less than significant levels.

Effects found not to be significant are discussed and analyzed in detail in Section 8 of the Draft EIR. Significant environmental effects which cannot be avoided if the proposed Project is implemented are discussed in Section 9 of the Draft EIR. Project implementation would result in significant impacts to transportation/circulation and air quality. All impacts can be mitigated by measures listed in the Draft EIR and reduced to less-than-significant levels.

Technical reports were prepared to determine potential impacts to air quality, greenhouse gas emissions, hydrology/water quality, and transportation/traffic; their findings have been incorporated into this document, and copies of the reports are provided as Appendices A-J of the Draft EIR.

2.3 ENVIRONMENTALLY PREFERRED PROJECT ALTERNATIVE

Alternatives to the proposed Project are considered in Section 6.0 of the Draft EIR. The three alternatives include: No Project; Alternative 2, and Alternative 3. Potential environmental impacts associated with the alternatives are compared to the impacts of the proposed Project.

Section 6.0 of the Draft EIR identifies the environmentally superior alternative as Alternatives 2 and 3. Both Alternatives 2 and 3 allow for greater residential development and less non-residential development than the proposed Project. Alternatives 2 and 3 are very similar overall to the proposed Project and the differences in impacts would be minimal between the two.

No Project Alternative:

the No Project Alternative describes buildout of the City of Murrieta in accordance with existing zoning and General Plan land use designations and policies of the current 2011 General Plan. An objective of the proposed Project is to modify the organization and location of land use designations in key areas within the City of Murrieta to reflect the vision of the City and respond to the projected development patterns to the year 2035. The No Project Alternative land use designations no longer adequately address the development patterns or the land use vision for the City. Additionally, the No Project Alternative would not address changes in State law enacted since the adoption of the 2011 General Plan. Therefore, the No Project Alternative is considered environmentally inferior to the proposed Project in this regard.

Alternative 2:

Alternative 2 would provide for additional residential dwelling units and less non-residential square footage when compared to the existing 2011 General Plan Land Use Policy Map. As such, citywide growth would be the same for both the Alternative 2 and the proposed Project outside of Area 4 (refer to Exhibit 3-3, General Plan 2035 Land Use Policy Map in Section 3.0 Project Description of the Draft EIR). When compared to the proposed Project, Alternative 2 includes the same mix of land use designations but in different quantities and location within Area 4 and would result in approximately 57.2 more acres of residential uses and approximately 57.2 fewer acres non-residential uses. Based on the similar land use plans and development potential identified for Alternative 2, it is anticipated that similar traffic and circulation impacts would occur.

Alternative 3:

Alternative 3 would also provide for greater residential dwelling units and less non-residential square footage when compared to the proposed Project. As such, Alternative 3 would result in approximately 64.6 more acres of residential uses and approximately 64.6 fewer acres non-residential uses outside of Area 4. Additionally, Alternative 3 includes the same mix of land use designations but in different quantities and location within Area 4 and additional commercial land uses within Area 2. Based on the similar land use plans and development potential identified for Alternative 3, it is anticipated that similar roadway and intersection impacts would occur.

2.4 AREAS OF CONTROVERSY

As defined by Section 15123(b)(2) of the California Environmental Quality Act (CEQA) Guidelines, certain areas of controversy known to the Lead Agency including issues raised by agencies and the public shall be defined in the Final EIR. There are no areas of controversy for the proposed Project defined in this Final EIR.

2.5 INTENDED USES OF THIS EIR

This EIR document provides analysis of the environmental impacts associated with changes in circumstances, and new information that was not evaluated in the 2011 Certified EIR. Potential new impacts are determined through the process as mandated by CEQA, in which the Certified EIR is used as the baseline for comparative analysis, except in the case of changed circumstances or new information, where existing conditions are used as the baseline. Subject areas addressed in the EIR include:

- Land Use and Planning
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Wildfire

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3.0 – Responses To Comments

3.1 ORGANIZATION OF COMMENTS AND RESPONSES

During the 45-day public review period, commencing February 28, 2020 through April 13, 2020, twenty-four letters of public comment were received, and additional two comment letters were received outside of the 45-day public comment period all letters are included below. Each of the letters received during the public review period are reprinted in the following section along with the corresponding written responses from the City of Murrieta. Where revisions to the Draft EIR were required, those changes have been indicated in the responses, and modifications were made accordingly in the text of the final Draft EIR in strike-out/underline format.

The comments on the DEIR are grouped by the affiliation of the commenter; State, Regional, Local, and Tribal Agencies (Group A), Organizations (Groups B), and Individuals (Group C). These letters are annotated in the margin according to the following code:

- State, County, Local, and Tribal Agencies: A#-1, 2, 3
- Letters from Organizations: B#-1, 2, 3
- Individuals: C#-1, 2, 3

The following list of agencies, organizations and individuals responded with comments on the Draft EIR:

GROUP A: STATE, COUNTY, LOCAL, AND TRIBAL AGENCIES

Commenter Number	Commenter Information	Date Received
A1	California Department of Fish and Wildlife, Inland Deserts Region	4/13/2020
A2	Agua Caliente Band of Cahuilla Indians	3/11/2020
A3	City of Menifee Community Development and Planning Department	4/13/2020
A4	Metropolitan Water District of Southern California	4/7/2020
A5	Rincon Band of Luiseño Indians	3/17/2020
A6	Riverside County Airport Land Use Commission (ALUC)	3/3/2020
A7	Riverside County Flood Control and Water Conservation District	3/25/2020
A8	Western Municipal Water District	4/6/2020

GROUP B: ORGANIZATIONS

Commenter Number	Commenter Information	Date Received
B1	Sempra Energy Utility Southern California Gas Company	4/7/2020
B2	Regional Conservation Authority	3/12/2020

GROUP C: INDIVIDUALS

Commenter Number	Commenter Information	Date Received
C1	Mike Cole, Theodore, and Li King	4/13/2020
C2	Dan and Yolanda Felkins	4/5/2020
C3	Dan and Yolanda Felkins	4/13/2020
C4	David Sáenz	4/13/2020
C5	Derek Hicks on behalf of Jupiter Land Holdings LLC	4/13/2020
C6	Jennifer Brzezinski	4/13/2020
C7	Kirk Wright on behalf of Epic Management Group Inc	4/1/2020
C8	Sheryl and Robert LaFond	4/7/2020
C9	Leticia Trautman	4/13/2020
C10	Mike Wall	4/13/2020
C11	Mrs. Hue Pham, along with Mr. Henry Tovan, Mr. Hai Davis, and Mrs. Lisa Lee	4/7/2020
C12	Norman R. Lee	4/10/2020
C13	Robert Lafond	4/12/2020
C14	Sherrie L. Munroe	3/2/2020
C15	Frank Haro	4/17/2020
C16	Frank Lee, Duane and Debbie Scofield	4/19/2020

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Group A: State, County, Local, and Tribal Agencies

Comment letters received from State, County, Local, and Tribal Agencies and responses are provided in this section.



Letter A1 Comment Letter

April 13, 2020
Sent via email

Mr. Carl Stiehl
Senior Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562
cstiehl@murrietaca.gov

Subject: Draft Supplemental Environmental Impact Report
City of Murrieta General Plan Update 2035 Project
State Clearinghouse No. 2010111084

Dear Mr. Stiehl:

The California Department of Fish and Wildlife (CDFW) received the Draft Supplemental Environmental Impact Report (SEIR) on March 2, 2020 from the City of Murrieta (City) for the Murrieta General Plan Update 2035 Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species.

A1-1

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

(*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

A1-1
(Cont.)

PROJECT DESCRIPTION SUMMARY

The Project proposes an update to the existing General Plan to achieve land use, transportation, greenhouse gas emissions, and other goals of the City that reflect the community's growth for a future horizon year of 2035. The purpose of the Project is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for the City's residents.

WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN AND PERMITTEE OBLIGATIONS

CDFW issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per Section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

A1-2

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: <http://rctlma.org/epd/WR-MSHCP>.

The City is a Permittee to the MSHCP and its associated Implementing Agreement. Section 13.2 of the Implementing Agreement identifies County and Cities Obligations under the MSHCP and states that the County and Cities will “Adopt and maintain ordinances or resolutions as necessary, and amend their general plans as appropriate, to implement the requirements and to fulfill the purposes of the Permits, the MSHCP and this [Implementing] Agreement for private and public development projects...” Following review of the SEIR, CDFW is concerned that the City has not adequately identified the City’s obligations under the MSHCP and its Implementing Agreement. CDFW’s review has identified specific concerns related to the following sections of the SEIR: Transportation, and Wildfire.

A1-2
(Cont.)

Transportation

The Transportation section (Section 4.2) evaluates transportation impacts associated with implementation of the Project. Included in this section are the City’s future intersections and roadway segments. CDFW was unable to find discussion of, or reference to, how the City’s proposed transportation network will demonstrate compatibility with the goals and objectives of the MSHCP; specifically with Planned Roads within the Criteria Area (MSHCP section 7.3.5), as identified in General Plan Circulation Element with Criteria Area (Figure 7-1) of the MSHCP. For example, the SEIR identifies a future intersection at Briggs Road/Keller Road, and a new roadway segment of Keller Road east of Whitewood Road (SEIR, page 4.2-2), described as an “extension of Keller Road to Leon Road” (SEIR, page 4.2-9). This proposed extension of Keller Road to Leon Road is not identified as a covered road in Figure 7-1 of the MSHCP.

Because the City is proposing the construction of a road within the MSHCP Criteria Area that is not currently identified as a covered activity under the MSHCP, CDFW recommends that the City include a new mitigation measure in the SEIR conditioning all forthcoming road projects to demonstrate consistency with the MSHCP and its associated Implementing Agreement. CDFW recommends the inclusion of the following new measure in the SEIR:

A1-3

Prior to final plan check (or equivalent), all proposed road Projects within MSHCP Criteria Cells shall demonstrate compliance with the MSHCP and its associated Implementing Agreement, via the completion of appropriate review and consistency determinations by the Western Riverside County Regional Conservation Authority (RCA), including at a minimum: Joint Project Review (JPR), and potentially a Major Amendment to the MSHCP (if deemed necessary by the United States Fish and Wildlife Service, and California Department of Fish and Wildlife).

CDFW further recommends that the City revise Section 4.2 of the SEIR to demonstrate compatibility with the goals and objectives of the MSHCP. CDFW recommends that the City consult Figure 7-1 of the MSHCP, and that Section 4.2 of the SEIR identify and describe the City's obligations as a Permittee to the MSHCP and its Implementing Agreement.

A1-3
(Cont.)

Wildfire

The SEIR discusses Wildfire (Section 4.5) within the City and its Sphere of Influence. Included in this section is a discussion of wildland fires within undeveloped hillside areas in and adjacent to the City, including the escarpments of the western boundary of the City (SEIR, page 4.5-3). In addition to discussing construction material requirements, Section 4.5 also briefly mentions that "other techniques, such as fuel modification and firebreaks, may be utilized to reduce the threat from wildland fires." (SEIR, page 4.5-3). Though not identified in the SEIR, CDFW is concerned that fuel modification and firebreaks may be proposed on existing conservation lands or on lands identified for future conservation under the MSHCP. Because of these concerns, we request that the City involve the RCA, U.S. Fish and Wildlife Service, and CDFW in any discussions/meetings, plan development or review, for vegetation management, fire access, fuel modification requirements, and fire/fuel break maintenance for locations within or adjacent to areas described for conservation under the MSHCP.

CDFW also recommends that the City require the location, acreage, and composition of defensible space/fuel modification zones, access routes, and water availability occur entirely within the proposed development. The City, through their planning processes, should be ensuring that defensible space is provided and accounted for *within proposed development land use designated areas*, and not transferred to adjacent open space or conservations lands.

A1-4

To assist the City with the enforcement of wildfire-related mitigation measures, for example: fuel modification, brush clearance, access routes, and water availability, CDFW recommends that Mitigation Measures (MM) FP-1 through FP-3 be revised as follows (additions in **bold**, deletions in ~~strikethrough~~):

MM FP-1 The Murrieta Fire and Rescue [MFR] shall review future development projects to determine if a Fuel Modification Plan is required. If required, **prior to issuance of a grading or building permit** project applicants shall prepare the Fuel Modification Plan in accordance with MFR requirements. **The Applicant shall ensure that the entirety of the Fuel Modification Plan can be accommodated within the proposed development footprint boundary.** ~~prior to the issuance of a grading or building permit.~~

MM FP-2 Brush clearance shall be conducted prior to initiation of construction activities in accordance with MFR requirements. **Brush clearance shall occur entirely within the proposed development footprint boundary.**

A1-4
(Cont.)

