

**DRAFT FOCUSED
ENVIRONMENTAL IMPACT REPORT
FOR WASHINGTON / NUTMEG MULTIFAMILY
DEVELOPMENT PROJECT**

VOLUME 2 – APPENDICES

Prepared for:

City of Murrieta
1 Town Square
Murrieta, California 92562

Project Applicant:

Nutmeg/Washington Development, L.P.
7210 Jordan Avenue, #B7
Canoga Park, California 91303

Prepared by:

Tom Dodson & Associates
P.O. Box 2307
San Bernardino, California 92406
(909) 882-3612

July 2021

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**NOTICE OF PREPARATION /
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NOTICE OF PREPARATION OF A FOCUSED ENVIRONMENTAL IMPACT REPORT (EIR)

DATE: June 16, 2020

TO: Responsible and Trustee Agencies, Interested Organizations and Parties

FROM: City of Murrieta – Development Services Department

SUBJECT: NOTICE OF PREPARATION OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT FOR THE WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT

The City of Murrieta (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed project identified below. The City will oversee preparation of a “Focused” EIR that will address a single issue (Aesthetics, Scenic Vistas), specifically the impact to existing scenic vistas from adjacent private residences to the Santa Rosa Plateau. The City is seeking input from the general public, public agencies, and interested parties regarding the scope and content of the environmental information that should be analyzed in the Focused EIR. A short description of the Project, as well as the location and potential environmental effects, are discussed below. The enclosed maps show the location of the proposed Project. In accordance with Section 15064 of the State CEQA Guidelines the City has determined that a Focused EIR will be prepared to address potential adverse modifications to scenic vistas of residents adjacent to the proposed project. An Initial Study accompanies this Notice of Preparation. No other issues were identified in the Initial Study with a potential to exceed applicable thresholds of significance.

PROJECT CASE NO./TITLE: Development Plan DP-2019-1997

PROJECT APPLICANT: Nutmeg/Washington Development, L.P.

PROJECT LOCATION: The proposed project is located north of the intersection of Nutmeg Street and Washington Street in the City of Murrieta, Riverside County, California. The site is located Section 7, in Township 7 South, Range 3 West SBM as found on the USGS – Murrieta Quadrangle, 7.5 Minute Series topographic. The geographic coordinates are as follows: 33.573887, -117.234522 (Please refer to Figures 1 and 2 for project location depicted at a regional and site level).

PROJECT DESCRIPTION: If the current site development plan is approved by the City, the revised Washington/Nutmeg Multifamily Development Project would construct 17 apartment buildings containing 210 multi-family housing (all market-rate apartment units). This includes 88 one-bedroom units; 88 two-bedroom units; and 34 three-bedroom units. The Project proposes 13 two-story buildings and four (4) three-story buildings. A total of 210 garage spaces will be installed; 183 uncovered parking spaces will be installed; and 52 guest parking spaces will also be installed for a total of 445 parking spaces. Off-site improvements to be completed as part of the project would include curb and gutter on adjacent streets, and lighting and landscaping along Washington Avenue and Nutmeg Street on the project side of the street. The developer is seeking to merge the four parcels within the 14.4-acre site into one parcel. The current site plan is shown on Figure 3.

The following amenities will be included with the project: clubhouse with open kitchen, BBQ area and fire-pit with seating; swimming pool with spa; exercise room; children's play area with play equipment; dog park; bocce court with BBQ area; outdoor evening movie area; open grass play area; tech room; a leasing office with conference room; and enclosed mail room with dedicated area for on-line packaging area.

POTENTIALLY SIGNIFICANT IMPACT: The attached Initial Study and technical appendices evaluate environmental issues identified in the City's Initial Study Environmental Checklist Form, and, based upon current information, concluded that all project-related impacts, except one, are less than significant with implementation of mitigation measures where required. The City proposes to analyze the following environmental issue as a potentially significant impact in the Focused EIR: aesthetics, specifically modification of existing scenic vistas from adjacent residences to the Santa Rosa Plateau, which forms the western background visual setting for the City of Murrieta. Refer to Figure 4 which shows this scenic view from an adjacent residence. Comments on this potentially significant impact and all other environmental issues addressed in the attached Initial Study are encouraged and will be considered.

THIRTY DAY COMMENT PERIOD: Pursuant to State CEQA Guidelines (Cal Code Regs., Title 14 para. 15000 *et seq.*) Section 15082(a), any response and/or comments must be submitted to this office as soon as possible but **not later than thirty (30) days** after the date of this notice. The Notice of Preparation (NOP) comment period begins on June 16, 2020 and ends on July 15, 2020. Please submit your written responses to this NOP, including any comments you may have on this project, by regular mail or e-mail, to:

Mr. James Atkins, Associate Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562
951.461.6061
JAtkins@MurrietaCA.gov

Please include the name of a contact person at your agency in any submitted comments. If you have any questions, please contact Mr. James Atkins by phone or e-mail at the number-address above.



