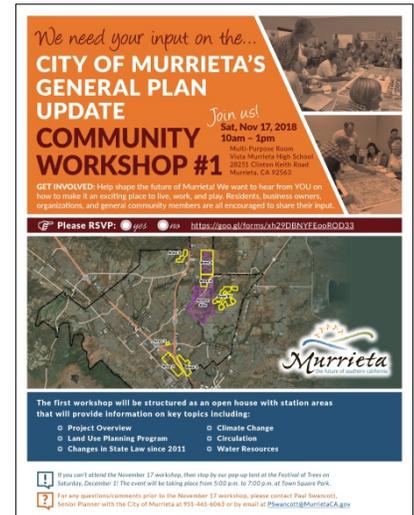


## Summary of Workshop #1, Pop-Up Event/Festival of Trees and the Survey Responses



### Workshop #1 Summary:

- The first public workshop (Workshop #1) for the Project was held at the Multi-Purpose Room, Vista Murrieta High School, 28251 Clinton Keith Road, Murrieta, CA 92563 on November 17, 2018 (10 am – 1 pm)
- Workshop #1 presented information on key topics including:
  - Project Overview
  - Land Use Planning Program
  - Changes in State Law since 2011
  - Climate Change
  - Circulation
  - Water Resources
- Workshop #1 afforded opportunities for members of the public to speak with the Project Team and to provide input on the various topics
- Approximately 60 individuals attended workshop #1 and a great deal of feedback was received
- Workshop #1 feedback received during the day of the event is listed below:
  - Sugarberry Lane behind creek – maintain as open space

- Dirt road (Lincoln) dead ends at the preserve – safety concerns
- Menifee – dirt road connects Los Alamos; needs to be paved, safety concerns
- Area 5, perhaps commercial/retail uses
- Area 2, commercial desired
- Innovation – include supportive residential multi-family, such as campus feel
- Senior/health assisted living CCRC
- Whitewood passed Lee Road – preserve open space areas 6 to 4
- Pave Menifee Road – connection between Los Alamos and Clinton Keith
- RCA needs to be responsible for clearing brush on their property adjacent to homeowners
- Area 5 – best use multi-family attract development – pay for infrastructure
- Area 2 – Innovation – additional uses along Jackson Avenue
- Area 4 – Continue residential zone proposal next of Murrieta Road
- Area 5 – Multi-family use best to facilities – shopping center – target center will support shopping center
- Area 5 – Linnel Lane continues to connect to Mitchell Road bypass to Clinton Keith – Multi-family will attract and require road improvements to be done
- Will the public have the chance to review the CAP?
- Mailing list notice – PO Box
- Area 2 – want Innovation District
- Standby fee for not hooking up to annexation, sewer, water?
- EIR for specific projects compared to program EIR
- If purple area/annex area gets annexed, are their water/sewer hookup fees paid for?
- Where is the project website?
- Senior facilities in mixed use or innovation district?

- Rezoning school district properties?
- Clinton Keith Road and Arenth – why closed?
- Speed limit on Clinton Keith?
- Area 2/Sugarberry Lane – emergency egress a concern, what are the alternatives?
- What is status of proposed fire station 6? Location? Timing? How can we reduce areas outside of concentric circles – service areas?
- Celia Road – emergency egress a concern. Los Alamos Road was blocked in 2017 during the Liberty Fire. Celia Road used by Fire Department during this fire but was not available to the community – access issues during emergencies. Celia Road also needs safety improvements for pedestrians; Los Alamos Park (largest in the City) and a local school are nearby
- Requirements (there are none presently) for the RCA owned properties that butt up against residential property for the RCA to maintain fire breaks and keep brush down. Fuel modification areas needed
- Where residents have their own wells and can fight fires themselves, if our electricity gets shut off we have no access to our water. There are connectivity issues from fire department to be able to hook-up to water tanks on private property water tanks



## Summary of the Pop-Up Event/Festival of Trees:

- Members of the Project Team and City staff provided a tent/refreshments at the City's annual Festival of Trees celebration on December 1, 2018 (5 pm – 7 pm) in order to reach out to the community and discuss the project
- The Project Team presented the same materials that were included at Workshop #1 to interested members of the public that stopped by the tent
- Several members of the public asked questions about the project, provided responses to the survey, and/or took copies of the survey's home to fill out at a later time