MM FP-3 Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process. **Access shall occur within the proposed development footprint or provided from existing developed areas.**

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). Information can be submitted online or via completion of the CNDDDB field survey form at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

A1-5

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

A1- 6

CDFW CONCLUSIONS AND FURTHER COORDINATION

CDFW appreciates the opportunity to comment on the SEIR for the City of Murrieta's General Plan Update 2035 Project (SCH No. 2010111084) and recommends that the City address the CDFW's comments and concerns prior to adoption of the FEIR. Pursuant to CEQA Guidelines section 15097(f) CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for the new Transportation mitigation measure. The draft MMRP is enclosed at the end of this letter.

A1- 7

Mr. Carl Stiehl, Senior Planner
 Draft Supplemental Environmental Impact Report
 City of Murrieta General Plan Update 2035 Project, SCH No. 2010111084
 April 13, 2020
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If you should have any questions pertaining to the comments provided in this letter, and to schedule a meeting, please contact Joanna Gibson at (909) 987-7449 or at Joanna.Gibson@wildlife.ca.gov.

Sincerely,



Scott Wilson
 Environmental Program Manager

ec: California Department of Fish and Wildlife
 HCPB CEQA Coordinator

Office of Planning and Research, State Clearinghouse
State.clearinghouse@opr.ca.gov

Mitigation Monitoring and Reporting Program for the City of Murrieta's General Plan Update 2035 Project

Mitigation Measure	Timing and Methods	Responsible Parties
Transportation		
<p>Prior to final plan check (or equivalent), all proposed road Projects within MSHCP Criteria Cells shall demonstrate compliance with the MSHCP and its associated Implementing Agreement, via the completion of appropriate review and consistency determinations by the Western Riverside County Regional Conservation Authority (RCA), including at a minimum: Joint Project Review (JPR), and potentially a Major Amendment to the MSHCP (if deemed necessary by the US Fish and Wildlife Service, and California Department of Fish and Wildlife).</p>	<p>Timing: Prior to final plan check. Methods: Prior to final plan check the City of Murrieta shall demonstrate compliance with the MSHCP and its associated Implementing Agreement</p>	<p>Implementation: City of Murrieta Monitoring and Reporting: City of Murrieta.</p>

Letter A1 Response

California Department of Fish and Wildlife
Inland Deserts Region
April 13, 2020

- A1- 1 The comment letter acknowledges receipt of the Draft EIR, and the California Department of Fish and Wildlife (CDFW) role as a Trustee and Responsible Agency. The comment letter gives a brief project description summary. This comment is acknowledged, no further response is necessary.
- A1- 2 The comment describes CDFW's role in the development and implementation of the Western Riverside County's Multiple Species Habitat Conservation Plan (MSHCP). The comment letter does not raise any issues with respect to the contents of the Draft General Plan 2035 or the Draft Environmental Impact Report (EIR), or any environmental issue regarding the proposed project, therefore, no further response is necessary.
- A1- 3 This document is a Draft Supplemental Environmental Impact Report (SEIR) for the proposed Project. Its purpose is to augment the previously certified Environmental Impact Report from July 21, 2011 (2011 Certified EIR).

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Likewise, the impacts of future development projects would be evaluated on a project by project basis. And any future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. In addition, any future development must be in compliance with the Habitat Acquisition Negotiation Strategy (HANS) process, ensuring consistency with the MSHCP. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

All future development shall be subject to compliance with the goals and policies identified in the proposed General Plan 2035. For any road extensions or modifications within the MSHCP area, the City will concur with CDFW's input for appropriate mitigation measures as defined by the MSHCP.

- A1- 4 Mitigation measures FR-1 and FR-2 that are included in the Draft EIR to reduce potentially significant impacts to future projects to a less than significant level, the following mitigation measures have been included as best management practices to be applied to future projects as may be necessary

to reduce impacts to less than significant levels. This following list of mitigation measures is not all inclusive of mitigation measures that may be adopted for future projects but serve as a guide and performance standards that constitute the minimum level of measures to reduce environmental impacts to less than significant levels:

- FP-1 The Murrieta Fire & Rescue (MFR) shall review future development projects to determine if a Fuel Modification Plan is required. If required, project applicants shall prepare the Fuel Modification Plan in accordance with Fire Department requirements prior to the issuance of a grading or building permit.
- FP-2 Brush clearance shall be conducted prior to initiation of construction activities in accordance with MFR requirements.

Additionally, the City will evaluate the impacts of future development projects on a project by project basis. Any future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Furthermore, future development's compliance with the HANS process would ensure consistency with the MSHCP.

A1- 5 This comment is acknowledged, no further response is necessary.

A1- 6 This comment is acknowledged, no further response is necessary.

A1- 7 This comment is acknowledged, no further response is necessary.

Letter A2 Comment Letter

From: [Gonzalez Romero, Arysa \(TRBL\)](#)
To: [Stiehl, Carl](#)
Subject: SEIR for GPU; State Clearing House Number: 2010111084
Date: Wednesday, March 11, 2020 9:36:27 AM

Greetings,

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

A2-1

Thank you,

Arysa Gonzalez Romero
Historic Preservation Technician
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive Palm Springs, CA 92264
D: 760-883-1327 | C: 760-831-2484

Letter A2 Response

Agua Caliente Band of Cahuilla Indians
March 11, 2020

- A2- 1 The comment letter acknowledges receipt of the Draft EIR and states that records show the proposed Project is not located within the Tribe's Traditional Use Area. This comment is acknowledged, no further response is necessary.

Letter A3 Comment Letter

April 13, 2020

Carl Stiehl
City of Murrieta
1 Town Square
Murrieta, CA 92562

RE: Notice of Availability (NOA) of a Draft Supplemental Environmental Impact Report (DSEIR) for the City of Murrieta General Plan Update

Dear Mr. Stiehl,

Thank you for the opportunity for the City of Menifee to review the DSEIR for the City of Murrieta's General Plan update. City of Menifee staff has reviewed the project SEIR and has the following comments:

Project Description: We understand from the DSEIR Project Description, that the General Plan update project involves several components that include:

- Changes to the General Plan land use map. There are six separate areas involving land use changes, which combined, will increase the growth of residential dwelling units by 1,572 units, and will reduce the growth of non-residential uses by 2,405,601 square feet. Areas 4 and 5, described below, are nearest to the City of Menifee and of most interest to Menifee.

Area Four: Bordered by Whitewood Road and I-215 to the west, Baxter Road to the north, Menifee Road to the east, and Los Alamos Road to the southeast.

- Existing Land Use Designations: Office Research Park, Large Lot Residential
- Proposed Land Use Designations: Innovation, Single-Family Residential, Multifamily Residential, Parks and Open Space

Area Five: Bordered by the City's boundary with the County of Riverside to the north, Open Space areas to the west, I-215 to the east, and Linnel Lane to the south.

- Existing Land Use Designations: Office Research Park
- Proposed Land Use Designations: Innovation, Single-Family Residential, and Multi-Family Residential

The extent of the land use changes for the specific areas is unclear in the Project Description. It would be beneficial if the Project Description provided a detailed

A3 -1

breakdown of the acreages for each of the existing and proposed land use designations to more clearly show and quantify how these areas are changing.

- The land use changes introduces a new “Innovation District” land use that offers a greater variety of land uses than the Office Research Park Designation. The update proposes 520.79 acres of new Innovation District land use and reduces the amount of Office & Research Park land use by 836 acres. While the Project Description provides a description of intended uses for the Innovation District, it would be beneficial to clearly state what the differences are between the Office Research Park Designation and the Innovation District.
- Policy revisions to address changes in State law enacted since the adoption of the 2011 General Plan as well as subsequent amendments to exhibits, graphs, tables, maps and text.
- Update to the City’s Climate Action Plan to address new State and regional goals for emissions reductions.
- Zoning map changes to ensure consistency with the changes in the proposed Project’s Land Use Policy Map.

A3-1
(Cont.)

Transportation/Traffic: With regard to Transportation/Traffic impacts, the City’s Public Works Department, Traffic Engineering reviewed the City of Murrieta Focused General Plan Update TIA, dated November 19, 2019, and has identified the following concerns with the traffic impact analysis:

1. Study Intersection and Roadway Segments: The Scott Road interchange at I-215 is close to the project Area 4 and Area 5 and is a critical location with large volumes of traffic accessing the freeway at this interchange. Hence, the intersections and roadway segments in the vicinity of Scott Road interchange should be included in the TIA. At a minimum the two ramp intersections at Scott Rd and Antelope Rd/Scott Rd intersections, and the roadway segments between the intersections should be included.
2. 3.1 Significance Criteria: the significance criteria for the City of Menifee study intersections and roadway segments should be included in the TIA.
3. Trip Generation: A table summarizing the changes to the trip generation based on comparison between the adopted GP land uses and the proposed project land uses should be provided.
4. Table 12: Future Year 2035 Without Project Roadway Segment LOS: The average daily trips (ADT) along Scott Road east of Menifee Rd (9,550) and between Leon Rd and Winchester Rd (8,120) is too low when compared to the City of Menifee General Plan EIR, which are between 28,000 and 36,000. Please verify the model data and make necessary corrections.

A3-2

A3-3

5. Figure 7-2 Future Year 2035 With Project Intersection Volumes: Volumes for some movements drop for the 2035 With project when compared to the 2035 Without project volumes at Menifee Rd / Scott Rd intersection. Please verify.
6. Table 14: Future Year 2035 With Project Roadway Segment LOS: The ADT for Scott east of Menifee Rd drops when compared to the 2035 Without project ADT. Additionally, the With project ADT is too low compared to the City of Menifee General Plan EIR. Please verify the model data and make necessary corrections.

A3-3
(Cont.)

The Transportation/Traffic analysis section of the DSEIR, indicates that impacts related to potential to conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities will be significant and unavoidable with no feasible mitigation. It also concludes that impacts related to Hazards, Emergency Access, and Vehicle Miles Travelled (VMT) (CEQA Guidelines Section 15064.3(B)) will be less than significant. City of Menifee staff requests the above clarifications and/or revisions to the TIA as needed to substantiate the Transportation/Traffic impact conclusions of the DSEIR, and/or to address and mitigate any additional significant impact.

Please also send any future notices regarding this project to Doug Darnell, Senior Planner at 29844 Haun Road, Menifee, CA 92586.

The City is available, at your convenience, to meet to discuss these comments. If you have questions or wish to schedule a meeting, please contact Doug Darnell, Senior Planner at 951-723-3744 or by e-mail at ddarnell@cityofmenifee.us

We appreciate your consideration of these comments, and thank you again for the opportunity to provide comments.

Sincerely,

Cheryl Kitzerow

Cheryl Kitzerow, AICP
Community Development Director

Cc: Jarrett Ramaiya, City Planner
Jonathan Smith, Public Works Director

Letter A3 Response

The City of Menifee
April 13, 2020

- A3 - 1 The commenter acknowledges receipt of the Draft EIR and provides a brief project understanding. The commenter asks for clarification regarding the new Innovation land use designation. The commenter is referred to Appendix H - Draft General Plan, Chapter 3 Land Use Element, Table 3-1 Existing Land Use Summary and Table 3-14 General Plan 2035 Land Use Distribution. A description of the Office and Research Park and Innovation designations are also included in Appendix H Draft General Plan Update and state the following:

Innovation District: The Innovation designation provides for a wider variety and intensity of non-residential uses allowed elsewhere in the City with the goal of providing a cutting edge light industrial, office and commercial mixed use mixed-use business setting, with the addition of workforce housing. The Innovation designation provides for employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, education, technological advancement, makers labs (such as people using digital tools to design new products), craftsman products (such as furniture and window design/construction), and hotels. The designation also provides for a limited amount of commercial uses for the sale of products made in facilities on-site and restaurants that support the employment and primary uses.

Office Research Park: The Office and Research Park designation provides for a variety of employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, and technological advancement. *Retail and service uses are limited* to those that best meet the needs of the local businesses and their employees. Development will reflect the high freeway visibility of the areas and the appropriate buffering of adjacent residential areas.