Jarrett Ramaiya, City Planner

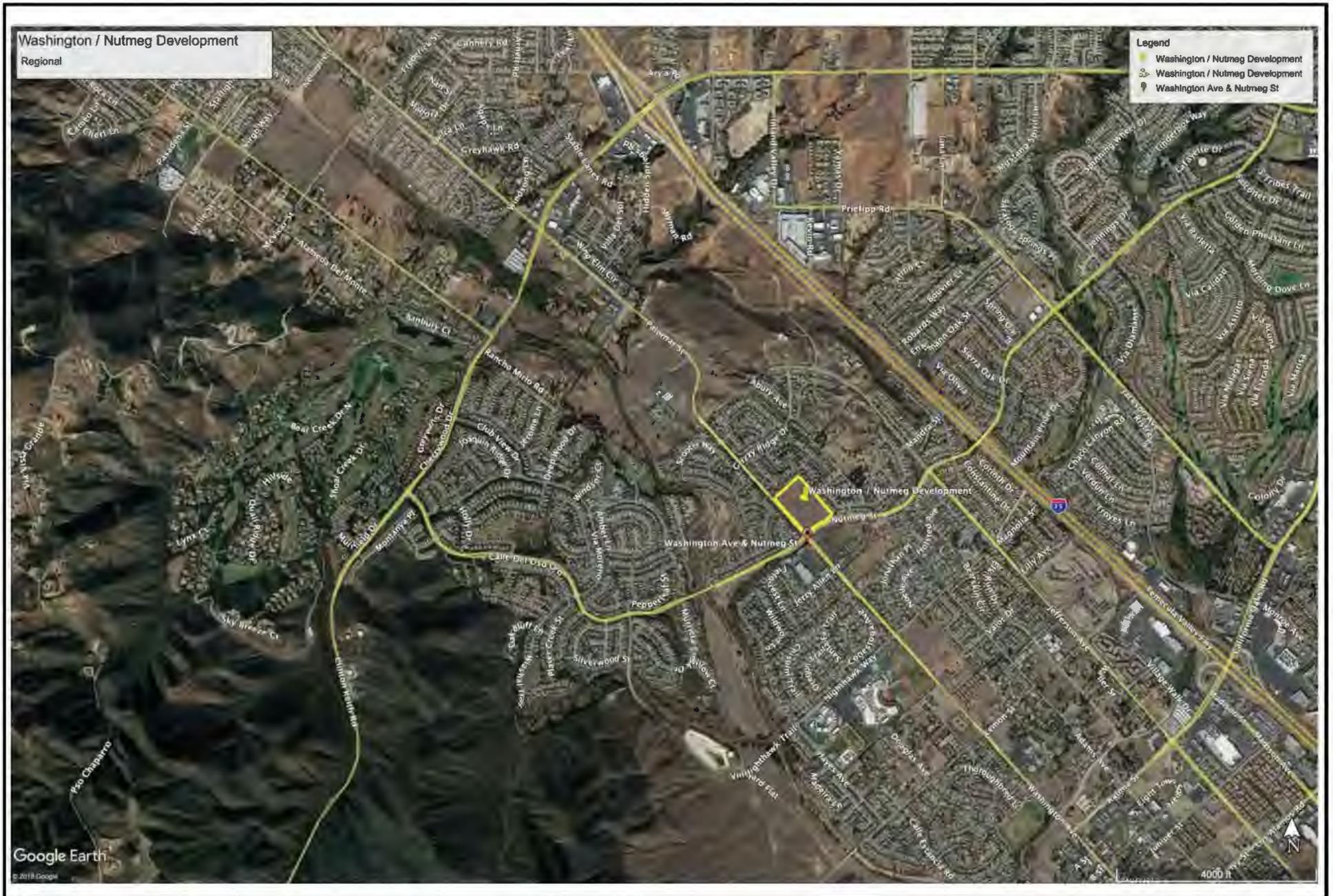


FIGURE 1

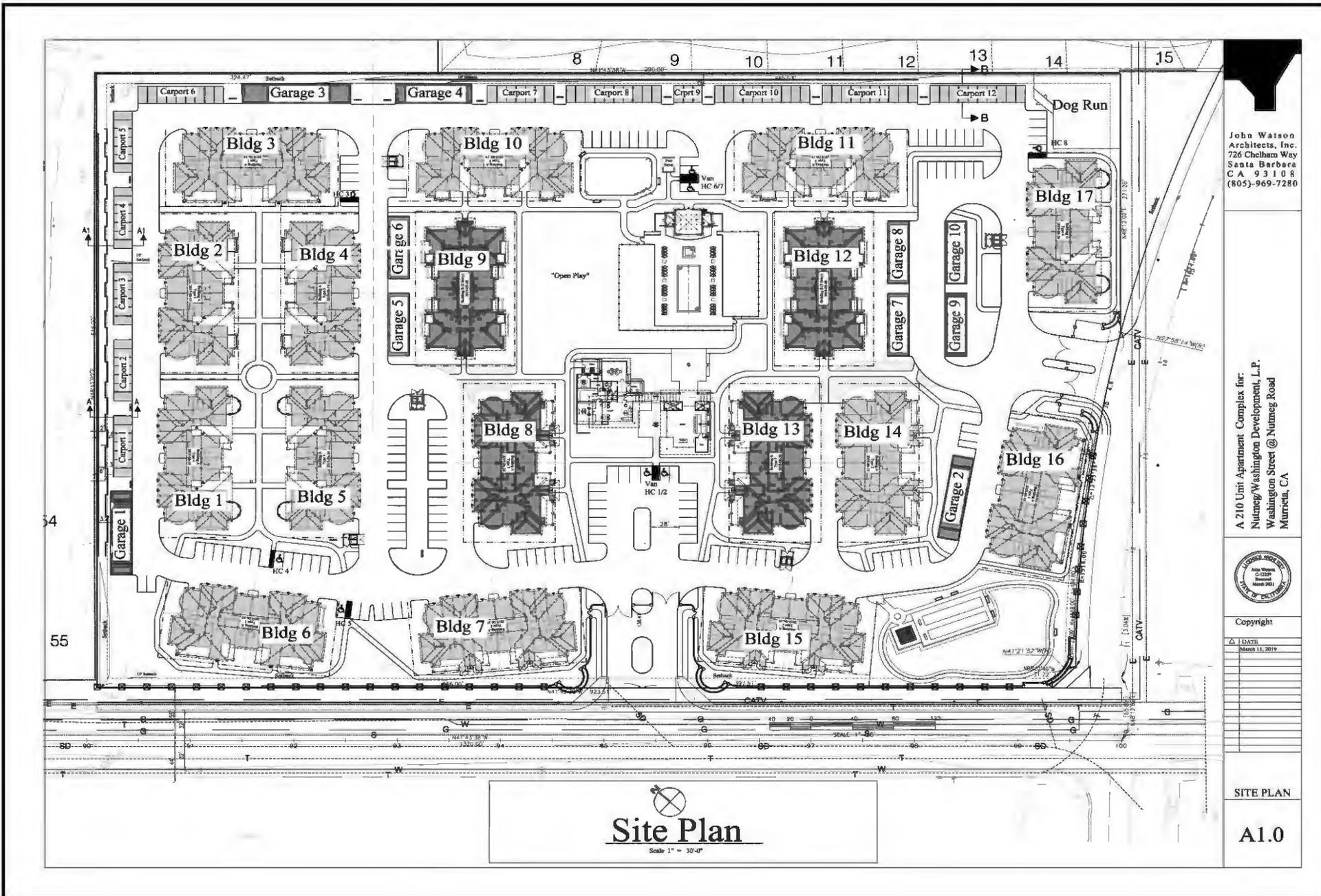


FIGURE 3

Before



After



Nutmeg Apartment Project
City of Murrieta

41766 Grandview Drive

Architect: John Watson

FORMA

FIGURE 4

OFFICE OF PLANNING & RESEARCH
STATE CLEARINGHOUSE

submit electronically

CALIFORNIA DEPT OF FISH & WILDLIFE
INLAND DESERT REGION
3602 INLAND EMPIRE BLVD SUITE C-220
ONTARIO CA 91764

CALIFORNIA WATER QUALITY CONTROL
BOARD - SAN DIEGO REGION (9)
ENVIRONMENTAL REVIEW
2375 NORTHSIDE DRIVE SUITE 100
SAN DIEGO CA 92108-2700

CAL-TECH/MT PALOMAR OBSERVATORY
ROBERT BRUCATO, ASST DIRECTOR
M.S. 105-24
PASADENA CA 91125

EASTERN INFORMATION CENTER
DEPT OF ANTHROPOLOGY
UNIVERSITY OF CALIFORNIA
RIVERSIDE CA 92521

EASTERN MUNICIPAL WATER DISTRICT
ENVIRONMENTAL REVIEW
PO BOX 8300
PERRIS CA 92570

ENDANGERED HABITAT LEAGUE
DAN SILVER, EXECUTIVE DIRECTOR
8424 SANTA MONICA BLVD SUITE A-592
LOS ANGELES CA 90069-4267

LOZEAU | DRURY LLP
ATTN KOMALPREET TOOR
412 12TH STREET SUITE 250
OAKLAND CA 94607

CITY OF MENIFEE
ATTN GINA GONZALEZ
29844 HAUN ROAD
MENIFEE CA 92586

PECHANGA BAND OF LUISEÑO INDIANS
ATTN CULTURAL RESOURCES
PO BOX 2183
TEMECULA CA 92593

REGIONAL CONSERVATION AUTHORITY
PO BOX 1667
RIVERSIDE CA 92502-1667

RINCON BAND OF LUISEÑO INDIANS
ATTN CHERYL MADRIGAL
ONE GOVERNMENT CENTER LANE
VALLEY CENTER CA 92082

COUNTY OF RIVERSIDE
SUPERVISOR CHUCK WASHINGTON
4080 LEMON STREET 5TH FLOOR
RIVERSIDE CA 92501

COUNTY OF RIVERSIDE
WASTE MANAGEMENT DEPT
ATTN PLANNING
14310 FREDERICK STREET
MORENO VALLEY CA 92553

SOBOBA BAND OF LUISEÑO INDIANS
ATTN JOSEPH ONTIVEROS
PO BOX 487
SAN JACINTO CA 92581

SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT
ENVIRONMENTAL REVIEW
21865 EAST COPLEY DRIVE
DIAMOND BAR CA 91765-4182

SOUTHERN CALIFORNIA EDISON
ATTN JEREMY GOLDMAN
24487 PRIELIPP ROAD
WILDOMAR CA 92595

SOUTHERN CALIFORNIA GAS CO
ATTN TECHNICAL SUPERVISOR
PO BOX 3003
REDLANDS CA 92373-0306

US ARMY CORPS OF ENGINEERS
REGULATORY BRANCH
REGULATORY DIVISION
915 WILSHIRE BLVD SUITE 930
LOS ANGELES CA 90017-3401

WESTERN MUNICIPAL WATER DISTRICT
ENVIRONMENTAL REVIEW
14205 MERIDIAN PARKWAY
RIVERSIDE CA 92518

WESTERN RIVERSIDE COUNCIL
OF GOVERNMENTS
ENVIRONMENTAL REVIEW
4080 LEMON STREET 3RD FL (MS 1032)
RIVERSIDE CA 92501-3609

NUTMEG/WASHINGTON DEVELOPMENT
THE MJW PROPERTY GROUP
BART BUCHALTER
7210 JORDAN AVENUE #B7
CANOGA PARK CA 91303



**NOTICE OF PREPARATION AND NOTICE OF INTENT
TO PREPARE AN ENVIRONMENTAL IMPACT REPORT
FOR DEVELOPMENT PLAN DP-2019-1997
(WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT)**

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Pursuant to the California Governor’s Executive Order N-54-20, an electronic PDF of the Initial Study/EIR is available for download on the City’s website at www.murrietaca.gov/290/Public-Notices. Also, in accordance with the California Governor’s Executive Order N-54-20, all materials shall be submitted electronically to the State Clearinghouse CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).

In addition, in the event that the Governor’s Executive Order N-33-20 (commonly known as the “Stay at Home Order”) is lifted during the public review and comment period, hard copies will then be available at the following locations:

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- Murrieta Public Library, 8 Town Square, Murrieta, California 92562

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906-020-012
NUTMEG WASH DEV
7210 JORDAN AVE B7
CANOGA PARK CA 91303

906-020-091
PINNACLE, SIGNATURE ASSISTED LIVING
2361 CAMPUS DRIVE
IRVINE CA 92612

906-412-020
OPENDOOR PROPERTY C LLC
405 HOWARD STREET 550
SAN FRANCISCO CA 94105

906-412-021
RAVEN, JAMES R & PATRICIA
23388 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-412-022
MOORE, LISA K DEASON
23384 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-412-023
TAMBOLLIO, DEBORAH
23380 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-412-024
MCKENNON, WILLIAM N
23376 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-412-025
WOOD, BRIAN D & SUSAN A
23372 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-412-026
FEATHERLY, JOSHUA A & MEGAN A
23397 MOUNT ASHLAND CT
MURRIETA CA 92562

906-412-034
FORGERSON, JAMES MICHAEL & SHEILA
23402 MOUNT ASHLAND CT
MURRIETA CA 92562

906-412-035
YOKEN, REIS & PATRICIA A
23398 MOUNT ASHLAND CT
MURRIETA CA 92562

906-413-001
GONZALEZ 2018 FAMILY TRUST
23365 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-413-002
SINGLETERY, ARTHUR C & BRENDA
23369 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-413-003
WALLER FAMILY TRUST
23373 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-413-004
SMITH, ROBERT STEPHEN & LINDA ANN
23377 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-413-005
ENG, DANA M
PO BOX 549
WILDOMAR CA 92595

906-413-006
REQUEJO, SONIA PALENCIA & ROMMEL
11307 STREAMHURST DR
RIVERSIDE CA 92505

906-413-007
2013 1 IH BORROWER
1717 MAIN STREET 2000
DALLAS TX 75201

906-413-008
READ, STUART A L & ZANN LEE
41992 YUKON CT
MURRIETA CA 92562

906-413-009
GRISSE, TONY R
41996 YUKON CT
MURRIETA CA 92562

906-413-010
ROBBINS, DAVID L & DONNA E
38694 ROYAL TROON DR
MURRIETA CA 92563

906-413-011
LY, SINH S
42001 YUKON CT
MURRIETA CA 92562

906-413-012
MOLINA, MIGUEL E
41997 YUKON CT
MURRIETA CA 92562

906-413-013
PRASOMSOUK, SENGEN
41993 YUKON CT
MURRIETA CA 92562

906-413-018
CITY OF MURRIETA CA
1 TOWN SQUARE
MURRIETA CA 92562

906-421-011
BENNETTS, BRETT & SHAWNA
23356 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-421-012
SANABRIA, PEDRO & MELISSA
23360 MOUNTAIN SONG LOOP
MURRIETA CA 92562