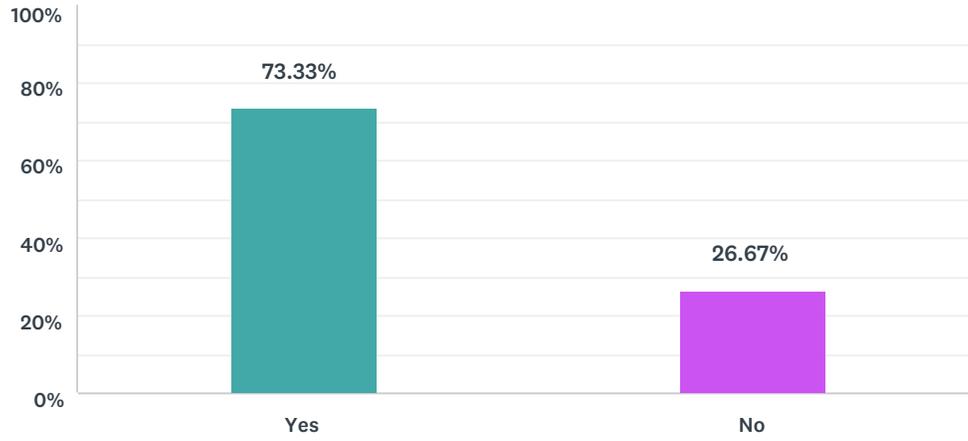


## Summary of the surveys received from November 2018 through December 7, 2018:

- 31 surveys received
- A summary of the survey responses follows below

## Q1 Are you a resident of Murrieta?

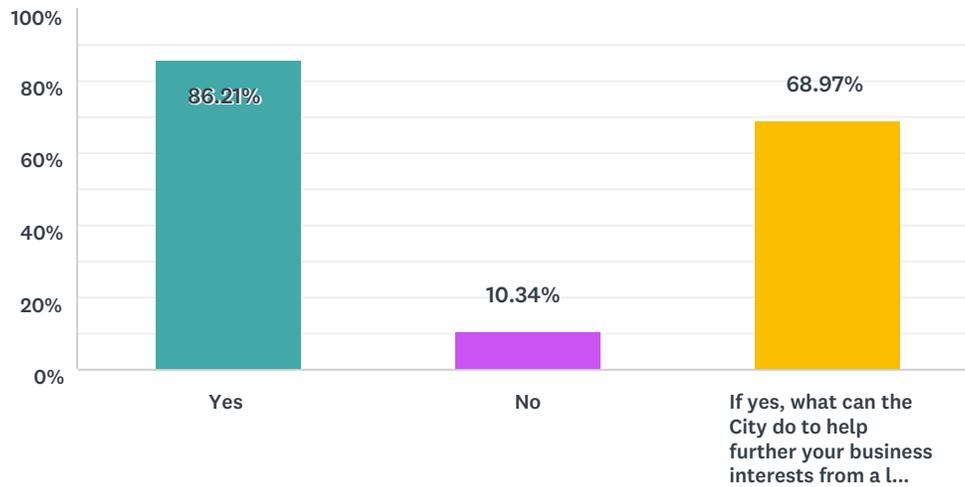
Answered: 30 Skipped: 1



| ANSWER CHOICES        | RESPONSES |    |
|-----------------------|-----------|----|
| Yes                   | 73.33%    | 22 |
| No                    | 26.67%    | 8  |
| Total Respondents: 30 |           |    |

## Q2 Are you a business owner and/or property owner within the City of Murrieta's six planning areas? (see map below)

Answered: 29 Skipped: 2



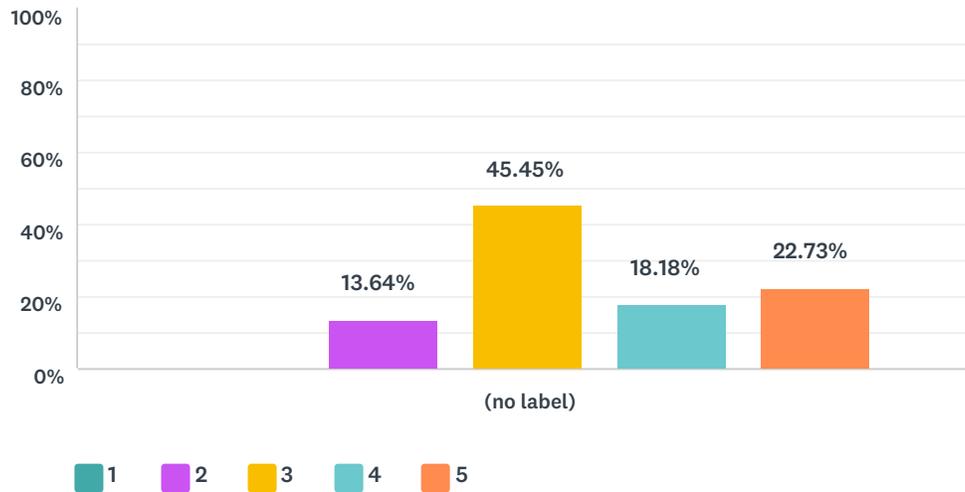
| ANSWER CHOICES                                                                                           | RESPONSES |
|----------------------------------------------------------------------------------------------------------|-----------|
| Yes                                                                                                      | 86.21% 25 |
| No                                                                                                       | 10.34% 3  |
| If yes, what can the City do to help further your business interests from a land use policy perspective? | 68.97% 20 |
| Total Respondents: 29                                                                                    |           |

