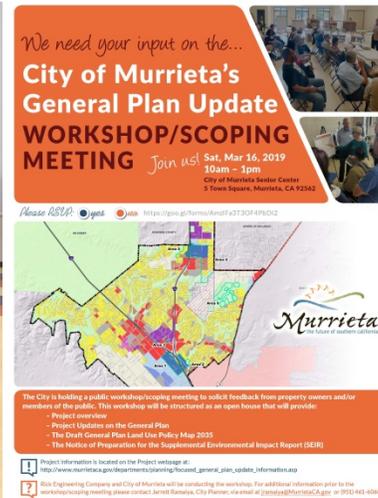


Summary of Workshop #2/Scoping Meeting



Workshop #2/Scoping Meeting Summary:

- Workshop #2/Scoping Meeting for the Project was held at the City of Murrieta Senior Center 5 Town Square, Murrieta on Saturday, March 16, 2019 from (10 am – 1 pm).
- Workshop #2/Scoping Meeting was structured as an open house and provided:
 - Project overview
 - Project Updates on the General Plan
 - The Draft General Plan Land Use Policy Map 2035
 - The Notice of Preparation (NOP) for the Supplemental Environmental Impact Report (SEIR)
- Workshop #2/Scoping Meeting afforded opportunities for members of the public to speak with the Project Team and to provide input on the various topics.
- Approximately 50 individuals attended the workshop and a great deal of feedback was received. A summary is provided below.

General Environmental Questions/Comments on the NOP for the SEIR:

- Provide further details as to the differences between the City's existing Office and Research Park (ORP) land use designation and the draft "Innovation" land use designation. Identify specific uses for Innovation.

- Are restaurants allowed in Innovation? Are fast food restaurants allowed in Innovation?
- Can the City provide a table/matrix showing the existing GP and proposed GPU land uses, buildout numbers (residential and non-residential), and the delta between existing GP and proposed GPU buildout numbers?
- Explain where changes from ORP to single-family, multi-family and Innovation are proposed?
- It is understood that the Project currently does not include a zoning code amendment; however, it will be important to understand future implications of the Project's draft "Innovation" General Plan designation as it relates to future zoning code amendment(s). Ensure land use compatibility.
- Will the SEIR review public utilities/services and/or fire services? Will this be only within the six study areas or throughout the City?
- Traffic relief is needed on Murrieta Hot Springs.
- Would Innovation uses consume more water than ORP uses?
- Property owners noted they have experienced water well issues/lack of water in their wells when past development has occurred. Will Innovation Uses affect water wells of existing residents in the area?
- Clarify what the General Plan and SEIR are/are not addressing with respect to EMWD annexation study area.
- There should be more roads that go over/under the freeways as part of congestion relief.
- No new environmental issues were identified during the scoping session.

General Questions/Comments:

- Makers Manufacturing in the draft Innovation designation – is that light manufacturing?
- Additional suggested uses for Innovation designation: Skilled Nursing (SNIF), Long-Term Acute Care (LTAC), Assisted Living, and Memory Care.
- How will the Innovation designation be more useful than ORP? An example is makers manufacturing. Will the GPU and the potential zoning update provide clear development standards and parking ratios to entice businesses to locate in those areas? Will the Innovation designation help promote economic development/flexibility?

- Will Innovation zoning standards address: parking standards; rideshare/uber; reduced parking if projects include rideshare; workshare spaces (i.e., WeWork) and their ancillary uses?
- The City needs more good paying jobs. This Project's decrease in non-residential uses and increase in residential uses might not accomplish this.
- Consider preparing a specific plan for the Los Alamos Hills Specific Plan area.
- Area south of Clinton Keith, west of Whitewood Road: preference is for multi-family residential.

Comments on the Six Study Areas/Land Use Policy Map:

- Area #1 Comments:
 - Look at the opportunity to expand outdoor storage for heavy industrial uses in the Innovation Zone.
- Area #2 Comments:
 - Remove Sugarberry Lane from Area 2 in the Circulation Plan.
 - There is an existing assisted living facility as well as commercial uses within Area 2. Area 2's changes to the land use designations should incorporate existing uses.
 - Draft land use designations east of Jackson Street should be consistent with existing uses east of Jackson Street.
 - Elm Street doesn't belong in Area 2 and should be removed from Area 2.
 - Glad that Elm Street would go over I-15.
 - Circulation Element shows Warm Spring Road crossing creek in Area 2 – is that correct?
- Area #3 Comments:
 - No comments.
- Area #4 Comments:
 - Designate parcels north of Clinton Keith Road (between Whitewood and Menifee Road) to allow for commercial uses (vs residential).
 - Consider changing the zoning/designation for lots south/adjacent of Baxter Road, east of Whitewood Road and west of Epple Street to higher housing densities. A new community center is being constructed just north of this area (north of Baxter Road).

- Baxter Road needs to be widened/improved to address emergency access.
 - Lee Lane should be paved and have fire hydrants in order to comply with SB 1241.
 - Additional fire hydrants are needed
 - Is the property located east of I-215, north of Lee Lane and south of Stepp Road owned by the City, open space or a landscaped area, and/or will it be used in the future to widen Lee Lane?
 - Allow for more multi-family residential north of Lee Lane along Whitewood Road. This could provide the option for people to live/work in the same area of the City and help with property absorption.
 - Los Alamos Hills community is looking for help in bringing water, sewer and road improvements to their area. This includes areas in #4 and #6.
- Area #5 Comments:
 - Parcels south of Area 5 (south of Linnel Lane) should be designated as Multi-Family Residential.
 - Make improvements to Linnel Lane to connect to Mitchel Road.
 - Area #6 Comments:
 - Why is Area 6 changing designation to Open Space? Please clarify/explain fire suppression in that area.
 - Designating Area #6 as Parks/Open Space will make it more challenging for the Los Alamos Hills area to get the infrastructure it needs. Los Alamos Hills community is interested in maintaining community character. Consider increasing density to one dwelling unit per acre and/or allowing additional uses in the residential zone for limited commercial, winery's cottage industries.
 - What will the City do for Los Alamos Hills? The area is constrained and does not have sufficient water and sewer infrastructure. The GPU needs to ensure vitality and economic success of the area.
 - Area 6 needs to have City services that are allowed in all other portions of the City (e.g., sewer, water, roads, emergency services).