906-422-001
CAPUTO, MARTIN
2691 DOW AVENUE C
TUSTIN CA 92780

906-422-002
MARITZ, GERRIT & ERNA
23383 BLACK BEAR CT
MURRIETA CA 92562

906-422-003
TATAYON, MARC F & ANDREA R
23379 BLACK BEAR CT
MURRIETA CA 92562

906-422-004
CHRISTAKIS, JOHN & FELORIA J
23375 BLACK BEAR CT
MURRIETA CA 92562

906-422-005
SIXTOS, ALFONSO & STACEY RUTH
23371 BLACK BEAR CT
MURRIETA CA 92562

906-422-006
ZINNA, JOHN & CATHERINE M
23370 BLACK BEAR CT
MURRIETA CA 92562

906-422-007
HAYS, ROBERT D & AMBER L
23374 BLACK BEAR CT
MURRIETA CA 92562

906-422-008
TAKESHTA, DANA
23378 BLACK BEAR CT
MURRIETA CA 92562

906-422-009
WESTAWAY, MICHAEL J & KIMBERLY A
23382 BLACK BEAR CT
MURRIETA CA 92562

906-422-010
THIGPEN, EARL JOHNNIE & DESERIE L
23386 BLACK BEAR CT
MURRIETA CA 92562

906-422-011
SALAZAR, DOMINGO K & MARY JOAN A
23390 BLACK BEAR CT
MURRIETA CA 92562

906-551-050
MURRIETA PLAZA DE ORO
4323 MISSION BAY DR G
SAN DIEGO CA 92109

906-601-005
LANE, RANDON KORY & BO BRIDGET
41798 PIONEER ST
MURRIETA CA 92562

906-601-006
SCHULMAN, ROWENA R
23023 GAINFORD ST
WOODLAND HILLS CA 91364

906-601-007
SEDANO, MICHAEL JR
41782 PIONEER ST
MURRIETA CA 92562

906-601-008
BRENNAN, DIANNA M
12231 RIVENDELL DR
OKLAHOMA CITY OK 73170

906-601-009
FINE, TERRY A
41766 GRAND VIEW DR
MURRIETA CA 92562

906-601-010
HAMES LIVING TRUST
41758 GRAND VIEW DR
MURRIETA CA 92562

906-601-011
INGRAM, HENRY & CLAUDIA
41750 GRAND VIEW DR
MURRIETA CA 92562

906-601-012
JANSSEN, FREDERICK J & FRANEK SHE
41742 GRAND VIEW DR
MURRIETA CA 92562

906-601-013
MOORE FAMILY TRUST
41734 GRAND VIEW DR
MURRIETA CA 92562

906-601-014
JAMES, OLLIE & AGNES ROSE
41726 GRAND VIEW DR
MURRIETA CA 92562

906-601-015
ROSE, JUAN ENRIQUE
41718 GRAND VIEW DR
MURRIETA CA 92562

906-601-016
WALL, JASON & LAURIN
41710 GRAND VIEW DR
MURRIETA CA 92562

906-601-017
LUPELLO FAMILY TRUST
41702 GRAND VIEW DR
MURRIETA CA 92562

906-601-018
PATEL, HEMENDER M & MANORAMA H
41694 GRAND VIEW DR
MURRIETA CA 92562

906-602-014
CCW TRUST
513 MARTIN CREEK LN
GEORGETOWN TX 78633

906-602-015
MONTANYA INV
38141 CREEKVIEW CIR
MURRIETA CA 92562

906-602-016
KLEPACH, RICHARD & MARTHA
41751 GRAND VIEW DR
MURRIETA CA 92562

906-602-017
ASPEVIG, JEROME L & SHARON L
41743 GRAND VIEW DR
MURRIETA CA 92562

906-602-018
HPA, BORROWER 2016 ML
180 N STETSON AVE 3650
CHICAGO IL 60601

906-602-019
NORCOTT, JEFFERY A
41707 GRAND VIEW DR
MURRIETA CA 92562

906-603-007
MILLER, MORGAN
23863 ADAMS AVE
MURRIETA CA 92562

906-650-009
TINGLEY, MICHAEL & KATHERIN
42020 CLAIRISSA WAY
MURRIETA CA 92562

906-650-010
CRISP, RODNEY H & DEANA M
42010 CLAIRISSA WAY
MURRIETA CA 92562

906-650-011
GIBSON, REID AARON & VANESSA ELLE
42001 CLAIRISSA WAY
MURRIETA CA 92562

906-650-012
WILSON, WILLIAM S
4201 CLAIRISSA WAY
MURRIETA CA 92562

906-650-013
REDMON, MARK & CHERIE
23700 ANGEL PL
MURRIETA CA 92562

906-650-014
DURFEE, MARK D
23692 ANGEL PL
MURRIETA CA 92562

906-650-015
FARMER, CHERYL J
23676 ANGEL PL
MURRIETA CA 92562

906-650-016
SANDOVAL, DANIEL
23662 ANGEL PL
MURRIETA CA 92562

906-650-017
ANDREWS, DEREK & HOLLY
23654 ANGEL PL
MURRIETA CA 92562

906-650-018
DELOSMONTEROS, FERNANDO ESPINOSA
23653 ANGEL PL
MURRIETA CA 92562

906-650-019
PLEASNICK, JOHN & BETHANIE
23661 ANGEL PL
MURRIETA CA 92562

906-660-004
WOODS, JANE STEWART
41558 GRAND VIEW DR
MURRIETA CA 92562

906-660-005
CREED, ROBERT M & JUDITH PADGETT
23618 KATHRYN ST
MURRIETA CA 92562

906-660-006
ANDREWS FAMILY TRUST
5120 CAMPUS DR 100
NEWPORT BEACH CA 92660

906-660-007
SCHAAF, MICHAEL
23601 KATHRYN ST
MURRIETA CA 92562

906-660-008
BAUTISTA, CARYSER JAMES B & MARY
23594 KATHRYN ST
MURRIETA CA 92562

906-660-009
LITTLETON, JORDAN M
23586 KATHRYN ST
MURRIETA CA 92562

906-660-010
HALL, ROBERT ROY & TRIZZA FARAH
23578 KATHRYN ST
MURRIETA CA 92562

906-660-011
JOHNSON, JEREMY & VANESSA
23690 ORCHID LN
MURRIETA CA 92562

906-660-012
RUSSI, NICK C & MARISELA A
23682 ORCHID LN
MURRIETA CA 92562

906-660-013
ADAMSON, JAMES L II & CHRYSTAL
23674 ORCHID LN
MURRIETA CA 92562

906-661-006
LIN, WENQING
316 E LA SIERRA DR
ARCADIA CA 91006

906-661-007
WRIGHT, STEPHEN R & SALLY ANN
23595 KATHRYN ST
MURRIETA CA 92562

906-661-008
MANDERVILLE, ASHLEY A & MATTHEW
23625 KATHRYN ST
MURRIETA CA 92562



NOTICE OF PREPARATION AND NOTICE OF INTENT TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR NUTMEG APARTMENTS, DEVELOPMENT PLAN (DP-2019-1997) PROJECT

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6/16

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
PE Riverside:Full Run	Legals CLS	City Notices - 1076~	06/16/20	1

APPENDIX 8.3

**NOP SUMMARY COMMENTS /
NOP COMMENT LETTERS /
SUMMARY OF COURT CASES**

NOP SUMMARY COMMENTS

One of the notable findings after reviewing all of the comments is that there are few if any formal or direct comments or criticisms of the content in the Initial Study or supporting technical studies. The vast majority of comments are anecdotal and submitted to support a local resident's reasons for opposing the proposed project. There are 47 individual comments submitted, all by e-mail. Commentor Christy Fernandez (Comment #8) assembled 953 persons in opposition, with about half or so also providing short statements of the reasons for their opposition and supporting denial of the proposed project. I have organized the comments so we can respond to most of them by the comment's category (traffic, schools, etc.). My first goal is to share these categorized comments with the project team. We can then assess how to respond to these comments. Responses can range from a direct response (such as a response from Brett Bennett's (PE) comments on the hydromodification submittals), to a decision to respond by addressing an issue with an additional subchapter in the Draft EIR. I will highlight those letters with what I believe is original material to reduce the amount of material that team members may or have to read. I did not identify substantial vitriol in most comments, but the opposition is strong. Do not hesitate to draw your own conclusions and share them with the rest of the team.

Nutmeg NOP Comments: Unique Issues Raised

Comment

1. Native American Heritage Commission (NAHC) - generic comment letter regarding implementing AB 52 and SB 18; we have done this so no additional effort required.
2. Brett Bennett, P.E. - This comment addresses the hydrology study, particularly hydromodification submittal is claimed to not meet the City's Jurisdictional Runoff Management Plan requirements. Will provide to Remy to address. See also comment #4 about flooding.
7. Rincon Band of Luiseno Indians - no further comments from this tribe at this time
8. Christy Fernandez - This comment contains the petition with 953 participants. Comments under this Comment number are identified as follows #8(1, 2, 3,)
9. Corey Semrow - strategy for power lines (underground or not?); near CalFire hazard areas; biology impacts.
11. Dana Eng - need signal at Washington and Alexandra and coyotes will have no habitat.
12. David Moore - assumes zone change is required for project. Not correct
15. Deborah Tambollo - fears wild animal displacement during construction will harm children in the neighborhood and any listed species; is property zoned SFR?
16. Western Municipal Water District - No comments. Informs City on how to access WMWD's water connection system.
18. Feloria Christakis - Hydro report is insufficient and inconsistent; traffic impact report done too late (Actually TIA was done in November 2019); and env. document doesn't use appropriate demographic data.
22. Janiece Hewitson - Concerned about how decision will be reached when citizens don't have public meetings and cannot share concerns openly.