| #  | IF YES, WHAT CAN THE CITY DO TO HELP FURTHER YOUR BUSINESS INTERESTS FROM A LAND USE POLICY PERSPECTIVE?                                                                                                                                                                                                                          | DATE                |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | We want to keep the nature and trails that are already there. There are too many residential properties and traffic is out of control.                                                                                                                                                                                            | 12/5/2018 10:46 AM  |
| 2  | Before more communities are built please expand roads to reduce traffic.                                                                                                                                                                                                                                                          | 12/5/2018 10:41 AM  |
| 3  | Area 5: Change zone/uses to Multi-family - have received many inquiries from real estate developers for multifamily zoned property. Will provide residents for fueling target shopping center.                                                                                                                                    | 12/5/2018 10:38 AM  |
| 4  | Zone change                                                                                                                                                                                                                                                                                                                       | 12/5/2018 10:34 AM  |
| 5  | I support multifamily zoning in area 5 and I believe my project across the street (NE corner of McElwain and Linnel, 14.35 acres, APN 392-280-007) should be included and zoned multi-family and zoned to accommodate all the uses for the project, multi-family, hotel, and event centers. See attached site plan to this email. | 12/5/2018 10:32 AM  |
| 6  | Sound wall on Clinton Keith                                                                                                                                                                                                                                                                                                       | 12/2/2018 3:13 PM   |
| 7  | 1. Consider senior living, retail, multi-family, mixed use, and attached condominium use in the ORP zone. Specifically, Whitewood to Menifee Rd and Baxter t Clinton Keith Rd. 2. Pave Menifee Rd north of Clinton Keith Road to Lee Lane. 3. Open Arendt to Clinton Keith.                                                       | 11/19/2018 1:11 PM  |
| 8  | 1). Remove fence in Clinton Keith North side of the road. 2). Remove the locked gate at Clinton Keith and Arendt. 3). ORP Plan - allow for long term health care "P". 4). Allow for MU Multi Use including residential and medical.                                                                                               | 11/19/2018 1:06 PM  |
| 9  | Reconfigure to include additional commercial use, reduce residential planning                                                                                                                                                                                                                                                     | 11/19/2018 1:02 PM  |
| 10 | More for kids to do!!                                                                                                                                                                                                                                                                                                             | 11/19/2018 12:30 PM |

|    |                                                                                                                                                                                                                                                                                                                                  |                     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 11 | Would like office research to be amended to add multifamily density and make it complex and of hospitality and office retail for planning areas 1.                                                                                                                                                                               | 11/19/2018 12:28 PM |
| 12 | Allow multi-use for our properties                                                                                                                                                                                                                                                                                               | 11/19/2018 12:24 PM |
| 13 | Maintain Meniffee Road between Los Alamos and Clinton Keith.                                                                                                                                                                                                                                                                     | 11/19/2018 12:21 PM |
| 14 | Our land is in the annex area below area #4 now; would like to be added to the water/sewer district of the City. Our land parcel # 900050021                                                                                                                                                                                     | 11/19/2018 12:18 PM |
| 15 | I am a land owner in the annex area. I'd like to be added to water and septic of the district. I also like to change land usage to multi-family residential zone if possible. My parcels # are: 9000500208; 900050021; Please send me an email (Sphong13626@yahoo.com) regarding how far it is from existing water/septic pipes. | 11/19/2018 12:13 PM |
| 16 | I own fifty acres in area 5. We have had a lot of interest in property since McElwain Road is going to continue through to Menniffee.                                                                                                                                                                                            | 11/19/2018 12:07 PM |
| 17 | Preserve ZA as open space. Extend Sugarberry to Ynez.                                                                                                                                                                                                                                                                            | 11/19/2018 12:04 PM |
| 18 | Change zoning from ORP to BP or Regional commercial.                                                                                                                                                                                                                                                                             | 11/19/2018 9:37 AM  |
| 19 | Since this map is so small on you can't click on it to expand, I'm not sure                                                                                                                                                                                                                                                      | 11/14/2018 2:22 PM  |
| 20 | We have enough development already. Keep undeveloped areas unchanged.                                                                                                                                                                                                                                                            | 11/11/2018 2:10 PM  |

### Q3 Please rank your responses on a scale of 1–5 with 5 being highly effective. How effective are the City's efforts in improving its roadways, trails, and bikeways to reduce automobile trips?