- A3 - 2 The commenter raises concern for the Scott Road interchange at 1-215. This intersection is located at the northern boundary of the City approximately 2 miles from the northern edge of Areas 4 and 5. Looking at the proposed Project, there does not appear to be evidence of a significant difference in traffic this far from Areas 4 and 5. There are no proposed land use or zoning changes to occur near this intersection. Traffic is expected to increase closer to Keller Road (future interchange) and Clinton Keith Road (current interchange), as noted in the Traffic Impact Analysis. The City appreciates the comment, and will continue to coordinate with the City of Menifee where the City's action affects the City of Menifee. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

A3 - 3 Based on the direction of the City of Murrieta's Traffic Engineer, the Traffic Impact Analysis report uses a travel-demand model, appropriate for a General Plan Update analysis. A travel-demand model is more suitable to assist in developing volumes for area-wide changes in land use and interactions between compatible land uses.

For specific standalone development projects, the use of ITE Trip Generation manual would be more appropriate. The City appreciates the comment, and will continue to coordinate with the City of Menifee where the City's actions affect the City of Menifee. Therefore, The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project; no further response necessary.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Letter A4 Comment Letter

April 7, 2020

Carl Stiehl
Senior Planner
City of Murrieta
Planning Division
1 Town Square
Murrieta, CA 92562

VIA EMAIL

Dear Mr. Stiehl:

Notice of Availability
for the City of Murrieta General Plan Update Supplemental Draft Environmental Impact Report

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Notice of Availability for the City of Murrieta General Plan Update Supplemental Draft Environmental Impact Report (SEIR)(Plan). The proposed Plan will include an update to the City’s Climate Action Plan to address new State and regional goals for emissions reductions and provide guidance on land use decision-making through 2035. The SEIR identifies significant and unavoidable impacts to Air Quality and Transportation associated with development under the Plan. The City of Murrieta is the CEQA Lead Agency. This letter contains Metropolitan’s comments as a potentially affected public agency.

A4 -1

Metropolitan is a public agency and regional water wholesaler. It is comprised of 26 member public agencies, serving approximately 19 million people in portions of six counties in Southern California, including Riverside County. Metropolitan’s mission is to provide its 5,200 square mile service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

Metropolitan owns and operates San Diego Pipeline Nos. 1 and 2 in the plan area. The parallel, pre-cast pipelines vary from 48-54 inches-inside-diameter and run north-south, east of the Plan area. See attached map for locations of Metropolitan infrastructure, referenced above.

A4-2

Metropolitan is concerned with indirect effects to Metropolitan’s facilities that may result. Future development and land use conditions associated with the proposed plan must not restrict any of Metropolitan's day-to-day operations, access or repair to these facilities. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities in order to maintain and repair its system. In order to avoid potential conflicts with Metropolitan’s facilities

Carl Stiehl
Page 2
April 7, 2020

and rights-of-way, we require that any design plans for any activity in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Metropolitan will not permit procedures that could subject the pipeline to excessive vehicle, impact or vibratory loads.

A4- 2
(cont.)

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-7663. To assist applicants in preparing plans that are compatible with Metropolitan's facilities and easements, we have attached the "Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan's Facilities and Rights-of-Way." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

A4- 3

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation and plans for this project. Please contact Ms. Jolene Ditmar at (213) 217-6184 or jditmar@mwdh2o.com if you require further assistance.

Very truly yours,



Sean Carlson
Team Manager, Environmental Planning Section

JD:ds

SharePoint\City of Murrieta_Murrieta General Plan Update DEIR Comment Letter

Enclosures:

- (1) Map
- (2) Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan's Facilities and Rights-of-Way

Letter A4 Response

The Metropolitan Water District of Southern California
April 7, 2020

- A4 - 1 The comment letter acknowledges receipt of the Draft EIR and describes the Metropolitan Water District of Southern California's (Metropolitan) role as a public agency. Comment noted, no further response is necessary.
- A4 - 2 The City appreciates the commenter's recommendations and will continue to coordinate with the Metropolitan where City actions may affect the rights-of-way or Metropolitan's facilities. Therefore, no change to the DEIR is required.
- A4 - 3 The comment is noted and is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov



March 17, 2020

Sent via email: cstiehl@murrieta.gov

Carl Stiehl
City of Murrieta
1 Town Square
Murrieta, CA 92562

Letter A5 Comment Letter

Re: GPU Update; State Clearing House Number: 201011184 DSEIR

Dear Mr. Stiehl,

This letter is written on behalf of the Rincon Band of Luiseño Indians (following referred to as “the Band” or “Rincon Band”), a federally recognized American Indian Tribe and sovereign government. Thank you for providing us with the notice of availability for the Draft Supplemental Environmental Impact Report.

We have reviewed the provided document and have no further comments at this time. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,



Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

A5-1

Bo Mazzetti
Chairman

Tishmall Turner
Vice Chair

Laurie E. Gonzalez
Council Member

Alfonso Kolb, Sr.
Council Member

John Constantino
Council Member

Letter A5 Response

Rincon Band of Luiseño Indians
Cultural Resources Department
March 17, 2020

- A5 - 1 The comment letter acknowledges receipt of the Draft EIR. This comment is acknowledged, and no further response is necessary.

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

Letter A6 Comment Letter



April 16, 2020

Mr. Carl Stiehl, Project Planner
City of Murrieta Planning
1 Town Square
Murrieta CA 92562

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED

Jurisdiction Project Case: General Plan Update

Dear Mr. Stiehl:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the City of Murrieta case; a proposal to update the City's General Plan.

ALUC staff has determined that the project occurs City-wide, thus impacting multiple properties in the airport compatibility zones in the French Valley Airport Influence Area.

A6-1

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

A6-2

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Principal Planner

Letter A6 Response

Riverside County Airport Land Use Commission
April 16, 2020

A6 - 1 Comment Noted.

A6 - 2 Pursuant to California Public Utilities Code Section 21676.5, any developments within the Airport Influence Area, the City will consult with the Riverside County Airport Land Use Commission (ALUC) for approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP). The City submitted the project to ALUC for review in March 2020 and the project is scheduled for consideration by ALUC as consistent with the ALUCP in May 2020. The proposed General Plan Update was found Consistent with the French Valley ALUCP by the Riverside County ALUC. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

230334

March 25, 2020

Letter A7 Comment Letter

City of Murrieta
Planning Department
One Town Square
Murrieta, CA 92562-7922

Attention: Carl Stiehl

Re: State Clearinghouse 2010111084
Draft SEIR and General Plan Update

The Riverside County Flood Control and Water Conservation District (District) does not usually review land divisions/land use cases or provide State Division of Real Estate letters/flood hazard reports for projects that are located within incorporated cities. Exceptions are made for cases with items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees).

The District's review is based on the above-referenced project transmittal, received March 2, 2020. The District has not reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

A7-1

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted Murrieta Creek Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- This project is located within the limits of the District's Murrieta Creek (Murrieta Valley Temecula Valley Santa Gertrudis Valley Warm Springs Valley) Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

City of Murrieta
Re: State Clearinghouse 2010111084
Draft SEIR and General Plan Update

230334

- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

GENERAL INFORMATION

This project may need to obtain an applicable National Pollutant Discharge Elimination System (NPDES) permit coverage from the State Water Resources Control Board or the California Regional Water Quality Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

A7-2

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



DEBORAH DE CHAMBEAU
Engineering Project Manager

ec Riverside County Planning Department
Attn: John Hildebrand

SLJ:blm

Letter A7 Response

Riverside County Flood Control and Water Conservation District
March 25, 2020

- A7 - 1 The comment letter acknowledges receipt of the Draft EIR and describes the Riverside County Flood Control and Water Conservation District's (District) role as a public agency. Comment noted, no further response is necessary.
- A7 - 2 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.

Craig D. Miller
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

Letter A8 Comment Letter

April 6, 2020

Carl Stiehl
Murrieta City Hall
1 Town Square
Murrieta, CA 92562

NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND COMMENT FOR THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND GENERAL PLAN UPDATE

This letter is in response to your Notice of Availability of Draft Environmental Impact Report for the City of Murrieta General Plan Update Project.

Western Municipal Water District (Western) provides water and sewer service and has related appurtenances within the City of Murrieta Project vicinity.

Based on a review of the proposed project, Western has determined the project has less than significant impact to our current system operations. Western's existing facilities cross and/or parallel the proposed project alignment, which are not expected to require relocation of Western facilities due to the project.

A8-1

Should you have any questions regarding this matter, please contact Development Services at (951)-571-7100 or by email at development@wmwd.com.

A handwritten signature in blue ink that reads "Tom Scott".

THOMAS G. SCOTT, P.E.
Principal Engineer
Development Services

TGS:dsc

Enclosure(s): Notice of Availability of Draft EIR

Murrieta General Plan Final EIR
May 2020



RECEIVED
MAR 02 2020
WMWD/Engineering

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND COMMENT FOR
THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
AND GENERAL PLAN UPDATE**

STATE CLEARING HOUSE NUMBER: 2010111084

TO: Property Owners and Residents within or adjacent to land use change areas

PROJECT DESCRIPTION: The City of Murrieta is the Lead Agency for a draft Supplemental Environmental Impact Report (SEIR) prepared to analyze the environmental impacts of the proposed General Plan Update (GPU). The City's existing General Plan was adopted in 2011. The GPU is a focused update of the General Plan initiated in August of 2018 to address changes in State law enacted since 2011 and proposed changes to land use designations throughout the City (see reverse). The project includes an update to the City's Climate Action Plan to address new State and regional goals for emissions reductions. The GPU provides the City Council, Planning Commission, City Staff, local stakeholders and the community with updated plans to guide the City's land use decision-making and development processes through 2035.

The draft SEIR is prepared pursuant to the California Environmental Quality Act (CEQA). It follows a Notice of Preparation (NOP) and public scoping period that extended from February 21, 2019 to March 22, 2019 including a public scoping meeting on March 16, 2019. The SEIR includes a description of the proposed project, its environmental setting and an analysis of how the project would potentially impact the environment. Where impacts would be potentially significant, mitigation measures are identified to avoid or reduce those impacts. In addition, the SEIR contains an analysis of potential project alternatives, cumulative impacts and other considerations required under CEQA. The SEIR identifies significant and unavoidable impacts associated with development under the General Plan in the following resource areas: Air Quality and Transportation.

NOTICE IS HEREBY GIVEN: The City of Murrieta is circulating the draft SEIR and GPU for a 45 day public review and comment period for responsible agencies, interested organizations and members of the public. This comment period begins on February 28, 2020 and will end on April 13, 2020. Public hearings for the project at the Planning Commission and the City Council are anticipated to follow in the spring/summer of 2020 and will be further noticed.