25. John Christakis - Assumes up to 1,500 vehicle trips per day from the project. This is not accurate and needs to be confronted. Also states site is subject to faulting and flooding, which is also not accurate and needs to be confronted.
28. Riverside County Department of Waste Resources - describes County's expectations for waste management by the project. Will require several issues to be addressed in a response.
30. Mayra Gomez - scale of project violates the zone code. Not true. Need to address this comment.
31. Melissa Remp - The project will create expenses (insufficient revenue) for City resources and emergency services. Need to respond to this claim.
36. Randall Toburen - The project will create expenses (insufficient revenue) for City resources and emergency services. Need to respond to this claim. Residents will be forced to sell and leave Murrieta. Does City need more apts?
41. Sheri Anzevino - Assumes if 445 parking spaces there will be 445 more cars. Assumes multiple occupancy and 700-800 residents. Wildfire hazard in area due to Tenaja Hills proximity. 3-story buildings pose a greater fire hazard.
42. Stacey Osborne - Asked if parking structure was being built? James responded (letter #43) that no parking structure is being built by the project.
44. Christy Fernandez - This comment references the 953 commentors on-line and 85 signatures on an attached petition.
45. Kathryn Elliott - Concerned about project residents parking on neighborhood streets due to insufficient parking onsite. Assess traffic impacts during peak school traffic. Peak hour trips from site seem low, with some specific questions regarding the traffic study. I suggest sending certain traffic comments to Urban Crossroads to obtain input for responses. Ms. Elliott suggests a modification to the building facade to better fit the "rural heritage" design theme in West Murrieta.
- 8(9). Cynthia Risko - City should choose sustainable growth and prevent overcrowding.
- 8(60). Christina Thomas-Kelley - Observed more transients recently and claims the apartments will create an opportunity for more to come to the area.
- 8(341). Sara Hettinger - assumes 600 cars will be parked at site
- 8(433). Tiffany Hiebert - assumes Section 8 housing
- 8(728). Matt Nichols - suggests need for new freeway ramp if project is built.
- 8(838). Christine Jones - suggests the site has inadequate parking and no guest parking

Nutmeg NOP Comments: Common Issues Raised

1. Traffic, Circulation System Congestion, Safety/Accidents, Adequacy of Infrastructure (including signals), Emergency Access, and Too Many People

#3, #4, #5, #6, #11, #12, #15, #17, #20, #21, #22, #23, #24, #25, #26, #27, #30, #31, #32, #33, #34, #36, #37, #39, #40, #41, #44, #45, #46, #8(5), #8(6), #8(8), #8(13), #8(14), #8(17), #8(18), #8(19), #8(22), #8(25), #8(26), #8(27), #8(29), #8(30), #8(31), #8(32), #8(37), #8(50), #8(52), #8(53), #8(55), #8(56), #8(57), #8(58), #8(59), #8(65), #8(66), #8(69), #8(70), #8(73), #8(77), #8(81), #8(83), #8(84), #8(85), #8(86), #8(88), #8(89), #8(90), #8(91), #8(94), #8(96), #8(99), #8(100), #8(101), #8(102), #8(105), #8(106), #8(108), #8(109), #8(111), #8(115), #8(116), #8(118), #8(119), #8(120), #8(121), #8(123), #8(124), #8(126), #8(129), #8(130), #8(131), #8(132), #8(134), #8(135), #8(137), #8(138), #8(139), #8(141), #8(142), #8(143), #8(144), #8(145), #8(146), #8(147), #8(148), #8(149), #8(150), #8(151), #8(153), #8(155), #8(158), #8(163), #8(164), #8(168), #8(172), #8(174), #8(175), #8(177), #8(178), #8(179), #8(180), #8(185), #8(186), #8(189), #8(190), #8(191), #8(193), #8(195), #8(196), #8(200), #8(205), #8(207), #8(208), #8(209), #8(211), #8(214), #8(215), #8(216), #8(219), #8(226), #8(229), #8(231), #8(232), #8(235), #8(238), #8(239), #8(242), #8(243), #8(244), #8(236), #8(237), #8(250), #8(251), #8(253), #8(254), #8(255), #8(257), #8(260), #8(261), #8(262), #8(265), #8(268), #8(272), #8(276), #8(277), #8(278), #8(282), #8(283), #8(285), #8(286), #8(287), #8(290), #8(291), #8(294), #8(298), #8(301), #8(302), #8(306), #8(310), #8(312), #8(314), #8(316), #8(317), #8(318), #8(321), #8(324), #8(326), #8(327), #8(333), #8(334), #8(336), #8(337), #8(339), #8(340), #8(341), #8(343), #8(348), #8(353), #8(357), #8(361), #8(362), #8(365), #8(372), #8(373), #8(376), #8(379), #8(383), #8(384), #8(385), #8(388), #8(403), #8(404), #8(405), #8(416), #8(418), #8(423), #8(424), #8(426), #8(433), #8(435), #8(436), #8(438), #8(441), #8(448), #8(451), #8(455), #8(457), #8(464), #8(465), #8(467), #8(468), #8(471), #8(473), #8(478), #8(481), #8(483), #8(485), #8(487), #8(488), #8(495), #8(496), #8(497), #8(498), #8(500), #8(501), #8(502), #8(503), #8(504), #8(505), #8(509), #8(511), #8(512), #8(514), #8(518), #8(521), #8(521), #8(533), #8(535), #8(538), #8(539), #8(540), #8(541), #8(542), #8(545), #8(546), #8(555), #8(556), #8(557), #8(561), #8(564), #8(565), #8(566), #8(567), #8(570), #8(571), #8(574), #8(577), #8(578), #8(580), #8(581), #8(582), #8(583), #8(584), #8(585), #8(588), #8(590), #8(595), #8(598), #8(600), #8(605), #8(607), #8(608), #8(610), #8(614), #8(615), #8(621), #8(622), #8(623), #8(627), #8(628), #8(631), #8(632), #8(636), #8(637), #8(638), #8(641), #8(644), #8(648), #8(653), #8(656), #8(657), #8(659), #8(662), #8(664), #8(667), #8(668), #8(669), #8(672), #8(673), #8(675), #8(676), #8(678), #8(681), #8(682), #8(683), #8(685), #8(687), #8(691), #8(693), #8(695), #8(696), #8(697), #8(698), #8(699), #8(701), #8(702), #8(704), #8(708), #8(711), #8(719), #8(720), #8(724), #8(728), #8(730), #8(733), #8(740), #8(747), #8(748), #8(749), #8(756), #8(762), #8(764), #8(765), #8(769), #8(772), #8(774), #8(785), #8(786), #8(787), #8(789), #8(790), #8(794), #8(796), #8(798), #8(802), #8(805), #8(806), #8(807), #8(808), #8(810), #8(813), #8(815), #8(817), #8(820), #8(821), #8(826), #8(828), #8(829), #8(830), #8(832), #8(834), #8(838), #8(846), #8(847), #8(848), #8(855), #8(858), #8(861), #8(862), #8(864), #8(866), #8(871), #8(872), #8(874), #8(875), #8(878), #8(883), #8(887), #8(890), #8(892), #8(900), #8(902), #8(904), #8(905), #8(906), #8(907), #8(909), #8(910), #8(917), #8(922), #8(923), #8(925), #8(927), #8(928), #8(933), #8(934), #8(935), #8(937), #8(940), #8(945), #8(952),

2. Impacts to Bicycle and Pedestrian Traffic

#4, #5, #30, #8(135), #8(158), #8(179), #8(180), #8(246), #8(265), #8(291), #8(423), #8(590), #8(610), #8(644), #8(701)

3. Overcrowded Schools, School Capacity limits, area overcrowded in general

#6, #9, #18, #22, #26, #27, #40, #44, #8(6), #8(13), #8(17), #8(18), #8(20), #8(27), #8(28), #8(37), #8(40), #8(43), #8(46), #8(47), #8(48), #8(50), #8(51), #8(55), #8(56), #8(57), #8(58), #8(60), #8(61), #8(63), #8(70), #8(76), #8(77), #8(79), #8(82), #8(83), #8(84), #8(85), #8(86), #8(88), #8(90), #8(91), #8(92), #8(94), #8(97), #8(99), #8(100), #8(101), #8(105), #8(111), #8(116), #8(118), #8(119), #8(120), #8(123), #8(124), #8(126), #8(129), #8(132), #8(137), #8(138), #8(142), #8(143), #8(144), #8(145), #8(146), #8(147), #8(148), #8(149), #8(150), #8(152), #8(153), #8(156), #8(157), #8(163), #8(168), #8(145), #8(172), #8(175), #8(177), #8(178), #8(186), #8(189), #8(191), #8(196), #8(200), #8(206), #8(208), #8(211), #8(214), #8(217), #8(226), #8(228), #8(231), #8(232), #8(238), #8(239), #8(244), #8(245), #8(246), #8(247), #8(249), #8(250), #8(252), #8(255), #8(260), #8(268), #8(270), #8(272), #8(277), #8(282), #8(283), #8(284), #8(290), #8(292), #8(293), #8(294), #8(299), #8(303), #8(310), #8(312), #8(313), #8(318), #8(324), #8(326), #8(327), #8(330), #8(332), #8(337), #8(341), #8(345), #8(348), #8(351), #8(353), #8(365), #8(371), #8(372), #8(373), #8(374), #8(376), #8(378), #8(379), #8(383), #8(385), #8(388), #8(393), #8(403), #8(416), #8(424), #8(426), #8(433), #8(438), #8(440), #8(441), #8(449), #8(453), #8(455), #8(459), #8(460), #8(466), #8(467), #8(468), #8(485), #8(487), #8(488), #8(495), #8(498), #8(503), #8(505), #8(512), #8(513), #8(516), #8(517), #8(518), #8(521), #8(533), #8(535), #8(538), #8(540), #8(542), #8(545), #8(546), #8(551), #8(555), #8(565), #8(566), #8(571), #8(572), #8(578), #8(580), #8(581), #8(583), #8(585), #8(588), #8(598), #8(605), #8(607), #8(608), #8(614), #8(615), #8(618), #8(623), #8(627), #8(636), #8(638), #8(648), #8(658), #8(659), #8(661), #8(662), #8(663), #8(670), #8(671), #8(672), #8(673), #8(675), #8(676), #8(678), #8(681), #8(657), #8(683), #8(684), #8(685), #8(691), #8(695), #8(696), #8(697), #8(698), #8(700), #8(702), #8(703), #8(704), #8(706), #8(708), #8(719), #8(726), #8(728), #8(733), #8(739), #8(741), #8(742), #8(743), #8(745), #8(748), #8(749), #8(753), #8(757), #8(761), #8(763), #8(766), #8(771), #8(772), #8(774), #8(779), #8(788), #8(796), #8(801), #8(802), #8(805), #8(815), #8(817), #8(822), #8(824), #8(826), #8(828), #8(829), #8(849), #8(860), #8(861), #8(864), #8(865), #8(866), #8(872), #8(874), #8(881), #8(883), #8(887), #8(891), #8(892), #8(893), #8(894), #8(900), #8(902), #8(905), #8(906), #8(910), #8(922), #8(925), #8(927), #8(933), #8(935), #8(936), #8(939), #8(940), #8(943), #8(952),