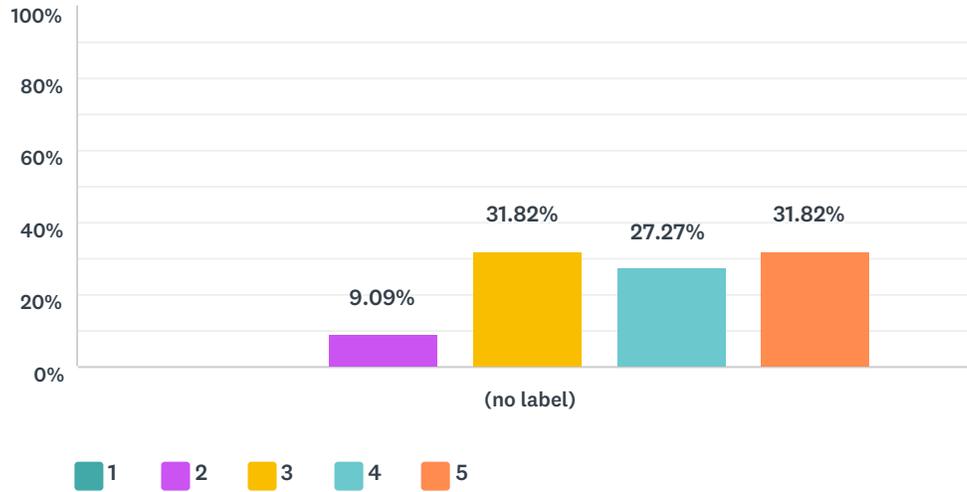
Answered: 22 Skipped: 9



|            | 1     | 2      | 3      | 4      | 5      | TOTAL | WEIGHTED AVERAGE |
|------------|-------|--------|--------|--------|--------|-------|------------------|
| (no label) | 0.00% | 13.64% | 45.45% | 18.18% | 22.73% |       |                  |
|            | 0     | 3      | 10     | 4      | 5      | 22    | 3.50             |

### Q4 Please rank your responses on a scale of 1–5 with 5 being highly effective. How effective are the City's efforts in managing the effects of wildland fires, flooding, and/or extreme weather storms?

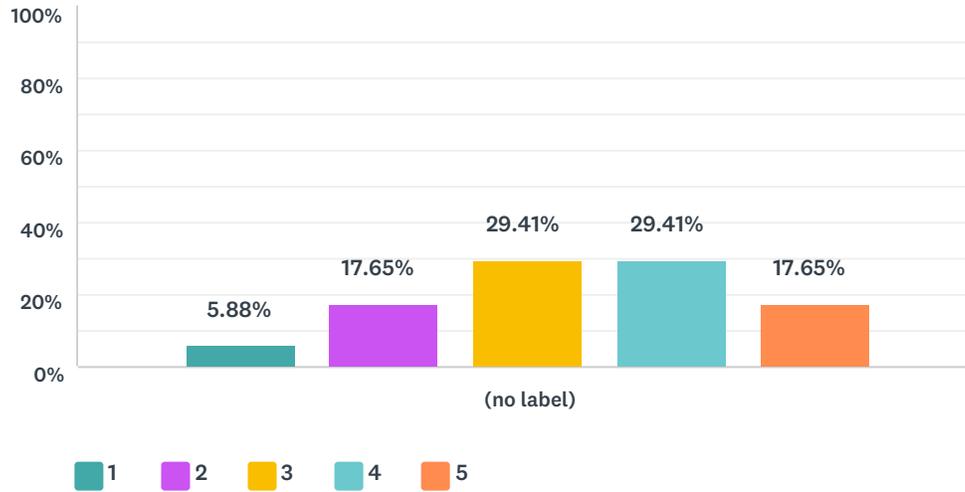
Answered: 22 Skipped: 9



|            | 1     | 2     | 3      | 4      | 5      | TOTAL | WEIGHTED AVERAGE |
|------------|-------|-------|--------|--------|--------|-------|------------------|
| (no label) | 0.00% | 9.09% | 31.82% | 27.27% | 31.82% | 22    | 3.82             |
|            | 0     | 2     | 7      | 6      | 7      |       |                  |

### Q5 Please rank your responses on a scale of 1–5 with 5 being highly effective. How effective are the City's efforts in balancing environmental issues in lower income neighborhoods?

Answered: 17 Skipped: 14



|            | 1     | 2      | 3      | 4      | 5      | TOTAL | WEIGHTED AVERAGE |
|------------|-------|--------|--------|--------|--------|-------|------------------|
| (no label) | 5.88% | 17.65% | 29.41% | 29.41% | 17.65% | 17    | 3.35             |
|            | 1     | 3      | 5      | 5      | 3      |       |                  |