Please provide written comments by 5:00 PM on Monday April 13, 2020 by mail to the City of Murrieta General Plan Update, Attn: Carl Stiehl, 1 Town Square, Murrieta, CA 92562 or by email at cstiehl@murrietaca.gov

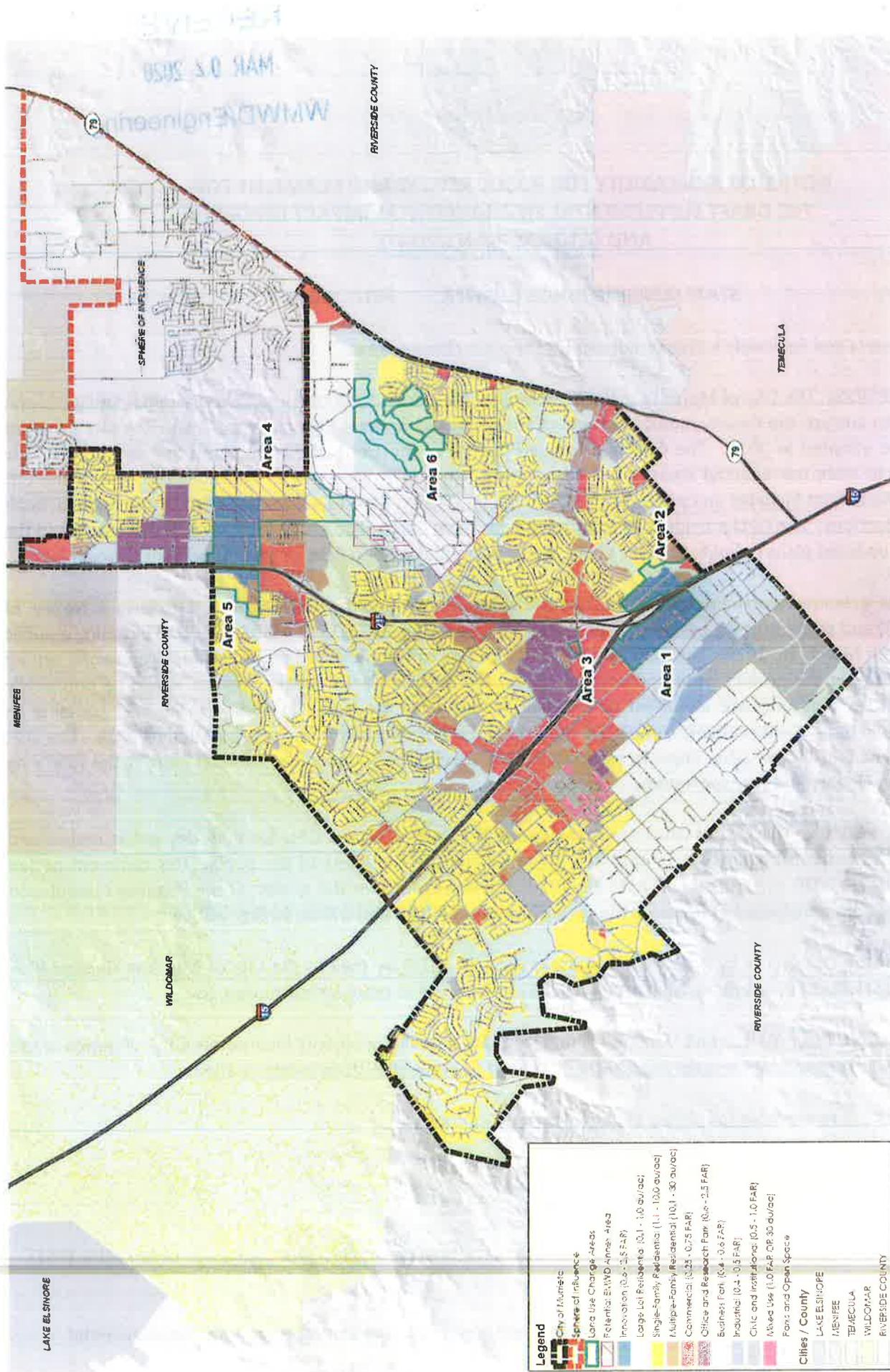
DRAFT SEIR AVAILABILITY: An electronic version of the draft SEIR and all documents incorporated by reference in the SEIR are available at: <https://www.murrietaca.gov/267/Focused-General-Plan-Update-Information>

Draft SEIR hard copies are available for review at the following locations:

- | | |
|--------------------|--------------------|
| Murrieta City Hall | Murrieta Library |
| 1 Town Square | 8 Town Square |
| Murrieta, CA 92562 | Murrieta, CA 92562 |

A request for a digital or paper copy may be made to: Carl Stiehl via email at cstiehl@murrietaca.gov or by calling (951) 461-6063.

The City of Murrieta appreciates your interest in the project and welcomes your involvement in the environmental review process for the focused GPU.



Letter A8 Response

Western Municipal Water District
April 6, 2020

- A8 - 1 The comment letter acknowledges receipt of the Draft EIR. The comment letter states the proposed Project would have a less than significant impact to the Western Municipal Water District's current system. This comment is acknowledged, no further response is necessary

Group B: Organizations

Comment letters received from organizations and responses are provided in this section.



Jenny Pezda
Environmental Policy Advisor
555 W. Fifth Street, GCT 21C5
Los Angeles, CA 90013
Email: jpezda@socalgas.com

Letter B1 Comment Letter

Jarrett Ramaiya
City Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562

RE: City of Murrieta – Draft General Plan Update and Climate Action Plan

Dear Mr. Ramaiya,

As the nation’s largest natural gas distribution utility, providing affordable and reliable energy to nearly 21 million consumers throughout more than 500 communities, SoCalGas appreciates the opportunity to submit comments on the Draft Climate Action Plan (CAP) and Draft General Plan Update (GPU).

SoCalGas strongly supports the draft goals and targets for reducing citywide emissions — primarily from buildings, transportation, and waste — in compliance with State targets. However, SoCalGas believes the City’s Draft CAP does not consider the benefits of the natural gas system in achieving the City’s goals for reducing emissions and preserving energy resiliency — two key priorities identified in both the Draft GPU and the Draft CAP.

On April 16, 2019, the Murrieta City Council unanimously approved a resolution identifying clean, affordable, reliable energy as crucial to the material health and wellbeing of City’s working families, seniors, low-income residents and businesses that must remain competitive both locally and globally. The Resolution states that relying on a single energy delivery system unnecessarily creates vulnerabilities to natural and man-made disasters and any plan to meet the State’s climate goals requires flexibility.

SoCalGas believes the Draft CAP could benefit from active identification and incorporation of the following takeaways:

- The City can meet its waste diversion goals while increasing production and use of renewable natural gas (RNG);
- Acknowledge SoCalGas’ RNG commitment to achieving 20% RNG supply as a cost-effective method for building decarbonization;
- Identify the renewable natural gas system as inherently resilient to climate change impacts and should be leveraged accordingly to increase local energy system resiliency and reliability.

B1-1

Renewable Natural Gas/Waste Management

The current Draft CAP provides Strategy BE-4: Energy Efficiency and Electrification Program as a means to reduce building energy emissions that is intended to achieve a 33,664 MTCO₂e emissions reduction by 2030. However, there are other more cost-effective policies that can achieve greater emissions reductions without requiring burdensome appliance and electric panel upgrades and widespread infrastructure upgrade and expansion. Instead, the CAP should include an option that supports building transition to use of renewable natural gas (RNG) instead of traditional fossil natural gas. Not only does RNG have significant carbon emission reductions and can even be carbon negative in application, which would contribute considerably greater and more effectively to the City's goal to decarbonize buildings, but its production would also positively contribute to City waste reduction goals. To start, RNG, or biomethane, can be produced from existing waste sources including agricultural waste, wastewater, and landfills, and then upgraded to state quality standard before being stored in our pipelines. Because this energy is produced from existing methane sources that are otherwise being emitted into the air, unabated, capturing these emissions to produce biomethane helps reduce both regional and local methane and GHG emissions. As a short-lived climate pollutant, methane has a greater global warming potential than carbon dioxide—specifically, methane is approximately 28 times more potent than carbon dioxide in the atmosphere^{1,2}. Therefore, from a lifecycle perspective, because biomethane production removes a greater quantity of more potent GHG emissions from the air than what it produces at end uses, its production is a **carbon negative process**, and can be used to offset other uses that cannot achieve carbon neutrality.

In addition to GHG reduction benefits, production and use of RNG has inherent synergies with solid waste diversion, particularly organic waste. AB 1383 requires a statewide increase in organics waste diversion of 50% by 2020, and 75% by 2025. Because biomethane can be produced from existing waste streams, its use as a resource can contribute to city waste diversion and reduction goals in addition to emission reduction goals. Several cities have already incorporated such efforts as part of their waste management strategy. For example, as the City is aware, waste collector CR&R recently built a waste processing facility in Perris, Calif., that uses an anaerobic digester to collect methane emissions from waste and uses it as renewable natural gas to fuel their truck fleet. In addition, the Point Loma Wastewater Treatment Plant in San Diego collects methane gas from its wastewater digester and feeds it into the natural gas pipeline system. UC San Diego uses this biomethane to power their campus fuel cell and uses byproduct heat from the fuel cell as a continuous power source for chilling capacity to cool campus buildings. Both examples demonstrate how supporting use of biomethane as a renewable energy resource would help support the City's Draft CAP and GPU

B1-2

¹ IPCC. Global Warming Potential Values. https://www.ghgprotocol.org/sites/default/files/ghgp/Global-Warming-Potential-Values%20%28Feb%2016%202016%29_1.pdf

² California Air Resources Board (CARB). Understanding Global Warming Potentials. <https://www.epa.gov/ghgemissions/understanding-global-warming-potentials>

policy priorities promoting waste reduction and diversion as well as emission reductions. This includes Strategy SW-1 in the Draft Cap, “Waste Diversion Program,” which supports citywide recycling and reuse of materials to reduce the amount of solid waste generated within the City. In fact, given that the City’s current solid waste generation rate—as provided in the Greenhouse Gas Inventory—produces approximately 40,000 MTCO₂e per year, if this waste were used to produce RNG for use in buildings the City could completely eliminate waste emissions and reduce their fossil natural gas use by almost 50%. This is considerably greater than the estimated emissions reductions from an electrification strategy. However, neither the Draft CAP nor the GPU include mention of policies specifically addressing the synergies—or co-benefits—between RNG as a renewable energy resource and City waste diversion goals. Therefore, SoCalGas recommends that the City include renewable energy policies that leverage use of diverted waste for local energy production to reduce City emissions from both waste resources and the building sector.

B1-2
(cont.)

SoCalGas RNG Commitment

Murrieta’s 2019 Greenhouse Gas Inventory—used to inform the Draft CAP—currently provides the estimated emissions and emission projections for City energy use, based on emission factors for electricity and natural gas. The report states that the emission factor for natural gas as modeled as constant, while the electricity emission factor changed over time in accordance with renewables penetration under SB 100 and other federal regulation. However, while the report contains considerable discussion about the emissions factors used for City electricity supply, no information is provided regarding the emission factor used to estimate City natural gas emissions. With this, it is unclear—and unlikely—that the City has included SoCalGas’ public RNG procurement commitment as a contributing influence to the emission factor used in the report. As the City is aware, SoCalGas has committed to replacing 5% of system supply with RNG by 2022, and 20% by 2030. This commitment has potential to achieve significant emission reductions within our service territory. In fact, replacing only 20% of existing natural gas supply with RNG achieves the same emissions reductions as electrifying the entire building sector by 2030, but at one-third of the cost. Further, SoCalGas recently filed a request with the California Public Utilities Commission seeking to offer RNG to all customers, which would further reduce both local and regional GHG emissions.

B1-3

For these reasons, the GHG Inventory and Draft CAP should acknowledge and actively include SoCalGas’ RNG commitment in the calculated emission factor for citywide natural gas emissions and RNG should be included in the Draft CAP as a viable fuel-switching option for the City’s building decarbonization strategy. Both of these strategies would help to achieve significant near-term emission reduction benefits for the building sector. These would also align with policies CSV-12.6 and CSV-12.8 which support promote community awareness of renewable energy resources and encourages new development projects to incorporate innovative energy generation technologies.

Climate Adaptation/Resilience Strategies

To achieve California’s, and the City’s, environmental goals for increasing renewable energy and reducing statewide emissions, local energy resources must not only be clean but also resilient.

B1-4

And as seen in the recent wildfires in Northern California, and the wildfires and mudslides that ravaged Southern California, energy system vulnerability is a significant factor that affects local resilience to climate change-driven hazards, including high wind events, floods, and storms.

However, the Draft GPU and Draft CAP currently do not contain policies that address the importance of community resiliency during such impacts, much less energy system resiliency or any potential consequences from impacts to the energy system from climate change. To help address this concern, SoCalGas would like to emphasize that energy diversification is necessary as a climate change adaptation strategy. The UN Framework Convention on Climate Change clearly states that expanding the energy portfolio increases system reliability in a cost-effective manner, and over-reliance on a single energy source can create avoidable and unnecessary risks for public safety and the economy. Rather, maintaining diverse energy sources across the economy is a prudent measure to ensure resiliency.

As seen in the recent wildfires and mudslides, as the electric system is almost entirely aboveground, it is significantly more exposed to climate threats and, when impacted, can not only leave hundreds to thousands of residents without power at their homes, but also affect operation of critical facilities. For example, in 2017 the Thomas Fire damaged electric power lines throughout the City of Ventura. Because the City's water pumps to supply water to firefighters ran on electricity without any other form of backup power, firefighters were unable to get water from the pumps to put out burning residences.³ If the water pumps had been connected to a backup power system, such as a natural gas generator, firefighters would have been able to access the water.