4. Insufficient Services (retail shopping, law enforcement, medical facilities, etc.)

#10, #11, #25, #31, #36, #41, #8(18), #8(51), #8(57), #8(76), #8(81), #8(145), #8(163), #8(173), #8(189), #8(251), #8(255), #8(262), #8(294), #8(341), #8(361), #8(372), #8(373), #8(376), #8(459), #8(468), #8(471), #8(483), #8(485), #8(533), #8(535), #8(556), #8(571), #8(585), #8(609), #8(638), #8(644), #8(662), #8(691), #8(695), #8(697), #8(709), #8(724), #8(728), #8(739), #8(764), #8(796), #8(820), #8(838), #8(848), #8(904), #8(912), #8(923), #8(926), #8(943),

5. Alternatives that should be considered for site (such as park, retail services, SFR, another school, or another location, or reduced in size)

#4, #12, #18, #20, #25, #27, #29, #37, #38, #39, #41, #8(5), #8(55), #8(83), #8(84), #8(115), #8(118), #8(126), #8(132), #8(134), #8(163), #8(173), #8(186), #8(189), #8(196), #8(225), #8(229), #8(231), #8(235), #8(238), #8(268), #8(317), #8(334), #8(355), #8(376), #8(403), #8(433), #8(435), #8(436), #8(459), #8(495), #8(502), #8(513), #8(521), #8(539), #8(584), #8(605), #8(610), #8(621), #8(638), #8(654), #8(657), #8(662), #8(672), #8(673), #8(675), #8(675), #8(703), #8(722), #8(730), #8(739), #8(762), #8(808), #8(809), #8(821), #8(887), #8(904), #8(912), #8(925), #8(936), #8(940),

6. Community Quality or Character, with focus on three story buildings, views, planning, and conflicts between SFR and Apts.

#6, #9, #10, #12, #15, #21, #23, #24, #25, #26, #27, #30, #32, #38, #39, #40, #41, #45, #46, #8(60), #8(63), #8(69), #8(81), #8(87), #8(92), #8(96), #8(100), #8(109), #8(113), #8(118), #8(119), #8(121), #8(122), #8(123), #8(127), #8(132), #8(137), #8(139), #8(148), #8(149), #8(150), #8(156), #8(158), #8(163), #8(172), #8(173), #8(176), #8(179), #8(180), #8(187), #8(209), #8(210), #8(211), #8(2), #8(213), #8(217), #8(218), #8(223), #8(225), #8(228), #8(229), #8(234), #8(237), #8(238), #8(239), #8(254), #8(255), #8(263), #8(264), #8(265), #8(274), #8(280), #8(281), #8(294), #8(302), #8(304), #8(310), #8(344), #8(345), #8(354), #8(405), #8(420), #8(424), #8(440), #8(461), #8(457), #8(466), #8(476), #8(481), #8(488), #8(496), #8(498), #8(503), #8(507), #8(510), #8(514), #8(518), #8(520), #8(521), #8(525), #8(529), #8(532), #8(541), #8(552), #8(557), #8(561), #8(567), #8(570), #8(580), #8(584), #8(592), #8(593), #8(595), #8(618), #8(626), #8(627), #8(628), #8(640), #8(657), #8(662), #8(664), #8(686), #8(699), #8(707), #8(727), #8(728), #8(756), #8(759), #8(767), #8(772), #8(785), #8(787), #8(790), #8(794), #8(808), #8(810), #8(812), #8(814), #8(815), #8(817), #8(820), #8(822), #8(838), #8(868), #8(871), #8(872), #8(887), #8(904), #8(917), #8(934), #8(937), #8(949),

7. Comments on Project/building design

#30, #37, #45, #8(53), #8(86), #8(90), #8(113), #8(116), #8(149), #8(158), #8(163), #8(180), #8(186), #8(211), #8(216), #8(229), #8(231), #8(229), #8(239), #8(265), #8(310), #8(361), #8(404), #8(426), #8(607), #8(808), #8(904),

8. Crime Associated with Apartments/Law Enforcement

#12, #26, #39, #41, #8(5), #8(8), #8(16), #8(23), #8(24), #8(47), #8(52), #8(58), #8(106), #8(108), #8(119), #8(132), #8(137), #8(149), #8(152), #8(174), #8(193), #8(200), #8(205), #8(264), #8(298), #8(316), #8(317), #8(355), #8(357), #8(433), #8(436), #8(438), #8(449), #8(455), #8(460), #8(462), #8(495), #8(501), #8(510), #8(518), #8(584), #8(607), #8(657), #8(676), #8(683), #8(699), #8(701), #8(703), #8(708), #8(742), #8(747), #8(801), #8(802), #8(834), #8(862), #8(864), #8(865), #8(900), #8(902), #8(949),

9. Decline in Property Values

#6, #9, #10, #11, #12, #23, #30, #36, #37, #38, #39, #40, #8(5), #8(8), #8(16), #8(18), #8(24), #8(30), #8(40), #8(61), #8(89), #8(101), #8(118), #8(149), #8(163), #8(170), #8(179), #8(189), #8(254), #8(272), #8(376), #8(384), #8(405), #8(424), #8(435), #8(440), #8(498), #8(502), #8(503), #8(507), #8(511), #8(518), #8(520), #8(521), #8(533), #8(567), #8(581), #8(584), #8(585), #8(590), #8(592), #8(598), #8(607), #8(610), #8(615), #8(659), #8(668), #8(669), #8(695), #8(697), #8(699), #8(702), #8(707), #8(719), #8(747), #8(812), #8(826), #8(838), #8(855), #8(862), #8(861), #8(862), #8(864), #8(878), #8(892), #8(945),

10. Noise and Air Quality

#12, #25, #37, #39, #40, #8(76), #8(518), #8(521), #8(545), #8(567), #8(838),

11. Supports

#35, #8(225), #8(525)

NOP COMMENT LETTER #1

STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

June 16, 2020

7/15/2020

Governor's Office of Planning & Research

Jun 19 2020

STATE CLEARINGHOUSE

James Atkins
City of Murrieta
One Town Square
Murrieta, CA 92562

Re: 2020060294, Development Plan DP-2019-1997 (Washington/Nutmeg Multi-Family Development Project), Riverside County

Dear Mr. Atkins:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015. If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). Both SB 18 and AB 52 have tribal consultation requirements. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



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Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

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COMMISSIONER
William Mungary
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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a.** A brief description of the project.
 - b.** The lead agency contact information.
 - c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a.** Alternatives to the project.
 - b.** Recommended mitigation measures.
 - c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - a.** Type of environmental review necessary.
 - b.** Significance of the tribal cultural resources.
 - c.** Significance of the project's impacts on tribal cultural resources.
 - d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

- 1. Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe. (Gov. Code §65352.3 (a)(2)).
- 2. No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
- 3. Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
- 4. Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

- 1.** Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a.** If part or all of the APE has been previously surveyed for cultural resources.
 - b.** If any known cultural resources have already been recorded on or adjacent to the APE.
 - c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d.** If a survey is required to determine whether previously unrecorded cultural resources are present.
- 2.** If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3.** Contact the NAHC for:
- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

NOP COMMENT LETTER #2

The City of Murrieta's (City's) Jurisdictional Runoff Management Program (JRMP), requires that all new development and redevelopment activities comply with storm water pollution prevention requirements.

The Notice of Preparation (NOP) for the development for the proposed Washington/Nutmeg Development Plan (DP-2019-1997) (Project) recommended a "Focused" Environmental Impact Report for aesthetics only. After reviewing the Initial Study and the Hydrology Report, I found conflicting and incorrect errors such that these reports do not satisfy the City's JRMP requirements.

1.1 Introduction

The Project is located within the Santa Margarita Region Watershed, Murrieta subarea (Hydrologic Unit 902.30). The proposed facility footprint of the Project site is around 14.6 acres per Google Maps. The project features include construction of a multifamily development as described in the NOP. The proposed Project hydromodification plan is to both capture stormwater onsite and to direct stormwater to the existing 84" stormwater line within Washington Ave which ultimately discharges to Murrieta Creek. While the Project is not located within an environmentally sensitive area (ESA) as defined by the maps in Appendix 5B of the Riverside County Santa Margarita Region Hydromodification Management Plan, the site doesn't ultimately discharge to a channel exempt from Hydromodification performance standards, with the Murrieta Creek upstream limit defined at the confluence of Warm Springs Creek.

A March 5th, 2020 Hydrology Report was provided as part of the initial study. The Hydrology Report provides information only for structural best management practices (BMPs), no source control BMPs, to be implemented onsite to ensure stormwater runoff does not adversely affect this watershed. The surface flow is to be contained using three (3) bioretention basins located along the western Project side adjacent to Washington Ave. The collected water will either infiltrate to a perforated pipe or overflow discharge to the City owned storm drain system. Specific residential areas will direct surface flow to additional structural BMP catch basin insert filter (of an unknown type). A post-construction BMP exhibit is included within conceptual plans CU-01 to CU-6. Design and maintenance specifications per BMP were not included.