## Q6 What type of shopping or entertainment would you like to see in Murrieta to limit travel to neighboring cities?

Answered: 25 Skipped: 6

| #  | RESPONSES                                                                                                                                                                                                                  | DATE                |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | More movie theatres and higher quality restaurants.                                                                                                                                                                        | 12/5/2018 10:52 AM  |
| 2  | More local stuff would be good.                                                                                                                                                                                            | 12/5/2018 10:51 AM  |
| 3  | The City is crowded enough with traffic. I don't think more needs to be added.                                                                                                                                             | 12/5/2018 10:46 AM  |
| 4  | Lowe's, target, costco                                                                                                                                                                                                     | 12/5/2018 10:43 AM  |
| 5  | More parks and schools                                                                                                                                                                                                     | 12/5/2018 10:41 AM  |
| 6  | Orchard - target center. Center needs foot traffic uses - movie theater, good site down restaurants.                                                                                                                       | 12/5/2018 10:38 AM  |
| 7  | More jobs locally.                                                                                                                                                                                                         | 12/5/2018 10:34 AM  |
| 8  | None, fine as is.                                                                                                                                                                                                          | 12/5/2018 10:32 AM  |
| 9  | We have everything already                                                                                                                                                                                                 | 12/2/2018 3:13 PM   |
| 10 | ORP North of Clinton Keith should allow retail, restaurants, shopping centers and theatres.                                                                                                                                | 11/19/2018 1:11 PM  |
| 11 | Retail plaza, restaurants                                                                                                                                                                                                  | 11/19/2018 1:06 PM  |
| 12 | Movie theatre, mall or outdoor shopping similar to Menifee or Victoria Gardens. Comedy club, concert venue, annual street fairs.                                                                                           | 11/19/2018 1:02 PM  |
| 13 | Concert venues, parks in close proximity to restaurants and shops                                                                                                                                                          | 11/19/2018 12:53 PM |
| 14 | Allow horse haulers into fire areas to have horses. Also when no electricity allow generators to be brought in to get water to people and liver livestock in fire area.                                                    | 11/19/2018 12:43 PM |
| 15 | Public swimming pools, small convenience stores. We live in Area 2A Alternative Area and would like to see the open space designation to encompass the entire creek area                                                   | 11/19/2018 12:39 PM |
| 16 | Trader Joes; Sprouts; Whole Foods                                                                                                                                                                                          | 11/19/2018 12:30 PM |
| 17 | ? No comments                                                                                                                                                                                                              | 11/19/2018 12:24 PM |
| 18 | Supermarket (wince) area 4                                                                                                                                                                                                 | 11/19/2018 12:21 PM |
| 19 | Would like to see more tech companies to move in to provide more jobs for local residents.                                                                                                                                 | 11/19/2018 12:18 PM |
| 20 | More commercial                                                                                                                                                                                                            | 11/19/2018 12:07 PM |
| 21 | Do not add any more shopping or business off Ynez, it is already too crowded.                                                                                                                                              | 11/19/2018 12:04 PM |
| 22 | More local employment                                                                                                                                                                                                      | 11/19/2018 9:37 AM  |
| 23 | Flea markets/Swap Meets                                                                                                                                                                                                    | 11/16/2018 10:55 AM |
| 24 | Costco, which I hear is coming. I think we've gotten a good amount of new restaurants and indoor activities places for kids, along with a bowling alley & movie theater so I think we are good there. Oh and churches too! | 11/14/2018 2:22 PM  |
| 25 | We already have too much traffic. Keep shopping as is.                                                                                                                                                                     | 11/11/2018 2:10 PM  |

## Q7 How can the City improve its services during wildfires, floods, and/or extreme weather storms?

Answered: 19 Skipped: 12

| #  | RESPONSES                                                                                                            | DATE                |
|----|----------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | Notifications through cell phones and social media.                                                                  | 12/5/2018 10:46 AM  |
| 2  | As with natural causes of weather, pre-emptive notifications are key elements of service.                            | 12/5/2018 10:43 AM  |
| 3  | Give the firefighters the equipment they need!!                                                                      | 12/5/2018 10:41 AM  |
| 4  | Digital billboards for notification.                                                                                 | 12/5/2018 10:34 AM  |
| 5  | Fine as is.                                                                                                          | 12/5/2018 10:32 AM  |
| 6  | Brush control                                                                                                        | 12/2/2018 3:13 PM   |
| 7  | The drainage system on both sides of Clinton Keith may be inadequate for storms.                                     | 11/19/2018 1:11 PM  |
| 8  | Inform resident via cell phon/home phone alerts.                                                                     | 11/19/2018 1:02 PM  |
| 9  | Better planning and infrastructure                                                                                   | 11/19/2018 12:56 PM |
| 10 | Extend Sugarberry Lane to connect to Ynez to afford homeowners more egress routes in the event of natural disasters. | 11/19/2018 12:39 PM |
| 11 | Better signage for street signs                                                                                      | 11/19/2018 12:24 PM |
| 12 | Clean out culverts, trees, debris that block the flow of rain water.                                                 | 11/19/2018 12:21 PM |
| 13 | Upgrade roads and sewer systems and infrastructure in the City of Murrieta.                                          | 11/19/2018 12:18 PM |
| 14 | ?                                                                                                                    | 11/19/2018 12:07 PM |
| 15 | Extend Sugarberry to Ynez. A lot of people who live off Sugarberry have only one way to exit (to the East).          | 11/19/2018 12:04 PM |
| 16 | Freeway sign noticing, digital signs                                                                                 | 11/19/2018 9:37 AM  |
| 17 | No comment.                                                                                                          | 11/16/2018 10:55 AM |
| 18 | Not sure, but we could use a lot of solar covered parking lots since it gets so hot here.                            | 11/14/2018 2:22 PM  |
| 19 | Police evacuation areas more to reduce/prevent looting.                                                              | 11/11/2018 2:10 PM  |

## Q8 What could Murrieta do to make the community more inclusive of residents most exposed to environmental issues and/or left out of the planning process?