This is not an isolated anomalism. As we know, the impacts of global climate change are set to continually increase in severity, which will result in more severe wildfires, storms, and floods. Given the vulnerability of the electric system to such impacts, as seen not only in California but across the country⁴, it seems counterintuitive to support policies that advocate relying solely on one source of power. When the state experiences another devastating fire, the electric lines will be heavily damaged, preemptively shut off, or both, which will cut power to thousands of residents and could very likely take weeks to restore. In such situations, residents will be left quite literally in the dark, with no way to heat or cool their homes, cook, or shower. Heat sensitive uses will also be without power, including hospitals, cooling centers, and senior centers/homes. Batteries may be able to provide temporary power but will not be able to sustain these uses for weeks on end. Further, solar panels will not be able to provide charge to the batteries during storm conditions (where there is cloud cover), or wildfires (due to smoke obstruction). These uses will experience increased suffering during such climate events when served by only a single energy source.

In contrast, the natural gas system is mostly underground and can

B1- 4
(Cont.)

³ ICF. Case Studies of Natural Gas Sector Resilience Following Four Climate-Related Disasters in 2017. <https://www.socalgas.com/1443742022576/SoCalGas-Case-Studies.pdf>

⁴ Ibid

withstand extreme weather events. For example, in 2012, after Superstorm Sandy, the entire natural gas system in the Northeast was essentially intact, allowing residents to support back-up generators, cook, and keep warm. Businesses with natural gas-powered fuel cells were able to operate and compressed natural gas (CNG) buses in New Jersey were used to shuttle residents to safety⁵. Further, when Hurricane Harvey temporarily disabled almost 30% of the nation's refining capacity, CNG shuttles continued to operate and hospitals with on-site combined heat and power systems were able to provide urgently needed medical attention, despite flooding. These examples demonstrate the critical role natural gas infrastructure can play in supporting local and regional energy supply resilience in the face of extreme climate events. With these case studies, SoCalGas wants to emphasize the importance of energy supply diversification, and specifically distributed generation resources such as combined heat and power, which offer a clean, flexible, and reliable form of energy.

B1- 4
(Cont.)

Conclusion

Natural gas and renewable natural gas will continue to play crucial role in electric generation, not just for baseload central power plants, but also for flexible natural gas peak generation technologies that balance the intermittency of renewables sources of energy, like solar and wind generation. Natural gas energy generation, especially when paired with RNG, helps integrate renewables into the grid and enables the State to grow its renewable energy portfolio. This helps California reach its GHG emission, methane reduction and climate resiliency goals. Decarbonizing our natural gas delivery systems keeps intact the inherent energy efficiencies of natural gas at a lower carbon-content without creating the dramatic increase in electric demand and cost to consumers and businesses. Further, it capitalizes on the inherent durability of a grounded energy supply while avoiding the risk relying on an aboveground energy system that is vulnerable to man-made and natural disasters.

B1- 5

SoCalGas appreciates your consideration of these comments and your willingness to meet with us to further discuss the issues raised in this letter. If you have any questions, please do not hesitate to contact me by telephone or email. Thank you!

Sincerely,



Jenny Pezda, MESM
Environmental Policy Advisor
Southern California Gas Company

⁵ https://www.energy.gov/eere/articles/5-ways-alternative-fuels-aid-response-hurricanes-and-natural-disasters?utm_source=EERE+Weekly+Digest+of+Clean+Energy+News&utm_campaign=f048cbec65-EMAIL_CAMPAIGN_2017_09_25&utm_medium=email&utm_term=0_96dffafa2f-f048cbec65-34678197

Letter B1 Response

Southern California Gas Company
April 7, 2020

- B1 - 1 The commenter acknowledges receipt of the Draft EIR and CAP. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.
- B1 - 2 The commenter provides research and examples for which renewable natural gas (RNG) can be beneficial in helping the City of Murrieta reach their waste management and GHG reduction goals. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.
- B1 - 3 The commenter states that RNG will be a meaningful portion of their energy supply system by 2030. This statement seems to be based on what the comment letter refers to as SoCalGas' "public RNG procurement commitment." It is not clear from letter what the details of this commitment are. The GHG projections of the CAP consider the role of federal, State, and other legislative or regulatory actions that would reduce GHG emissions from activities within the City, including from end uses of natural gas. Specifically, SoCalGas' commitment to RNG is not based a legislative or regulatory action or the equivalent. At this time, it would appear to be more of a goal or aspiration. As a result, the GHG projections of the CAP appropriately do not reflect the commenters commitment to RNG. Similarly, the commenters commitment does not constitute substantial evidence to conclude in the CAP that their suggested GHG reduction policies that rely on a supply of RNG would result GHG emissions. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.
- B1 - 4 The commenter provides research and examples of how energy diversification can lead to community resiliency. The Draft General Plan has been revised to reflect the requested change as shown in Appendix H - Draft General Plan Update, Chapter 10 - Air Quality, page 10-5, policy AQ-1.6 – as shown below. This change to the text of the Draft EIR is a minor editorial

change and does not affect the impact assessment conclusions reached in the Draft EIR or introduce significant new information. Therefore, the City has concluded this change does not require the need to recirculate the Draft EIR.

AQ- 1.6 *Cooperate with organizations and municipalities to develop new renewable natural gas (RNG) resources and expand the City's energy portfolio.*

B1 - 5 Comment acknowledged; no further response necessary.



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Honey Bernas, Interim
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March 12, 2020

Carl Stiehl, Senior Planner
City of Murrieta Planning Division
1 Town Square
Murrieta, CA 92562

**RE: PROPOSED GENERAL PLAN UPDATE FOR LAND OWNED BY
THE WESTERN RIVERSIDE COUNTY REGIONAL
CONSERVATION AUTHORITY (RCA)**

Dear Mr. Stiehl:

Thank you for providing the RCA with the City of Murrieta's proposed General Plan update, which affects property owned by the RCA (APN 900-070-001). Our property is located within Area 6 of the City's General Plan Update, and is proposed to be changed from Single Family Residential to Open Space General Plan designation. Our agency acquires and manages land for wildlife and plant life conservation. Therefore, we support the proposed General Plan designation of Open Space on RCA property.

Should you have any questions, please feel free to contact my staff, Brian Beck, at (951) 955-0039. Thank you.

Sincerely,

Honey Bernas
Interim Executive Director

B2- 1

Letter B2 Response

Regional Conservation Authority
March 12, 2020

- B2-1 The comment letter acknowledges receipt of the Draft EIR. The comment letter states the proposed Project would have a beneficial impact due to the land use designation change in Area 6. This comment is acknowledged, no further response is necessary.

Group C: Individuals

Comment letters received from individuals and responses are provided in this section.

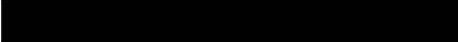
COLE REALTY ADVISORS



Letter C1 Comment Letter

April 13, 2020

Carl Stiehl, Senior Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562



Re: Comments to Supplemental Environmental Impact Report (SEIR)

Mr. Stiehl,

I am writing this letter on behalf of myself and Theodore and Li King, who are the co-trustees of the King Trust, that owns two 18 +/- acres (APN [REDACTED] and [REDACTED]) sites in “Area 4”. One of the sites is located on the SE corner of Baxter and Whitewood Avenue and the other is on the SE corner of Lee and Whitewood Avenue.

Both the Kings and I have owned property in the “Area 4” prior to the City’s incorporation in 1991, when Baxter Road and Whitewood (previously called Meadowlark Road) were merely dirt roads. As a previous owner of 50 acres at Baxter and Whitewood (for 25 years), I have also been involved as a broker representing property owners and have sold various parcels in the area including the 265-acre Golden City Specific Plan and the 29-acre Loma Linda University Medical Center - Murrieta Hospital site. Over the thirty years that we have both been involved in the area, as property owners, we can both testify that we have witnessed the growth of this area first hand and have also seen the ups and downs of the development of this area.

Currently I am working with a developer to assemble approximately 60 acres south of Baxter, working with approximately a dozen property owners, with the vision of a creating a residential community that will yield product differentiation, an improved community design, circulation and appropriate open space and pedestrian connectivity.

As you know when Loma Linda Medical decided to proceed with plans to build the Hospital, the City decided to rezone as much property in the area to Office Research Park (OPR) to maximize potential for other medical users – this was back in 2008, approximately twelve years ago. The idea was thought to be good at the time, and a few business users opened as a result, however, there was far too much property that ended up with ORP zoning and the demand did not exist. This unfortunately resulted in many property owners with unsellable land and an OPR zoning with no user demand.

C1- 1

Now, the City has an opportunity to amend the General Plan and the Zoning, thereby creating a win-win balanced land use plan where there is still significant property remaining that can be developed as OPR, which the City is now calling “Innovation”, with various medical uses, and also provide residential uses of varying densities, allowing the future work force to live within a short distance (walking in some cases) to the existing or future medical users.

Whitewood Avenue is the logical boundary to basically separate those two uses – Innovation zoning on the West side of Whitewood and Residential, with varying densities, on the East side of Whitewood. ALTERNATIVE TWO is the best solution, thus, the Kings and I support ALTERNATIVE TWO.

Allowing residential uses of any type on the west side of Whitewood, in such close proximity to the existing hospital does not seem appropriate and as time goes by, I believe other compatible medical users will come forward and seek to be in close proximity to the Loma Linda University Hospital. The one exception to the land use west of Whitewood could possibly be “Assisted Living”. But having either “for-sale” or “for rent” housing West of Whitewood does not seem reasonable, especially if the City seeks job creators, whom again, will eventually want to be very near the hospital.

Regarding the area East of Whitewood Avenue running from Baxter Road south to Clinton Keith, we support the residential uses that ALTERNATIVE TWO allows, with that being SFR-2 for the most eastern area and multi-family for the property closest to Whitewood going east to Twin Willow (also know as Epple Street). Most of the properties in the area are approximately five acres in size (except our two 18 acre parcels) and most are not annexed into East Municipal Water District (EMWD); thus it will most likely require an assemblage to create a plan that is community wise and economically justified. Having a mix-use of residential density is the right choice to achieve this goal.

Looking forward on working with you and the City to embrace the highest and best use of this area of Murrieta and we will be there to support the ALTERNATIVE TWO Land Use for Area 4.

Please call if you have any comments.

Regards

Mike Cole

Cc: Theodore and Li King

C1- 2

C1- 3

Letter C1 Response

Mike Cole, Theodore, and Li King
April 13, 2020

- C1-1 The comment letter acknowledges review of the Draft EIR. The comment letter states that the letter is written on behalf of two additional persons. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. This comment is acknowledged, no further response is necessary
- C1-2 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project.
- C1-3 Comment acknowledged; no further response necessary.

Sent: Sunday, April 5, 2020 9:46 AM

Subject: Focused General Plan Update

Letter C2 Comment Letter

Mr. Stiehl,

My name is Dan Felkins, my wife and I own the property located at [REDACTED]. This property is located within the (currently) proposed multiple housing area and is bordered by Lee Lane to the north, Epple Street to the east, Clinton Keith to the south and Whitewood road to the west.

My neighbors and I (representing approx 70 acres) support the proposed rezoning, and alternatives. We have actively pursued development actions by the City since 2003 and are pleased with the actions that finally, intelligently develop the east side of our city. While we do believe that the proposed plan could use some improvements, mostly contained within the alternatives (we will provide specific comments in the very near future), we support of the focused rezone and are appreciative of your efforts; you can count on a supportive response at the Planning Commission and City Council meetings.

C2-1

Very Sincerely,

Dan and Yolanda Felkins

Letter C2 Response

Dan and Yolanda Felkins
April 5, 2020

- C2- 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

Sent: Monday, April 13, 2020 3:43 PM

Letter C3 Comment Letter

Subject: Focused General Plan Update Comments

Dear Council and City Staff member,

My name is Dan Felkins, my wife and I own the property located at [REDACTED] PN [REDACTED]. This property is located within the (currently) proposed MFR area for Area 4, and is bordered by Lee Lane to the north, Epple Street to the east, Clinton Keith Road to the south and Whitewood Road to the west.

My neighbors and I, representing approximately 90 acres in the “South End” group of property owners, support the proposed rezoning, and alternatives. We, along with a dozen+ of our “North End” neighbors along Baxter road and interior properties (100+acres), have actively pursued development actions by the City since 2003 and are pleased with the actions that finally, intelligently develop the east side of our city. Though we were vehemently and vocally opposed to the ORP zoning that was levied on our properties, we also expressed our support for both hospitals, the Antelope Road realignment, both medical office projects on Whitewood Road and both shopping centers.