As part of this review I as a civil engineer, Brett Bennetts, P.E., conducted daily field reconnaissance between November 20th and 25th, 2019 to observe and report on existing site and downstream conditions during a 0.66" storm event. Observation for any undercutting erosion, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies), existing onsite water detention, downstream flooding potential and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.

1.2 Conditions of Concern Comments

The project's conditions of concern are evaluated from the Initial Study and the Hydrology Report. The report considers the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural and infrastructure drainage features, wet season groundwater depth, and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.

Section X - Hydrology and Water Quality of the Initial Study states either "less than significant impact" or "less than significant impact with Mitigation Incorporated" for each hydromodification and water quality concern.

*Less Than Significant Impact – **The proposed project is not anticipated to significantly change the volume of flows downstream of the project site due to the onsite bioretention basin, and would not be anticipated to change the amount of surface water in any water body in an amount that could initiate a new cycle of erosion or sedimentation downstream of the project site. The on-site drainage system will capture the incremental increase in runoff from the project site associated with Project development. Onsite flows will be pretreated through flow through planters and then captured in the proposed site biofiltration basin. This system will be designed to capture the peak 100-year flow runoff from the project site or otherwise detain this flow on site. Treated surface runoff will be discharged in conformance with Riverside County and City of Murrieta requirements. The downstream drainage system will not be altered given the control of future surface runoff from the project site; thus, the potential for downstream erosion or sedimentation will be controlled to a less than significant impact level.***

CONCERN COMMENT 1 - The size of the conceptual structural bioretention basins is inconsistent between plan set and hydrology calculations.

As discussed in Section 2.3, the size of the proposed structural BMPs (bioretention basins) are significantly higher in the Rational Method calculations than what is shown in the Conceptual Plans. As the Project is guaranteed to increase surface runoff in both volume and flow rate, an incorrectly sized basin would simply be overwhelmed and cause overflow into the MS4 in violation of City JRMP standards.

Neither I or the City are able to review other aspects of bioretention design such as minimum invert area for appropriate drainage to prevent standing water after 96hrs, drainage overflow conditions, drainage inlet sizing, etc. unless the size of the proposed structural BMP matches what is put forward in the conceptual plans.

CONCERN COMMENT 2 - Unknown 60" HDPE stormdrain lines

As discussed in Section 2.3, callout bubble 47 identifies significant installation of large storm drain lines at the western corner, central and eastern corner of the project site for unknown purpose and with no inlet locations. All 60" lines bypass the bioretention basins and discharge to significantly smaller lines which can easily cause blockages due to poor design.

CONCERN COMMENT 3 - Hydromod Iterative Spreadsheet Model populated with incorrect information

The Initial Study states the existing site condition as Soil Type D, per their own geotechnical report; the spreadsheet model incorrectly has existing conditions as Soil Type C.

The proposed BMP dimensions are incorrectly identified as Tank shaped when this is a Basin type BMP. The proposed single-circular volume of the BMP is 15,997 cubic feet which does not match the conceptual plans put forth.

CONCERN COMMENT 4 - Vector Control to prevent mosquito habitat is not addressed

Since the size of the bioretention basin has been presented incorrectly, it is unknown if each bioretention basin has a sufficient basin invert area to accommodate complete infiltration of stormwater runoff into the subsurface from an 85% storm event within 96 hours. Larger storms can potentially deposit a greater amount of runoff volume than would infiltrate within a 96 hour time period. The 96 hour time period is important to prevent creating mosquito and other vector habitats.

Similarly, incorrectly sized bioretention basins with overflow conditions will increase the duration of standing water downstream resulting in similar vector habitats.

CONCERN COMMENT 5 - No clarifications on how the High Density Residential site will meet California State Trash Amendments

The proposed Project development is High Density Residential as it includes 210 multifamily dwelling units over a near 14.6 acre site, or 14.4 Dwelling units per acre.

In order to stay within compliance, the proposed design must present either a full capture system or a full capture system equivalency. The Project does not elaborate on the type of filter insert or a maintenance plan.

Additionally, each of the proposed bioswales have no trash capture devices.

CONCERN COMMENT 6 - Murrieta Creek is currently a 303(d) listed water body

The Riverside County Co-Permittees all identified residential land uses as the most significant and highest priority nutrient source. It is unknown if the proposed BMP will meet water quality standards as the design has been presented incorrectly.

CONCERN COMMENT 7 - Intersection Area is already subject to Flooding, a poorly planned stormwater setup will exacerbate an already impacted area

As discussed in Section 2.2, the intersection of Washington Ave and Nutmeg street is already so prone to flooding that City Flood Control personnel put out warning signs if rain is forecasted. A "Focused" environmental impact report on only aesthetics combined with incorrect BMP design creates both an unmitigated flood control and water quality situation.

OVERALL CONCERN COMMENT 8 - In my professional opinion, the plan put forth appears to cause significant impact to both hydrology and water quality due to inconsistent and lacking design mitigation efforts. I request a greater due diligence in development planning using existing planning standards and post-construction BMP requirements.

2. Site Review

2.1 Existing Site Geology

Per the Hydrology Report, a soil type of D was assigned to the project site based on the Riverside County Flood Control and Water Conservation District Hydrology Manual Hydrologic Soils Group Map Plate C-1.16 (see portion of map in Appendix A). Soil group D is defined as soils having slow infiltration rates when thoroughly wetted and consisting chiefly of silty-loam soils with a layer that impedes downward movement of water, or soils with moderately fine to fine texture. Soil Type D is also described in Appendix 5 - Geotechnical Report.

For calculation purposes, a soil type of D was used for Rational Method calculations of the project site and a soil type of C was incorrectly used for hydromod spreadsheet calculations.

2.2 Existing Topography and Watershed Drainage Pattern

The general stormwater flow pattern in the vicinity of the Project is from the higher offsite elevations north and east of the site flowing through the general project site area directly towards a low natural detention basin or simply infiltrating within the greater open space. The natural detention basin leads to a pair of RCP system inlets that directs stormflow south to a tributary that ultimately leads to Murrieta Creek.

It was observed between November 20th and 25th, 2019 that existing conditions retain the majority of stormwater, possibly near the entire amount, onsite with little to no vegetation/sediment debris movement despite the area being recently landscaped as shown in Figures 1 and 2. The hardscape sidewalk and landscaped areas adjacent to Nutmeg Street were similarly devoid of potential pollutants, with the landscape areas following toward the Project site.



Figure 1 and 2 - Detention Basin after 0.66" Storm Event in late November 2019.

In contrast to the Project site and areas adjacent to Nutmeg Street, the earthen sidewalk and landscaped areas adjacent to Washington Ave were observed depositing sediment, vegetation debris and trash to the MS4 system as shown in Figure 3.



Figure 3 - Intersection of Washington Ave/Nutmeg Street looking North on Washington Avenue.

City Flood Control personnel were observed placing “Subject to Flooding” signs at the southern end of the intersection of Washington Ave and Nutmeg Street days before the storm event. Conversations with the personnel confirmed that the area is so prone to flooding with existing conditions that a sign is warranted when rain is forecast. Indeed, the downstream channel adjacent to Calle Del Oso Oro (turns into Nutmeg Street) was observed to be already obstructed with sediment, trash and backflow conditions as shown in Figure 4.



Figure 4 - downstream channel adjacent to Calle Del Oso Oro (turns into Nutmeg Street)

2.3 Proposed Topography and Watershed Drainage Pattern

The proposed site topography will mimic existing conditions by directing stormwater runoff southwest in three drainage areas (A, B & C). It is stated in the Hydrology Report that areas A, B, & C each culminate to proposed catch basins along Washington Avenue. Detention system "A" will provide 15,997 cubic feet, Detention system "B" will provide 22,253 cubic feet, and detention system "C" will provide 41,421 cubic. Any overflow from detention systems discharges via storm drain to the 84" MS4 line along Washington Avenue.

These detention system amounts are extraordinarily large for such a small site. Detention System A is the smallest at 15,997 cubic feet which equates to near 120,000 gallons of water. A 125,000 Gallon Factory Coated Bolted Steel Tank measures 30 feet in diameter and 24 feet high. Using the conceptual sheet CU-5, I measured Detention System A at roughly 80' by 25' with 1' detention volume or 2,000 cubic feet. Even if I include the additional 4.5' of filter media, which is not 100% water volume detention, the detention volume is still a significantly reduced 11,000 cubic feet. A significantly undersized detention basin will increase both volume and flow rate of stormwater leaving the site.

Detention system B is very rectangular shaped and near 55' by 45' or 2,475 cubic feet, or 13,612 cubic feet if including the additional 4.5' of filter media (which is not 100% water volume detention). Detention system B is near 100 by 40 or 4,000 cubic feet, or 22,000 cubic feet if including the additional 4.5' of filter media (which is not 100% water volume detention). None of these volumes match those used in the rational method calculations.

While reviewing the conceptual sheet CU-5, there is significant installation of 60" HDPE storm drain line (callout bubble 47) at the western corner, central and eastern corner of the project site. I cannot understand the purpose, nor identify how stormwater would entire these lines. All of these systems are shown to bypass each of the detention basins. The storm drain line profiles each confirm the influx of this 60" drain line to a much smaller 12" HDPE storm drain line. I thought perhaps these were meant to represent underground storage devices, except the flow lines do not go into these, and the underlying strata is of such poor infiltration that it wouldn't be a suitable BMP regardless.

I had planned to continue reviewing the proposed hydrology plan, but realized that the large inconsistency when sizing each bioretention basin would hamper any other investigative effort.

3. APPLICABLE STORMWATER STANDARDS

To address post-development pollutants that may be generated from development projects, the City of Murrieta requires that new development projects complete a checklist for identifying development project type and submittal requirements within the Santa Margarita Region (SMR WQMP Applicability Checklist). This is Exhibit D of the 2018 Santa Margarita Region WQMP.