Answered: 17 Skipped: 14

| #  | RESPONSES                                                                                                                                                                                                                                                                           | DATE                |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | Need to connect bike lanes and hiking trails. Eliminate traffic lanes for bike lanes. Make the speed limit in City 25/MPH.                                                                                                                                                          | 12/5/2018 10:51 AM  |
| 2  | Notifications through cell phones and social media.                                                                                                                                                                                                                                 | 12/5/2018 10:46 AM  |
| 3  | Workshops are a great tool.                                                                                                                                                                                                                                                         | 12/5/2018 10:43 AM  |
| 4  | Give our firefighters and police the things they need.                                                                                                                                                                                                                              | 12/5/2018 10:41 AM  |
| 5  | Fine as is.                                                                                                                                                                                                                                                                         | 12/5/2018 10:32 AM  |
| 6  | Monitor noise and air pollution. The C.K. freeway destroyed our quality of life . Traffic noise, overrun with displaced wildlife etc. have made our peaceful country home not very enjoyable.                                                                                       | 12/2/2018 3:13 PM   |
| 7  | The business owners like myself and the property owners should have a contact at the City for Planning discussions. The last few years have been difficult to know who to talk to.                                                                                                  | 11/19/2018 1:11 PM  |
| 8  | Promote City TV character or create a local City TV channel, radio, website to inform residents                                                                                                                                                                                     | 11/19/2018 1:02 PM  |
| 9  | Keep your website up to date with current events. I want to be involved whenever you need me. Rich Chemiclewski (619) 339-2460                                                                                                                                                      | 11/19/2018 12:39 PM |
| 10 | Let the residents in the area get involved, perhaps put it to a vote.                                                                                                                                                                                                               | 11/19/2018 12:21 PM |
| 11 | Provide information on City website and send email.                                                                                                                                                                                                                                 | 11/19/2018 12:13 PM |
| 12 | ?                                                                                                                                                                                                                                                                                   | 11/19/2018 12:07 PM |
| 13 | More frequent meetings.                                                                                                                                                                                                                                                             | 11/19/2018 12:04 PM |
| 14 | With most an environmental issues being administered through other state and federal agencies, it is hard to imagine what the city could do.                                                                                                                                        | 11/19/2018 9:37 AM  |
| 15 | No comment.                                                                                                                                                                                                                                                                         | 11/16/2018 10:55 AM |
| 16 | I couldn't tell you, but as a resident and business owner in the city who owner 3 properties and is trying to develop one, possible two in the future, should make things a little easier so the planning process goes quicker and more smoothly and hopefully less costly as well. | 11/14/2018 2:22 PM  |
| 17 | More community forums in the critical areas.                                                                                                                                                                                                                                        | 11/11/2018 2:10 PM  |

## Q9 What land uses would you like to see, if anything, in any of the six planning areas? (see map below)

Answered: 27 Skipped: 4

| ANSWER CHOICES   | RESPONSES |
|------------------|-----------|
| Planning Area #1 | 37.04% 10 |
| Planning Area #2 | 37.04% 10 |
| Planning Area #3 | 22.22% 6  |
| Planning Area #4 | 48.15% 13 |
| Planning Area #5 | 33.33% 9  |
| Planning Area #6 | 25.93% 7  |

| #  | PLANNING AREA #1                                                                                               | DATE                |
|----|----------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | Industrial, LI, or BP zoning                                                                                   | 12/5/2018 10:52 AM  |
| 2  | local college/university                                                                                       | 12/5/2018 10:51 AM  |
| 3  | allow - zoning/designated more uses                                                                            | 12/5/2018 10:38 AM  |
| 4  | What are planning areas 1, 2, 3, 4, 5, 6?                                                                      | 11/19/2018 1:06 PM  |
| 5  | mall, movie theatre, concert venue                                                                             | 11/19/2018 1:02 PM  |
| 6  | Designated trails like Santa Rosa Plateau with plaques highlighting key points of area for residents to enjoy. | 11/19/2018 12:39 PM |
| 7  | Shopping, parks                                                                                                | 11/19/2018 12:30 PM |
| 8  | Hotel/multi residential/hospitality and office retail/commercial/industrial                                    | 11/19/2018 12:28 PM |
| 9  | Can't make out exactly where they are located                                                                  | 11/14/2018 2:22 PM  |
| 10 | none                                                                                                           | 11/11/2018 2:10 PM  |

| #  | PLANNING AREA #2                                                                                                                                                                                               | DATE                |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | shopping/multi-use                                                                                                                                                                                             | 12/5/2018 10:51 AM  |
| 2  | allow - zoning/designated more uses                                                                                                                                                                            | 12/5/2018 10:38 AM  |
| 3  | Change zone from ORP to BP (light industrial)                                                                                                                                                                  | 12/5/2018 10:34 AM  |
| 4  | mall, movie theatre, concert venue                                                                                                                                                                             | 11/19/2018 1:02 PM  |
| 5  | 1: Industrial on 20 acres facing Jackson Road, and 2: some commercial on the 14 acres in the back of the property, we request multi-family zoning. APN 910100026-5. Telephone: 951-551-4243. nmuhasebl@msn.com | 11/19/2018 12:47 PM |
| 6  | Designated trails like Santa Rosa Plateau with plaques highlighting key points of area for residents to enjoy. Open space designation for entire creek area.                                                   | 11/19/2018 12:39 PM |
| 7  | Shopping, parks                                                                                                                                                                                                | 11/19/2018 12:30 PM |
| 8  | We live in 2A and we want the entire creek to be preserved as open space. Right now, some of it is blue on the map. It should change to green.                                                                 | 11/19/2018 12:04 PM |
| 9  | Regional commercial, Business Park, some medium density residential                                                                                                                                            | 11/19/2018 9:37 AM  |
| 10 | none                                                                                                                                                                                                           | 11/11/2018 2:10 PM  |