It was all dirt roads when we bought here and we have enjoyed this lifestyle. But my neighbors and I also welcome progress for our city, with the opportunity for our kids to go to college, work, and build their families here. With this in mind, we strongly support the focused rezone from ORP to MFR and SFR. Alternative 2 has our strongest support, and for Area 4 makes the most sense, as it scales Innovation zoning along the south end of Twin Willow Road from MFR to SFR. This Alternative allows for greater residential occupancy that will inevitably bring more people from our city and other cities along the I-215 corridor who seek affordable housing and employment opportunities afforded by the hospitals and businesses within the Innovation zoning.

C3- 1

Additionally, as a whole, we believe that an Innovation zoning is necessary, and is a win-win-win in that it offers developers, business owners and ordinary citizens to partake in the opportunities that can arise from the business/hospital relationships and partnerships that will inevitably emerge, with Costco providing much-needed fuel to prime the economic pumps.

We welcome your novel efforts to create a vibrant, business-centered approach to development that does not restrict opportunities for non-medical related businesses. Menifee and Temecula exploded with development (and tax revenue) all around us while we watched. Thanks to your efforts, now it is our turn.

We are appreciative of your efforts to include us in this process; you can count on a supportive response for Alternative 2 at the Planning Commission and City Council meetings.

Very sincerely,

Dan and Yolanda Felkins



Letter C3 Response

Dan and Yolanda Felkins
April 13, 2020

- C3-1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

Sent: Monday, April 13, 2020 1:14 PM

Subject: Resident Request re: City of Murrieta's Draft EIR

Letter C4 Comment Letter

Dear City of Murrieta Representative,

My parents live in Murrieta, where I grew up and hope to return when I can afford a home there. It's a beautiful town. The update that the City is planning that relates to rezoning the land near the Loma Linda hospital needs to be more balanced than the last time that the area was zoned. There was a huge amount of land that the City committed for high-tech industry and business development. It was too much land set aside for businesses that never came to Murrieta. Perhaps cutting the amount of land to half, and keeping it closer to the access points (freeways and larger roads) is a reasonable way to make good neighbors (residential and business) for everyone. Please consider implementing Alternative 2 for the land that is sandwiched between Twin Willow/Eppele and the first row of properties that align Whitewood. Everything from Whitewood (east and west sides) toward Interstate 215 would logically (traffic, noise, topography, etc.) be suited for growth in industry and businesses.

Thank you for considering this request.

Best Regards,

David Sáenz

Letter C4 Response

David Sáenz
April 13, 2020

- C4- 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

Sent: Monday, April 13, 2020 2:01 PM

Letter C5 Comment Letter

Subject: RE: Murrieta General Plan Update and Supplemental EIR

Good afternoon Carl and all,
I hope I find you well and in good spirits.

Please accept the following as formal comment on behalf of **Jupiter Land Holdings LLC** pertaining to the General Plan Update and Supplemental EIR; therefore can you please accept as such:

Dear Mayor Wunderlich, Councilmembers, Vinton, Ingram, Seyarto and White,

We are very excited about the City of Murrieta’s General Plan update and would like to share with you our thoughts on potential modifications of land use designations in key areas of the city. We think that this is a great opportunity to update the general plan to reflect the need for businesses and to provide high-quality housing for its employees.

We believe that the previously approved alignment of the future Warm Springs Road provides an ideal boundary separating the residential dwelling units from the newly proposed Innovation zone containing light industrial and commercial buildings. We would like you to consider **General Plan 2035 Land Use Policy Map - Alternative 3** that depicts our property as residential on the east side of Warm Springs Road and Innovation on the West side of Warm Springs Road. This provides a clear cut boundary separating the residential and innovation zoning without the need for spot zoning. The expansion of residential zoning would not only provide much needed housing for the city as a whole, but also for the employees serving the industrial uses.

C5- 1

By allowing this area to be zoned for residential, we feel it would allow residents to take advantage of the proximity of the new Alderwood Park and Community Center, and currently proposed residential uses on the east side of Whitewood Road—thus allowing for more walkability and less vehicle traffic trips.

Now is the perfect time to plan for the City’s needs well into the future.

The City of Murrieta has been nimble in its approach to providing a strong jobs and housing balance. By allowing an expansion of residential zoning, the city can fulfill its requirements for the Housing Accountability Act (SB50) as well as providing much needed housing for employees of new business the city is trying to attract. We’d like to work with your Staff and the other land owners in Murrieta and propose a plan for Murrieta’s growth and prosperity for future generations.

C5-2

Yours Sincerely,

Derek Hicks



Letter C5 Response

Derek Hicks
April 13, 2020

- C5- 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

- C5-2 The commenter states support for the City of Murrieta's efforts. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. This comment is acknowledged.

Sent: Monday, April 13, 2020 1:37 PM

Letter C6 Comment Letter

Subject: Comment to Draft EIR

To Whom It May Concern,

My family has lived in Murrieta for almost 25 years and I have watched it grow from a small town to that of a larger city. I understand the need for change and growth, and I look forward to watching Murrieta grow even more. I do, however, also want Murrieta to keep that community-type atmosphere that made it a good place for me to grow up. As Murrieta continues to increase in population and businesses consider moving to this area, please keep the business development as close to the freeways and interstate as possible. It concerns me that we might see commercial or industry move into what is already surrounding some of the rural neighborhoods. Murrieta needs to keep the transitioning as part of the general plan so that Innovative industry and country-type homes are not right next door to each other. The map provided as Alternative 2 in the EIR seems to be the best way of keeping a natural flow between changes in building purposes and zones.

C6- 1

Thank you,

Jennifer Brzezinski

Letter C6 Response

Jennifer Brzezinski
April 13, 2020

- C6 - 1 The commenter states support for Alternative 2. The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. This comment is acknowledged.



Letter C7 Comment Letter

April 1, 2020

City of Murrieta General Plan Update
Attn: Carl Stiehl
Murrieta City Hall
1 Town Square
Murrieta, CA 92562

Email: cstiehl@murrietaca.gov

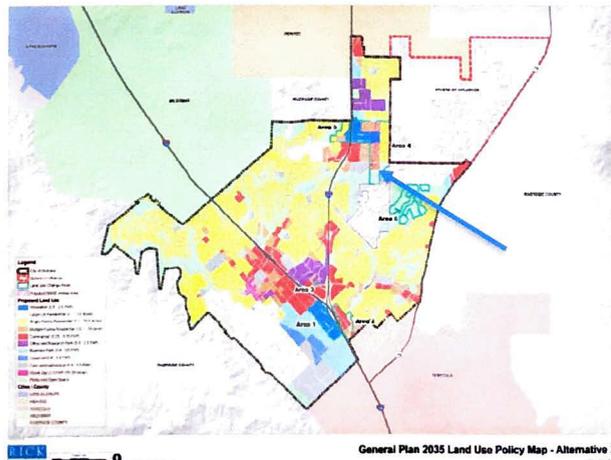
Dear Carl Stiehl:

Clinton Keith 29, LLC is currently the owner of 29 acres located at the southeast corner of Clinton Keith Road and Whitewood Road. APN: [REDACTED] Clinton Keith 29, LLC is currently managed and owned by Epic Management Group Inc.

We have received the “notice of availability for public review and comment for the draft supplemental environmental impact report and general plan update” SEIR and GPU.”

We have reviewed the SEIR and GPU documents carefully. Both documents will have a direct impact on our property. We want to provide the City of Murrieta with our full support. We believe the proposed changes outlined in the SEIR and GPU should only benefit the City of Murrieta and the direct community. Furthermore, we believe the “General Plan 2035 Land Use Policy Map – Alternative 3” shown below represents the best use for this property.

C7-1



□



"The "hard corner" of Clinton Keith and Whitewood represents five (5) acres of commercial and is well-suited for this main intersection, and the remainder of the site is very well suited for the neighborhood to be approved as Multifamily 10-30. Given the site is surrounded by fully mitigated MSHCP we will give thorough respect to setbacks and fire roads thus would request a higher density for the acreage outside those respected corridors.

C7-2

Thank you for your attention to detail and service to the community.

Please let us know how we can help bring the new GPA to completion soon.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kirk Wright", is written over a faint, larger version of the same signature.

Kirk Wright
Founder

Epic Management Group Inc./ Epic Development
Managing Member, Clinton Keith 29, LLC

Letter C7 Response

Kirk Wright
April 1, 2020

- C7- 1 The comment letter acknowledges receipt of the Draft EIR. This comment is acknowledged, and no further response is necessary.

- C7 - 2 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. This comment is acknowledged.

April 7, 2020

Dear Murrieta Representative,

My name is Sheryl LaFond, and I am a resident of Murrieta. My husband and I have experienced “many years” of anxiety and frustration while patiently waiting for the North Corridor projects to come to fruition. We’ve sent countless letters and attended council meetings, as well as meetings with City Planners, Economic Development Planners, and truly the full gamut of those who purport to be helping, all of which have resulted in virtually no progress except for two parcels along Whitewood. We’ve been to the General Plan workshops, submitted ideas when requested, and I believe that we have been amenable and patient while our City of Murrieta staff have tried to foster a healthy economic posture with a quality of lifestyle that we all work hard to retain. We’ve continued to do weed abatement and pay our property taxes on land that was zealously rezoned to bank it for a later date in hopes that technologies and worldly-business partnerships would take hold of these opportunities to develop in Murrieta. Even while the development fees were increased, posing a disincentive for new development, and even while there was very little traction in the development of land in the North Business Corridor, we’ve held steadfast in trust that the City of Murrieta would do the right thing by reducing the acreage purportedly needed for businesses that bring new and clean technologies industry / research to our city.

C8 - 1

With the General Plan update and the EIR draft being shared with the community for feedback, it’s time to request that you take the right recourse with our land. My husband and I have reviewed the EIR draft that is out for public comment, and we would like this letter to be on record.

Of the ‘choices’ for zoning as presented in the maps entitled ‘Proposed’, ‘Alternative 2’, and ‘Alternative 3’, the only map that provides a transition between rural areas and business/research areas is Alternative 2. After reviewing the risks delineated in the EIR, Alternative 2 does not conflict with city codes requiring transitions, plus it is no more detrimental than the initially Proposed map. My husband and I would greatly appreciate your re-evaluation of any justification for not instituting Alternative 2. We still live in this area, and we don’t want our immediate neighbors to be high-rise business or technological / commercial business without a reasonable transition to separate rural from high-volume daytime activities. The “Innovation” types of businesses are certainly suited for the parcels closest to the large-access roads and freeways. **Alternative 2 is logical, fair, ecologically balanced, and a sustainable approach where neighbors of all types can be appreciated but not intrusive.**

C8 - 2

We thank you.

Sheryl LaFond, [Redacted]
Robert LaFond, [Redacted]
[Redacted]

Letter C8 Response

Sheryl and Robert LaFond
April 7, 2020

- C8 - 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

- C8 - 2 The commenter states support for Alternative 2. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

April 13, 2020

To Whom It May Concern:

I am writing to you today regarding the proposed zoning change for Twin Willow Rd. in the city of Murrieta.

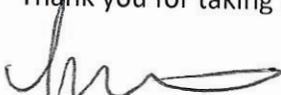
We recently viewed and purchased this home because of its location and the ability to enjoy our land. During the sales process the commercial zoning so we decided to check with the city and it was disclosed to us that the property would soon be rezoned as residential. The new zoning would allow us to enjoy our property and continue to live in an area that we love. It was not until after the purchase that we learned that this would not be the case. It turns out that the information that we were given when we purchased the property was false. The section of land across Twin Willow from our property is being rezoned as residential and our property is scheduled to be zoned as innovation.

Having our property rezoned as innovation will essentially stop us from being to enjoy the property that we just recently purchased. I will no longer be able to get permits to do improvements on my property for such thing as a swimming pool or other improvements that I may want to make in the future. We moved into this area with the idea to enjoy our property for a long time to come but that plan is now in jeopardy due to the new proposed zoning.

I would urge the city and all of those involved to consider approving alternative 2 to the zoning plan. Alternative 2 will provide the residential zoning that we would desire to continue to live and improve on the property that we recently purchased. We could continue to enjoy our currently lifestyle while being able to make the improvements on our property that we deem necessary.