3.1 SMR WQMP Applicability Checklist

Using the checklist criteria, this Project falls into the Priority Development Project (PDP) Category for a variety of reasons: (1) **New Development**. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects; (7) **Parking lots**. The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site); (8) **Street** area greater than 5,000 square feet; and (10) **Pollutant Generating projects disturbing over 1 acre**. Developments that disturb over one acre of land and are expected to generate pollutants (trash/nutrients) post construction. As a PDP, the Project must meet specific stormwater criteria, in addition to satisfying Standard Stormwater Requirements.

3.2 Hydromodification Determination

The Santa Margarita Region Hydromodification Management Plan (HMP) was completed in 2014 by the Co-Permittees in response to Provision F.1.h of Order R9-2010-0016 to manage increases in runoff discharge rates and durations from PDPs. Order R9-2010-0016 required a specific methodology for development of the HMP, including the development of hydrologic and sediment supply performance standards to support maintenance of geomorphic stability in channels receiving runoff from PDPs.

PDPs must be designed so that runoff rates and durations are controlled to maintain or reduce pre-project downstream erosion conditions which in-turn are protective of the stream habitat. The City of Murrieta requires that all PDPs develop a hydromodification management strategy unless exempt. This Project is not exempt from hydromodification requirements as it does not ultimately discharge to an exempt reach of Murrieta Creek.

3.3 Exceptional Threat to Water Quality Determination

The Project can discharge to a City storm drain which ultimately leads to the Murieta Creek (subunit area 90252000). Murrieta Creek is still listed in 2014 from the California's Clean Water Act Section 303(d) listing for impaired water bodies.

http://www.waterboards.ca.gov/centralcoast/water_issues/programs/tmdl/303d_list.shtml

https://www.waterboards.ca.gov/water_issues/programs/tmdl/2014_16state_ir_reports/category_5_report.shtml

The pollutants include Chlorpyrifos, Copper, Indicator Bacteria (fecal coliform), Iron, Manganese, Nitrogen, Phosphorus and Toxicity.

As per the City of Murrieta JRMP, the programs identified within this JRMP are designed to reduce the discharge of Stormwater Pollutants from the MS4 to the Maximum Extent Practicable (MEP), effectively prohibit Non-Stormwater discharges, prevent Runoff discharges from the City of Murrieta's MS4 from causing or contributing to a violation of Water Quality Standards, and prevent adverse impacts to downstream channels and habitat due to Hydromodification.

The Riverside County Co-Permittees all identified residential land uses as the most significant and highest priority nutrient source.

3.4 California State Trash Amendment

On April 7, 2015, the State Water Resources Control Board (SWRCB) adopted state-wide Trash Provisions to two (2) of their Water Quality Control Plans.

<http://content.rcflood.org/NPDES/StateTrashAmendments.aspx>

- The Trash Amendments apply to all surface waters of the State.
- The Trash Amendments prohibit the discharge of trash to surface waters of the State as well as the deposition of trash where it may be discharged into surface waters of the State

These provisions are referred to as Trash Amendments and are directed to Phase I and Phase II MS4 permittees, which includes the City of Murrieta, who retain regulatory authority over Priority Land Uses. The definition of Priority Land Uses are developed sites that include:

- High Density Residential (10 or more Dwelling Units/Acre)
- Industrial
- Commercial
- Mixed Urban
- Public Transportation Stations and Stops
- Alternative Areas determined by the Permittees

The proposed Project development is High Density Residential as it includes 210 multifamily dwelling units over a near 14.6 acre site, or 14.4 Dwelling units per acre.

In order to stay within compliance, the proposed design must present either a full capture system or a full capture system equivalency. The conceptual utility plan CU-1 to CU-4 do include callouts 38, 39 and 48 which are various sized drop inlet with Kristar filter insert. Kristar is a very outdated product name and is now called Old Castle Infrastructure. They have various filter inserts but only a certain few are deemed certified to meet full capture criteria. The Project does not elaborate on the type of filter insert or a maintenance plan.

Additionally, each of the proposed bioswales have no trash capture devices.

Below is a website which provides a list of certified devices

https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/certified_fcsdevicelist_feb20.pdf

3.5 Summary of Primary Pollutants of Concern

The primary pollutants of concern are sediments, nutrients, trash and debris, bacteria and viruses and pesticides. The anticipated pollutants of concern after construction nutrients, organic compounds, trash and debris, oil and grease, bacteria and viruses and pesticides.

Primary concerns for this site include previous and planned onsite landscaping, pesticides and nutrients. Finally, bacteria and viruses are of primary concern due to the residential and pet nature of multifamily development including a dog park. Oil and grease are a primary concern as vehicular traffic is part of the day to day function.

Prepared By

NAME: BRETT BENNETTS

DATE: July 10, 2020

REGISTRATION: ENGINEER (CIVIL), CA, ID:75581, EXP:06/30/2022

Report Limitations

This document was prepared solely for request of comments for the Development Plan (DP-2019-1997) Project. I have relied on information provided by the City of Murrieta and other parties and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.

These comments were performed within various limitations, including time constraints. These comments were not designed or intended to determine the existence and nature of all possible environmental risks affecting the Property. Accordingly, THIS DOCUMENT DOES NOT PURPORT TO DESCRIBE ALL ENVIRONMENTAL RISKS AFFECTING THE PROJECT SITE.

All data, pictures, documents, or information contained in this report have been prepared exclusively for the City of Murrieta and may not be relied upon by any other person or entity without the prior written consent of myself, Brett Bennetts, unless otherwise provided by law.

NOP COMMENT LETTER #3

From: [Aisa Winkle](#)
To: [Atkins, James](#)
Subject: Apartments corner of Washington and Nutmeg
Date: Tuesday, June 30, 2020 5:09:40 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Atkins:

I live off of Cal Oaks in Murrieta and I am very interested in information regarding the potential 210 apartment complex being built on the northeast corner of Washington and Nutmeg.

Hopefully, the city of Murrieta is wise enough to know the infrastructure to support such a large complex does not exist at this time and I would appreciate any information on future meetings or information on this development, if possible.

Thank you for your time.

Sincerely,

Aisa Diaz
760-803-6987
bananaslugbaby@yahoo.com

NOP COMMENT LETTER #4

From: [BOB AND MONA DAVIES](#)
To: [Atkins, James](#)
Subject: Washington - Nutmeg Multifamily Development Project
Date: Monday, July 13, 2020 5:07:00 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Atkins,
Could you confirm receipt?

The property on the corner of Washington - Nutmeg Multifamily Development Project would be better served for home development and or commercial property. Such as the lot next to Murrieta Valley High School may be a better fit.

Calle de Oso Oro bridge is only 2 lanes and should be four and it is a hazard for pedestrians and drivers.

Increased traffic due to this development would be a disaster. Also Calle de Oso Oro East of Washington would have to be widened to four lanes to accommodate traffic. (Money for the bridge was diverted to another project in Murrieta?)

Overall traffic in the area would be a hazard and disruptive to the local resident homeowners. This particular area is also known for flooding.

Could you please contact us for the future public meetings for this project? Our contact name, address, phone, physical address is included: We have resided at this location for twenty-four years.

Dr. Mona and Bob Davies
42772 Trail Blaze Pass
Murrieta, CA. 92562
951-698-7650
daviesmmd1@msn.com

Sent from [Mail](#) for Windows 10

NOP COMMENT LETTER #5

From: [Brett Bennetts](#)
To: [Atkins, James](#)
Subject: DP-2019-1997 Project Traffic Plan Comments
Date: Wednesday, July 15, 2020 4:50:48 PM

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Good afternoon,

This is an additional written comment in regards to the development plan for the Washington/Nutmeg Multifamily Development project. I considered this separate from the Hydromodification comments.

My two daughters either walk or bike to Murrieta Valley High School and Thompson Middle School using the existing dirt path along Washington ave. It is too dangerous to cross Washington Avenue even at the intersection of Washington ave and Nutmeg Street. That intersection is a focal point of traffic with numerous aggressive moments from vehicle drivers making turns. I instruct them to cross further down at Jerry Allen lane or Nighthawk Way.

The proposed residence will not allow left turns at Nutmeg street, thereby forcing more traffic along Washington Avenue. There is no defined bike path and no additional pedestrian safety measures to eliminate blind spots by hurried drivers. I would appreciate some pedestrian or bike path consideration along Washington Avenue. Caltrans is even advocating for more bike and pedestrian paths to ease traffic concerns.

I would also like to point out that the Murrieta fire was not that long ago. The limited number of vehicle access roads caused a buildup at the intersection of Washington ave and Nutmeg Street, to which some of my friends had commented it was difficult to get out. I understand the need for more multifamily housing, I would like it balanced in line with future planning for additional access across Murrieta Creek. Overloading the single road of Washington Avenue for all manner of traffic (residence, work, schooling and commercial) will just cause different problems.

Finally, the traffic count data states that the beginning peak hour is at 8am, even though the numbers clearly show higher traffic counts between 7am and 7:30am. I've been here long enough to understand this is obviously school traffic (high school, middle school and Cole Canyon Elementary). In just two years, the upcoming California State order for high schoolers to start no later than 8:30am and middle school no later than 8:00am will cause a traffic grid nightmare along Washington Avenue. Please start planning how we can access our schooling and not just continue to place projects without regard to this.

Appreciate your time and consideration in these matters. Regards,
Brett Bennetts, P.E.
23356 Mountain Song Loop,. Murrieta, CA 92562

NOP COMMENT LETTER #6

From: [Brian Treat](#)
To: [Atkins, James](#)
Subject: Development Plan DP-2019-1997
Date: Wednesday, July 8, 2020 9:05:11 AM

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Development Plan DP-2019-1997

Mr. Atkins,

I strongly disagree with this project and do not think this should be built. So many things will be impacted with that many people coming into that small area.

Her is just a few that will affect OUR family.