| # | PLANNING AREA #3     | DATE               |
|---|----------------------|--------------------|
| 1 | hiking trails, parks | 12/5/2018 10:51 AM |

| 2  | John's Incredible Pizza Factory                                                                                             | 11/19/2018 1:02 PM  |
|----|-----------------------------------------------------------------------------------------------------------------------------|---------------------|
| 3  | Open space area with trails for hiking                                                                                      | 11/19/2018 12:53 PM |
| 4  | Designated trails like Santa Rosa Plateau with plaques highlighting key points of area for residents to enjoy.              | 11/19/2018 12:39 PM |
| 5  | Shopping                                                                                                                    | 11/19/2018 12:30 PM |
| 6  | none                                                                                                                        | 11/11/2018 2:10 PM  |
| #  | PLANNING AREA #4                                                                                                            | DATE                |
| 1  | multi-use                                                                                                                   | 12/5/2018 10:51 AM  |
| 2  | zoning/designation - allow more uses!                                                                                       | 12/5/2018 10:38 AM  |
| 3  | Open trails , park                                                                                                          | 12/2/2018 3:13 PM   |
| 4  | Senior living, retail, multi family, mixed use, attached condos, restaurants                                                | 11/19/2018 1:11 PM  |
| 5  | Smart n Final, 99 cent store, Gas station, movie theatre. More commercial planning.                                         | 11/19/2018 1:02 PM  |
| 6  | Feather residential west to back up against new rehab centers on Whitewood. Russell Roy 35385 Twin Willow Road 951-237-2324 | 11/19/2018 12:51 PM |
| 7  | No commercial at Clinton Keith/Menifee Road. No building on preserve property north of Los Alamos or South.                 | 11/19/2018 12:43 PM |
| 8  | Designated trails like Santa Rosa Plateau with plaques highlighting key points of area for residents to enjoy.              | 11/19/2018 12:39 PM |
| 9  | Shopping, parks                                                                                                             | 11/19/2018 12:30 PM |
| 10 | Residential/rural/high density                                                                                              | 11/19/2018 12:24 PM |
| 11 | Residential and mixed-use                                                                                                   | 11/19/2018 12:21 PM |
| 12 | Annex Area: Multi-family residential usage                                                                                  | 11/19/2018 12:13 PM |
| 13 | none                                                                                                                        | 11/11/2018 2:10 PM  |
| #  | PLANNING AREA #5                                                                                                            | DATE                |
| 1  | low income homes                                                                                                            | 12/5/2018 10:51 AM  |
| 2  | multi-family zoning - residential                                                                                           | 12/5/2018 10:38 AM  |
| 3  | Multifamily, see #2 above and attached site plan to this email.                                                             | 12/5/2018 10:32 AM  |
| 4  | mall, movie theatre, outdoor shopping, Walmart, Smart N Final                                                               | 11/19/2018 1:02 PM  |
| 5  | Multi-family - better zone/property owner                                                                                   | 11/19/2018 12:56 PM |
| 6  | Designated trails like Santa Rosa Plateau with plaques highlighting key points of area for residents to enjoy.              | 11/19/2018 12:39 PM |
| 7  | Shopping, parks                                                                                                             | 11/19/2018 12:30 PM |
| 8  | Commercial and maybe high density housing                                                                                   | 11/19/2018 12:07 PM |
| 9  | none                                                                                                                        | 11/11/2018 2:10 PM  |
| #  | PLANNING AREA #6                                                                                                            | DATE                |
| 1  | rural homes and open space                                                                                                  | 12/5/2018 10:51 AM  |
| 2  | Keep as nature preserve with hiking trails.                                                                                 | 12/5/2018 10:46 AM  |
| 3  | Keep as light/nature reserve                                                                                                | 12/5/2018 10:43 AM  |
| 4  | Shopping center, gas station.                                                                                               | 11/19/2018 1:02 PM  |
| 5  | Designated trails like Santa Rosa Plateau with plaques highlighting key points of area for residents to enjoy.              | 11/19/2018 12:39 PM |
| 6  | Parks                                                                                                                       | 11/19/2018 12:30 PM |
| 7  | none                                                                                                                        | 11/11/2018 2:10 PM  |