As stated in your published comments Alternative 2 would result in similar environmental impact as the proposed Project and would have the same impacts to traffic and circulation. You also note that Alternative 2 would provide consistent and compatible development within the City. Since the selection of Alternative 2 would allow us to continue to use our property for the intended purchase and would not negatively impact the City we urge you to select this plan.

Thank you for taking time to review my request.



Leticia Trautman



C9-1

Letter C9 Response

Leticia Trautman
April 13, 2020

- C9 - 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

Sent: Monday, April 13, 2020 3:42 PM

Subject: Murrieta Planning Department

Letter C10 Comment Letter

I have lived in Murrieta for a long time and think it is a great place to live. However the location I currently live in has changed with the addition of the hospital and all the development. My location is not so quiet now and I think it is time to move. I have a developer interested in my property but I worried about the cost of the infrastructure needed and think the deal could fall apart without the land west of Epple zoned for homes. We did not have a say so in the last zoning will we have one this time. Please use Alternative 2 zoning.

C10-1

Thank You

Mike Wall

Letter C10 Response

Mike Wall
April 13, 2020

- C10-1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

Sent: Tuesday, April 7, 2020 12:08 PM

Letter C11 Comment Letter

Subject: Land at City of Murrieta

To the Council Members and the City Officials of City of Murrieta:

My name is Mrs. Hue Pham, along with Mr. Henry Tovan, Mr. Hai Davis, and Mrs. Lisa Lee, are the owners of a piece of property, APN # [REDACTED] the City of Murrieta.

After reviewing the City of Murrieta proposed General Plan with three different Alternatives, we would like to support the zoning in Alternative 2.

Please consider the zoning in Alternative 2, and that Baxter Road [REDACTED], [REDACTED] and (at least a quarter of) [REDACTED] Apple/ Twin Willow [REDACTED] [REDACTED], [REDACTED] [REDACTED] should NOT be zoned NN (ORP).

C11- 1

We think this Alternative 2 will be a good solution for the City of Murrieta and for the whole area now and the future.

Thank you for your considerations.

Hue Pham

Sent from my iPad

Letter C11 Response

Hue Pham, in alliance with Henry Tovan, Hai Davis, and Lisa Lee
April 7, 2020

- C11- 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

To Carl Stiehl

My name is Norman lee, I am the son of the late Amelia mary lee {Emily Lee}, the previous owner of parcels [REDACTED] [REDACTED] [REDACTED] she passed away in August ,2019 . if she would of had the stregnth she would have of addressed this herself long before it had gotten to this point ever since my father purchased these parcels he has done the research and provided the documents to have these parcels rezoned from rural residential to business park in the murrieta general plan adopted July 20,1999 amended February 7,2006 . in the murrieta general plan 2035 adopted July 19, 2011 my Mother had provided the research and support documentation to keep all four of these parcels zoned alike for office research. In the murrieta general plan 2035 adopted June 17,2014 my Mother once again provided the appropriate documentation to have all four parcels zoned alike as were all surrounding parcels rezoned for office at that time. My Mother was in the process of preparing the appropriat ducumentation to keep all 4 parcels once again zoned alike for office research , business park , mixed use or office, I feel the property would could and is best suited for an alike zoning being that the close proximity to the freeway and other commercial developments in the imediate vicinity these parcels could be the gateway to Murrieta with a state of the art medical, medical research facility, or another prestigious facility that would more suit the cities futiare goals and visions alike .

C12-1

Thank you very much

Yours truly, Norman R. Lee

Letter C12 Response

Normal R. Lee
April 10, 2020

- C12 – 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter’s statement is included in the FEIR for the decision-maker’s consideration as part of the City’s deliberations on the Project, no further response necessary.

Sent: Sunday, April 12, 2020 3:00 PM

Letter C13 Comment Letter

(Bad subject line, long work day)

Hope all is well, it is difficult working with a mask on all the time even when not in a cleanroom

Could you please tell me:

1. How is the city going to decide what zoning map will be used.
2. At what phase in the process is this decided?
3. Will there be a public meeting on the draft before going to Planning and City council for the final vote to implement
4. Will this process get delayed because of the Covid-19.

C13- 1

Draft EIR Statements

I have lived in the city of Murrieta since 1988, before it became a city and for years a great place to live with a great future. The city however has had some missed steps, people make mistakes, this is not the first that property owners had their properties rezoned and that rezoning was a disaster. It created over a decade of hard ship for the residence between paying loans, property taxes, not being able to sell and not sure if they could keep the property. Although if I can deal with that, I can handle Covid-19.

All of the long-time residents and most of the investors want the Alternative 2 zoning. The City must put the residents' request over the large investors who are willing to payout dollars to have their request take priority; the residents are the voice of our community. The property owners on Baxter Road between Whitewood and Epple (missed named for Twin Willow), particularly APNs [redacted], [redacted], and [redacted] want multifamily. The property owners on the west side of Epple / Twin Willow APNs [redacted], [redacted], [redacted], [redacted], [redacted] - [redacted] request multifamily to balance the extra costs with putting infrastructure / utilities in this terrain

C13-2

The 6th City Council Goal is to "Foster and promote an engaged, connected and caring community"; this is your opportunity to meet that charter in a responsive way because the people in Murrieta are extremely caring, passionate and are doing our ½.

Wildfires prevention

The City needs to build out Lee Lane ASAP and put fire hydrants at the end where the county starts to protect residents and their properties from wildfires that seem to be imminent for this area. Currently, Baxter Road is the only road with fire hydrants; they are located at Kingsnake, leading into the county land protecting hundreds of acres. Baxter Road is extremely narrow, does not have enough room for emergency parking, has a sharp turn going onto Menifee Road with sharp rocks above the ground that can puncture emergency and rescue-vehicle tires if they miss the turn. This road cannot support emergency and utility vehicles passing each other in an emergency. If one large vehicle or someone with

C13-3

horse trailer breaks down, the road would be blocked. There is NOT enough room to push the distressed vehicle off the road. I have seen this same type of road when visiting a friend that had her house burned down in Paradise caused by the Camp fire.

C13-3
(Cont.)

Thanks, and hope everyone stays safe.

Robert Lafond

Letter C13 Response

Robert LaFond

April 12, 2020

- C13-1 The City Council will decide which Alternative Land Use Map to use with recommendations from the Planning Commission. The accompanying zoning map will match whichever Alternative Map is decided upon at the time of the hearing. The current pandemic will continue to create issues with projects and scheduling, at this time the City anticipates a Planning Commission hearing will be held in late May or early June of 2020.
- C13-2 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.
- C13-3 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

Hi Carl, Jarrett –

Quick question on the GPU. City has included a section on the potential annexation of an island in EMWD service area. In the last section it talks about the process for annexation, which includes a notation on 6.3.1 that EMWD conducts a review of project CEQA documents. What we’ve run into is that some projects are infill and considered CEQA exempt. So if there are no “CEQA Documents”. EMWD will not process an annexation without an initial study and neg dec at a minimum. That has been the stumbling block on the individuals properties, it adds significant cost to the annexation.

C14-1

Is there any way that you could include verbiage that any CEQA exempt projects could rely on the General Plan Update for EMWD annexation purposes? Or for that matter, all projects should be able to rely on this from a CEQA standpoint, not sure what else would need to be studied since this report covers existing service and GP buildout. I thought Jeff’s intent was to make this easier for the property owners to individually annex if desired.

Thanks, appreciate any consideration. I’m on team get everyone on municipal services if possible, and know there have been issues with the CEQA review at EMWD for individuals.


Sherrie Munroe
 Principal

 Civil Engineering • Land Development Services • Project Management

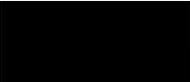
Sent: Monday, March 2, 2020 3:43 PM

Subject: RE: GPU

Thanks Carl, appreciate it. Larry can you reach out to Ron Sullivan also? At the end of the day it's EMWD's call as to whether or not they can waive additional CEQA reviews on properties assessed by this report in this general plan update, once it's approved. But I think with the discussions you and I had with Jeff previously it was his intent to streamline this process with the homeowners in this area by including the annexation area in the update. Won't do any good if nobody coordinates and EMWD still insists on a separate EA. That's my fear.

And Carl, we can probably say with some certainty that this will be a property by property process, whether the District likes it or not. The homeowners were about 50-50 on this annexation issue at the GPU workshops. It's not feasible to think they would all get on board together and agree to annex the entire area at one time, and some would probably fight the city if you tried to do so. Jarrett will probably remember, it was a hot topic. So let's move forward on the assumption that it will most likely happen just as I've described, a homeowner at a time who's either having well problems and wants to connect to public system, or just wants to do a minor project such as a wedding facility (CEQA exempt). Those that do a major project would have CEQA documents included, so those are not of concern for this issue.

Thanks,


Sherrie Munroe
Principal

Civil Engineering • Land Development Services • Project Management

C14-2

Letter C14 Response

Sherrie Munroe
March 2, 2020

- C14- 1 The proposed Project provides an analysis for a possible future annexation. Projects may be able to use the water study included in the General Plan Update, Draft EIR for annexation purposes. The commenter’s statement is included in the FEIR for the decision-maker’s consideration as part of the City’s deliberations on the Project, no further response necessary.
- C14-2 Comment noted.

Sent: Friday, April 17, 2020 9:41 AM

Good morning sir, please see below letter from Mr. Frank Haro.

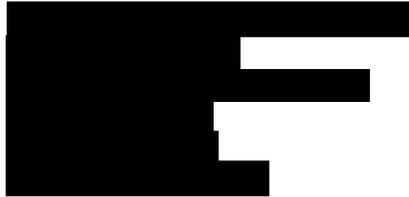
Good Morning, my name is Frank Haro and I own the property at [REDACTED].

Murrieta which is in the process of being purchased by Landstar. Please consider the proposed "Alternative 2 plan" as it has the correct transition and does not have commercial across the street from tract homes. As a property owner, I would very much like to sell today and not have to wait another 10 years or so. Thank you for your consideration. If any questions please feel free to contact me at [REDACTED].

C15-1

Frank Haro

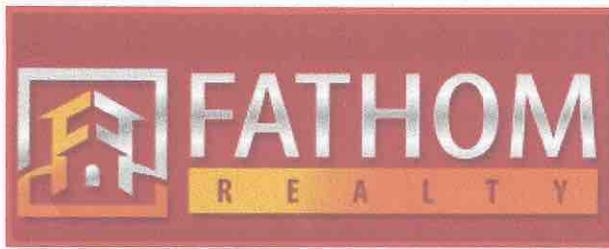
Jeff Rose VA Specialist, Land, Residential, New Home Sales



Letter C15 Response

Frank Haro
April 17, 2020

- C15 - 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.



April 19, 2020

Letter C16 Comment Letter

Carl Stiehl, Senior Planner. VIA EMAIL: cstiehl@murrietaca.gov
City of Murrieta
1 Town Square
Murrieta, CA 92562

Re: Supplemental Environmental Impact Report (SEIR)

Mr. Stiehl,

I am writing this letter on behalf of myself and Duane and Debbie Scofield, who are the co-trustees of the Scofield Family Trust, that owns two parcels facing Baxter Road (APN #'s [REDACTED] & # [REDACTED])

C16 - 1

As anyone knows that ever talked about the land use with Mr. Scofield, he has been very vocal about the current zoning of his property. He is equally supportive of the new proposal to zone the property that alternate plan two allows. Whatever we can do to help facilitate this action, you have out 100% support.

Please call if you have any questions.

Regards,

A handwritten signature in cursive script that reads "Frank Lee".

Frank Lee
Fathom Realty

Letter C16 Response

Frank Lee, in alliance with Duane and Debbie Scofield
April 19, 2020

- C16 - 1 The comment does not identify a specific environmental analysis or CEQA issue relative to the FEIR and compliance with CEQA. The commenter's statement is included in the FEIR for the decision-maker's consideration as part of the City's deliberations on the Project, no further response necessary.

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4.0 – Mitigation Monitoring and Reporting Program

The purpose of the program is to ensure that the mitigation measures required by the Environmental Impact Report (EIR) for the City's requested actions are properly implemented. The City will monitor the mitigation measures for implementation of the project. The Mitigation Monitoring Checklist provides a mechanism for monitoring the mitigation measures in compliance with the EIR. General guidelines for the use and implementation of the monitoring program are described below.

MITIGATION MONITORING CHECKLIST

The Mitigation Monitoring Checklist is organized by categories of environmental impacts, (e.g., Air Quality, Biological Resources, Cultural Resources, etc.). The checklist identifies the implementation schedule and the responsible party for implementing the measure. A description of these items is provided below.