### RESIDENTIAL SUMMARY

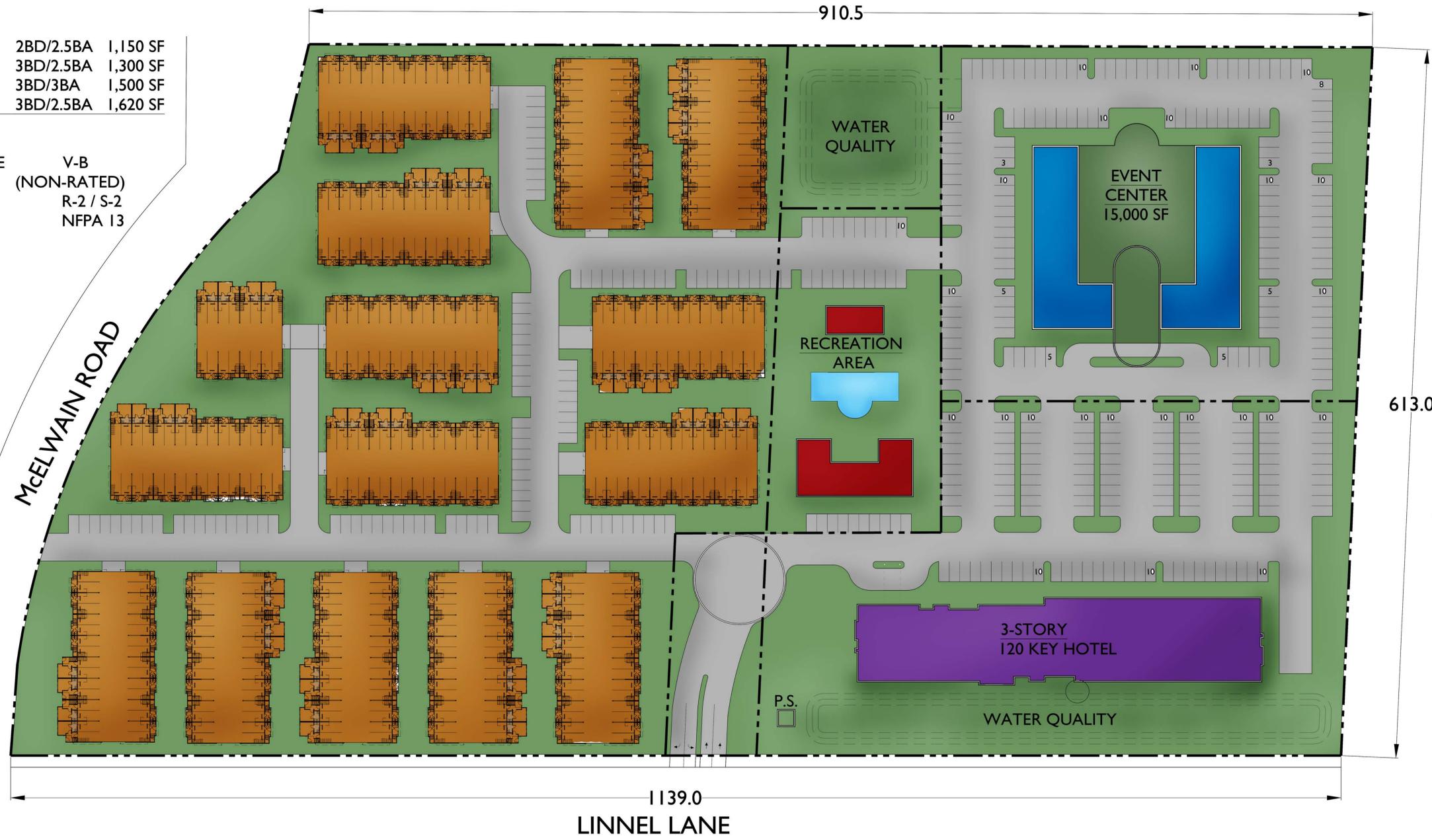
TOTAL 232 HOMES  
 AREA 7.4 AC  
 DENSITY 31.4 DU/AC  
 PARKING 540 SP (2.33 SP/DU)

| UNIT MIX |        |           |          |
|----------|--------|-----------|----------|
| 128      | PLAN 1 | 2BD/2.5BA | 1,150 SF |
| 44       | PLAN 2 | 3BD/2.5BA | 1,300 SF |
| 44       | PLAN 3 | 3BD/3BA   | 1,500 SF |
| 16       | PLAN 4 | 3BD/2.5BA | 1,620 SF |
| 232      | TOTAL  |           |          |

CONSTRUCTION TYPE V-B (NON-RATED)  
 OCCUPANCY R-2 / S-2  
 SPRINKLERS NFPA 13

### RECREATION AREA

1 ACRE  
 5,000 SF RECREATION  
 30 SPACES (6:1,000)



**EVENT CENTER**  
 2.5 ACRES  
 15,000 SF EVENT CENTER  
 125 SPACES (8:1,000)

**HOTEL SUMMARY**  
 3.13 ACRES  
 120 KEY HOTEL  
 130 SPACES (1:1 KEY MIN.)

MURRIETTA, CA

JOE SAPP  
 23656 BELLWOOD COURT  
 MURRIETA, CA 92562  
 858-228-7322

McELWAIN & LINNEL

NOVEMBER 13, 2018  
 SCALE: 0 40 80 120



CONCEPTUAL SITE PLAN



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198