Schedule for Implementation. The mitigation measures required for the project will be implemented at various times as construction proceeds and during operation. Some measures must be implemented before or during construction activities, while others must be implemented on completion. For each mitigation measure, the implementation schedule is identified.

Monitoring Responsibility. The Monitoring Responsibility explains who will ensure that the mitigation measures are properly implemented is identified for each mitigation measure. The City of Murrieta shall be responsible for either monitoring each measure, or delegating to an agency or party at their discretion.

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Mitigation Measure	Schedule for Implementation	Monitoring Responsibility
Air Quality		
<p>AQ - 1 Require the use of Tier 4 emissions standards or better for off-road diesel-powered construction equipment of 50 horsepower or greater. To ensure that Tier 4 construction equipment or better will be used during the proposed Project's construction, South Coast Air Quality Management District (SCAQMD) staff recommends that the Lead Agency include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and California Air Resources Board (CARB) or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Lead Agency should require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance.</p>	Prior to Construction	City of Murrieta and SCAQMD
<p>AQ-2 Require zero-emissions or near-zero emission on-road haul trucks such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. At a minimum, require that construction vendors, contractors, and/or haul truck operators commit to using 2010 model year trucks (e.g., material delivery trucks and soil import/export) that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. The Lead Agency should include this requirement in applicable bid documents, purchase orders, and contracts. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards, and make the records available for inspection. The Lead Agency should conduct regular inspections to the maximum extent feasible to ensure compliance.</p>	Prior to Construction	City of Murrieta
<p>AQ-3 Suspend all on-site construction activities when wind speeds (as instantaneous gusts) exceed 25 miles per hour.</p>	Prior to and during construction	City of Murrieta

<p>AQ-4 All trucks hauling dirt, sand, soil or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).</p>	<p>During Construction</p>	<p>City of Murrieta</p>
<p>AQ-5 Enter into applicable bid documents, purchase orders, and contracts to notify all construction vendors, contractors, and/or haul truck operators that vehicle and construction equipment idling time will be limited to no longer than five minutes, consistent with the CARB’s policy. For any idling that is expected to take longer than five minutes, the engine should be shut off. Notify construction vendors, contractors, and/or haul truck operators of these idling requirements at the time that the purchase order is issued and again when vehicles enter the proposed Project site. To further ensure that drivers understand the vehicle idling requirement, post signs at the proposed Project site, where appropriate, stating that idling longer than five minutes is not permitted.</p>	<p>Prior to Construction</p>	<p>City of Murrieta and SCAQMD</p>
<p>AQ-6 Have truck routes clearly marked with trailblazer signs, so that trucks will not enter residential areas.</p>	<p>Prior to Construction</p>	<p>City of Murrieta</p>
<p>AQ-7 Limit the daily number of trucks allowed at the proposed Project to levels analyzed in the CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the proposed Project through the CEQA process prior to allowing this land use or higher activity level.</p>	<p>Prior to Construction</p>	<p>City of Murrieta</p>
<p>AQ-8 Provide electric vehicle (EV) Charging Stations.</p>	<p>After Construction</p>	<p>City of Murrieta and SCAQMD</p>
<p>AQ-9 Should the proposed Project generate significant regional emissions; the Lead Agency should require mitigation that requires accelerated phase-in for non-diesel-powered trucks. For example, natural gas trucks, including Class 8 HHD trucks, are commercially available today. Natural gas trucks can provide a substantial reduction in health risks, and may be more financially feasible today due to reduced fuel costs compared to diesel. In the Draft SEIR, the Lead Agency should require a phase-in schedule for these cleaner operating trucks to reduce any significant adverse air quality impacts. SCAQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency.</p>	<p>Prior to and during construction</p>	<p>City of Murrieta and SCAQMD</p>

<p>AQ-10 Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS). It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency Require the proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should be appropriately sized to allow for future expanded use.</p>	<p>Prior to Construction</p>	<p>City of Murrieta and SCAQMD</p>
<p>AQ-11 Design warehouses or distribution centers such that entrances and exits are such that trucks are not traversing past neighbors or other sensitive receptors.</p>	<p>Prior to Construction</p>	<p>City of Murrieta</p>
<p>AQ-12 Design warehouses or distribution centers such that any check-in point for trucks is well inside the site to ensure that there are no trucks queuing outside of the facility.</p>	<p>Prior to, during, and after construction</p>	<p>City of Murrieta</p>
<p>AQ-13 Design warehouses or distribution centers to ensure that truck traffic within the site is located away from the property line(s) closest to its residential or sensitive receptor neighbors.</p>	<p>Prior to Construction</p>	<p>City of Murrieta</p>
<p>AQ-14 Restrict overnight parking in residential areas.</p>	<p>Prior to, during, and after construction</p>	<p>City of Murrieta</p>
<p>AQ-15 Establish overnight parking within warehouses or distribution centers where trucks can rest overnight.</p>	<p>Prior to, during, and after construction</p>	<p>City of Murrieta</p>
<p>AQ-16 Establish area(s) within warehouses or distribution centers for repair needs.</p>	<p>Prior to, during, and after construction</p>	<p>City of Murrieta</p>
<p>AQ-17 Develop, adopt and enforce truck routes to and from warehouses or distribution centers that avoid sensitive receptors, where feasible.</p>	<p>Prior to, during, and after construction</p>	<p>City of Murrieta</p>

<p>AQ-18 Create a buffer zone of at least 300 meters (roughly 1,000 feet), which can be office space, employee parking, greenbelt, etc. between warehouses or distribution centers and sensitive receptors.</p> <p>AQ-19 Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the proposed Project site to generate solar energy for the facility.</p> <p>AQ-20 Maximize the planting of trees in landscaping and parking lots.</p> <p>AQ-21 Use light colored paving and roofing materials (e.g., “cool” roofs and “cool” pavements).</p> <p>AQ-22 Utilize only Energy Star heating, cooling, and lighting devices, and appliances.</p> <p>AQ-23 Require use of electric or alternatively fueled sweepers with HEPA filters.</p> <p>AQ-24 Use of water-based or low VOC cleaning products.</p>	<p>Prior to, during, and after construction</p> <p>Prior to Construction</p> <p>Prior to Construction</p> <p>Prior to Construction</p> <p>Prior to Construction</p> <p>Prior to, during, and after Construction</p> <p>Prior to, during, and after Construction</p> <p>Prior to, during, and after Construction</p>	<p>City of Murrieta</p>
<p>Aesthetics</p>		
<p>AES-1 For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.</p>	<p>Prior to and during construction</p>	<p>City of Murrieta</p>

<p>AES-2 Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.</p>	<p>Prior to and during construction</p>	<p>City of Murrieta</p>
<p>AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.</p>	<p>Prior to and during construction</p>	<p>City of Murrieta</p>
<p>Cultural Resources</p>		
<p>CR-1 Future development projects shall continue to be evaluated for cultural resources by the City of Murrieta through review by the Eastern Information Center (EIC) and notification of and consultation with the local tribes for new entitlement projects. The projects shall be evaluated for compliance with the California Environmental Quality Act (CEQA) and where feasible, avoidance of cultural resources. If, following review by the EIC and/or tribal consultation, it is determined that there is a potential for impacts to cultural resources, further cultural resources analysis by a qualified professional(s), as defined in Mitigation Measure CR-2, may be required by the City.</p>	<p>Prior to issuance of permit</p>	<p>City of Murrieta and EIC</p>
<p>CR-2 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to Mitigation Measure CR-1, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action (refer to Mitigation Measures CR-1 and CR-3). If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.</p>	<p>During Construction</p>	<p>City of Murrieta Eastern Information Center (EIC) and local tribes</p>
<p>CR-3 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage</p>	<p>During Construction</p>	<p>City of Murrieta, County of Riverside, and NAHC</p>

<p>community GHG emissions to comply with the established community GHG reduction targets;</p> <ul style="list-style-type: none"> • <u>GHG-1.4</u> Establish a comprehensive approach to reduce community GHG emissions by incorporating technologically feasible GHG emission reduction measures; • <u>GHG-1.5</u> Establish a mechanism to monitor the plan’s progress toward achieving the level and to require amendment if the plan is not achieving specified levels; • <u>GHG-1.6</u> Provide a mechanism through which future projects may tier and streamline their analysis of GHG emissions pursuant to CEQA Guidelines Section 15183.5(b)(2); and • <u>GHG-1.7</u> Be adopted in a public process following environmental review. • <u>GHG-1.8</u> Upon adoption, the CAP will be monitored and progress for achieving targets will be reported on a regular basis as follows: <ul style="list-style-type: none"> - Implementation Monitoring Report – prepared annually; - Greenhouse Gas Emissions Inventory – updated every two years; and - Climate Action Plan – updated every five years. 		
Hazardous Materials		

<p>HHM-1 The Community Development Department, in cooperation with the Murrieta Fire & Rescue and the Riverside County Community Health Agency, Materials Management Division, shall provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.</p> <p>HHM-2 The Community Development Department, in cooperation with the Murrieta Fire & Rescue and the Riverside County Community Health Agency, Materials Management Division, provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.</p> <p>HHM-3 Prior to development approval on a project-by-project basis, the project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.</p> <p>HHM-4 The project applicant shall comply with the requirements of the Federal Aviation Administration (FAA) should any portions of the development be within a height overlay review zone or encroach within an imaginary surface surrounding the French Valley Airport. A Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the FAA in accordance with Federal Aviation Regulations Part 77.</p>	<p>Prior to, during and after construction</p> <p>Prior to and during construction</p> <p>Prior to issuance of building permit</p> <p>Prior to issuance of building permit</p>	<p>City of Murrieta</p> <p>City of Murrieta</p> <p>City of Murrieta</p> <p>City of Murrieta and the FAA</p>
<p>Hydrology and Water Quality</p>		
<p>HYD-1 Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the San Diego RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities on-site. A copy of the SWPPP</p>	<p>Prior to building permit issuance</p>	<p>City of Murrieta and San Diego RWQCB</p>

<p>shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the “maximum extent practicable.” All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.</p> <p>HYD-2 Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Public Works and the City Engineer, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Riverside County DAMP and the Murrieta WQMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.</p>	<p>Prior to building permit issuance</p>	<p>City of Murrieta</p>
<p>Noise</p>		
<p>NOI-1 The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> - Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers). - The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition. 	<p>Prior to issuance of a building permit and prior to and during construction</p>	<p>City of Murrieta</p>

<p>- Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.</p> <p>NOI-2 Residential projects located within the 55 CNEL noise contour for the French Valley Airport shall be subject to review by the Riverside County Airport Land Use Commission and shall be required to ensure interior noise levels from aircraft operations are at or below 45 dB CNEL.</p>	<p>Prior to issuance of building permit</p>	<p>City of Murrieta and the Riverside ALUC</p>
<p>Public Resources</p>		
<p>SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Murrieta that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.</p>	<p>Prior to the issuance of a certificate of occupancy</p>	<p>City of Murrieta</p>
<p>Wastewater</p>		
<p>WW-1 Prior to issuance of a wastewater permit for any future development project, the Project Applicant shall pay applicable connection and/or user fees to RCWD, EVMWD, WMWD, or EMWD.</p> <p>WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.</p> <p>WW-3 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the RCWD, EVMWD, WMWD, or EMWD has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.</p>	<p>Prior to building permit approval</p> <p>Prior to issuance of a building permit</p> <p>Prior to issuance of a building permit</p>	<p>City of Murrieta and RCWD, EVMWD, WMWD, or EMWD</p> <p>City of Murrieta</p> <p>City of Murrieta and RCWD, EVMWD, WMWD, or EMWD</p>

Wildfire/ Fire Protection		
FP-1 The Murrieta Fire & Rescue (MFR) shall review future development projects to determine if a Fuel Modification Plan is required. If required, project applicants shall prepare the Fuel Modification Plan in accordance with Fire Department requirements prior to the issuance of a grading or building permit.	Prior to Construction	City of Murrieta and MFR
FP-2 Brush clearance shall be conducted prior to initiation of construction activities in accordance with MFR requirements.	Prior to Construction	City of Murrieta and MFR
FP-3 Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process.	Prior to Construction	City of Murrieta and MFR
FP-4 Adequate water availability shall be provided to service construction activities.	Prior to Construction	City of Murrieta

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