Are all the kids going to be going to Cole, Thompson and MV?? Schools are already too full. Traffic will be horrible in that area. We bought on the west side because we wanted to be away from all the traffic. This will end that. Property values of the surrounding area will go down. No one wants a house next to this kind of property.

We bought in Murrieta 8 years ago because of what the city has to offer. Its slowly becoming just another crowded city where the city planners just think of money. If this goes through, I assume we will move to another city unfortunately.

The traffic, crowded schools and our home value will all be affected.

Do not go through with Development Plan DP-2019-1997

Thank you for you time,

BRIAN Treat
Home Owner

NOP COMMENT LETTER #7

From: [Cheryl Madrigal](#)
To: [Atkins, James](#)
Cc: [Deneen Pelton](#)
Subject: DP-2019-1997 Washington/Nutmeg Multifamily Development Project
Date: Tuesday, June 30, 2020 4:43:27 PM
Attachments: [image001.jpg](#)
[DP_2019-1997.pdf](#)

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James,

Please see attached response letter to above mentioned project. If you have any questions or comments, please contact us.

Thank you for the opportunity to protect our cultural assets.

Cheryl

Cheryl Madrigal

Cultural Resources Manager

Tribal Historic Preservation Officer

Cultural Resources Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635 ext. 323 | Cell: 760-648-3000

Fax: 760-749-8901

Email: cmadrigal@rincon-nsn.gov

seal-rincon-website_03



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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



June 30, 2020

Sent via email only: JAtkins@MurrietaCA.gov

City of Murrieta
James Atkins
Associate Planner
1 Town Square
Murrieta, CA 92562

Re: DP-2019-1997 Washington/Nutmeg Multifamily Development Project

Dear Mr. Atkins,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government. Thank you for providing us with the Notice of Preparation and Notice of Intent to prepare an Environmental Impact Report for Development Plan DP-2019-1997. The identified location is within the Territory of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

We have reviewed the provided documents and have no further comments at this moment. Please include the Band on all distribution lists for environmental document reviews, consultations, circulation of public documents, and notices for public hearings and scheduled approvals. The Rincon Band reserves its right to continue to fully participate in the environmental review process and to review and submit additional information during the public review process. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at cmadriral@rincon-nsn.gov. We look forward to working together to protect and preserve our cultural assets.

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

Sincerely,

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

NOP COMMENT LETTER #8

From: [Christy Fernandez](#)
To: [Atkins, James](#)
Subject: Signatures
Date: Saturday, July 11, 2020 7:23:54 AM
Attachments: [stop-overcrowding-our-streets-and-schools_071020.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Atkins,

Here are the electronic signatures that I referenced in my opposition letter to the development at the corner of Washington/Nutmeg.

Thank you,
Christy Fernandez



MURRIETA--STOP OVERCROWDING OUR STREETS, HEALTHCARE FACILITIES, AND SCHOOLS

<https://www.thepetitionsite.com/768/658/200/stop-overcrowding-our-streets-and-schools/>

Author: Christy Fernandez

Recipient:

Petition:

Currently the property on the Northeast corner of WASHINGTON and NUTMEG has been approved for a 210 unit apartment complex. We are asking that the city reconsider based on the impact this will have on the already overcrowded healthcare facilities, congested roads, and overcrowded schools. This area does not have the infrastructure in place to support all the additional people and traffic.

	Name	From	Comments
1.	Christy Fernandez	Murrieta, CA	
2.	Stephanie Blair	Wildomar, CA	
3.	Cindy Sullivan	Murrieta, CA	
4.	Eric Hill	Murrieta, CA	
5.	Jean Marie LaPonza	Murrieta, CA	Wildomar already has a monster condo project slated for the border of Murrieta and Wildomar at Washington (less than 2 blocks from the nutmeg project) We are already being impacted by a city that doesn't care about our streets, our crime, our property values. Murrieta is better than that, that's why we have lived here for almost 20 years. Support your tax payers and your citizens and vote on single family homes for that corner. PLEASE!!!!!!
6.	Jennifer Di Donato	Murrieta, CA	The addition of the projected number of people to reside in this small space will increase the already heavy traffic which could pose a significant safety risk if a natural disaster was to occur such as the fires we just encounter. This will also negatively impact our surrounding schools increasing already large class sizes per teacher.
7.	Stephen Loera	Murrieta, CA	
8.	Julia Smith	Murrieta, CA	Lowers property value and increases crime. Our roads can't sustain the traffic it will bring
9.	Cynthia Risco	MURRIETA, CA	Keeping our city's growth at a sustainable rate and prevent over crowding.
10.	Eric Hubbard	Murrieta, CA	
11.	Allison Flatebo	Murrieta, CA	
12.	Michelle Herman	Murrieta, CA	
13.	Tara Calhoun	Murrieta, CA	The negative impact such a project would have on the community for schools and traffic.
14.	Christina Campbell	Murrieta, CA	Murrieta doesn't have the infrastructure to support all the new housing being built.
15.	Seth Cutrell	Murrieta, CA	
16.	Ana Monsegue	murrieta, CA	Murrieta is a great city with excellent schools, low crime and high taxes. By allowing income housing depreciates the values pf our home and will increase crime.
17.	Colby Griffiths	Murrieta, CA	It is already too crowded where the proposed apartment complex is planning to be built. Traffic is horrible at Washington and Nutmeg with parents getting kids from MVHS, Thompson Middle, and Cole Canyon Elementary.
18.	Richelle Kraus	Murrieta, CA	Because I love in this community and don't believe this complex is in the best interest to the current homeowners. This will create more traffic, over crowd our already over (continues on next page)

	Name	From	Comments
18.	Richelle Kraus	Murrieta, CA	<i>(continued from previous page)</i> crowded schools in the area, and create longer lines at the stores, and gas stations. Could bring our home values down as well.
19.	Cynthia Louthback	Murrieta, CA	Our streets can not support the traffic this will create. Trying to get down Washington to Clinton Keith is a night mare most days
20.	chrystina silvia	temecula, CA	We are over crowded as is!!! No more low income housing.
21.	Thomasine O'Donovan	Murrieta, CA	
22.	Marisa Holz	Murrieta, CA	The area this building is planned for alewady has a huge traffic problem during school hours. By adding a complex that will add an additonal 210 or more vehicles will cause even more backup in the area.
23.	Evey OG	Murrieta, CA	I pay high taxes to live in Murrieta because the crime is low and schools are great! Low income apartments will bring crime to the area!
24.	Michael Sedano	Murrieta, CA	This project is proposed behind my house. And I don't want my property value to decrease due to this. I also want to keep my neighborhood safe. And the schools safe as well. This project will have a very negative impact on the area
25.	Michelle Magana	Murrieta, CA	Traffic, safety for kids, home values
26.	Deena Jones	Murrieta, CA	Over crowded streets!!!!!!!!!!
27.	Dianne Kucharyski	Murrieta, CA	Traffics is awful already. Schools are full.
28.	Karem Viveros	Murrieta, CA	Our town is already overcrowded. No need to build more appartments.
29.	Conney Spencer	Murrieta, CA	Having an apartment complex at the location of Washington and Nutmeg would cause so much more traffic, especially during school hours since we have a high school, middle school and elementary school in the vicinity. Traffic is currently awful already before and after school. More traffic would be a danger to students traveling to and from school. Washington has already had to be reconfigured in front of the Ralph's shopping center due to many accidents in the area as well as a fatality due to an accident. A park would be a better use of the area in question.
30.	Stephen Carter	Murrieta, CA	We don't need more apartments in the area . Also traffic will become a much larger issue to deal with . Will also possibly negatively effect property values.
31.	Kelly Carter	Murrieta, CA	I live off Grizzley Ridge and Washington. My high school student would have to drive past it every morning and afternoon in the way to and from school. I fear more traffic and a potential for accidents.
32.	Lyndsey Lopez	Murrieta, CA	Traffic in this area is already a nightmare why add to it.

	Name	From	Comments
33.	Lindsay Cutrell	Murrieta, CA	
34.	Marilyn Sainz	Murrieta, CA	
35.	Katie Hurst	Murrieta, CA	
36.	Karen Higgins	Murrieta, CA	
37.	Melissa Remp	Murrieta, CA	The streets are overcrowded and schools are full. The cross streets already have a huge traffic problem with 3 schools in such close proximity.
38.	Natalie Zimmer	Murrieta, CA	
39.	Natalie Chaput	Murrieta, CA	
40.	Sheila Forgerson	Murrieta, CA	Overcrowding, lowering home values, over crowding schools
41.	Todd Marsden	Murrieta, CA	
42.	Christy McVeigh	Murrieta, CA	
43.	Roth Roth	Murrieta, CA	Overcrowding
44.	Vicki Smeraldi	Murrieta, CA	Intersections in this immediate area are overcrowded with pedestrian traffic due to MVHS. I witnessed three horrendous accidents at the intersection of Washington and Nutmeg during the past few years. This proposed complex will negatively impact the safety of the children in our community.
45.	Ashley Manderville	Murrieta, CA	
46.	Stacy Conley	Murrieta, CA	Overcrowding
47.	James Layman	Murrieta, CA	Overcrowding and risk of more crime
48.	Jeremy Fleenor	Murrieta, CA	We are overbuilt Schools are packed They are already building apartments a block away!
49.	Aimee Brown	Murrieta, CA	
50.	Scott Perdew	Murrieta, CA	I don't want Murrieta to be overcrowded.
51.	Lacy Layman	Murrieta, CA	Safety purposes, We will not be safe if there is a fire. There are not enough ways out. Over crowding at schools, there are too many kids at each school already. Is there even space to add more?
52.	Dominique Hoover	Murrieta, CA	I want to keep Murrieta the family friendly and safe neighborhood it is today!
53.	Corey Semrow	Murrieta, CA	The infrastructure here cannot support this for one For two I do not want to look out my window at a 3 story building that looks like a jail.
54.	D Reewe	Murrieta, CA	

	Name	From	Comments
55.	Lauren Grant	Murrieta, CA	We don't need our schools or our roads being anymore crowded. Speeding is terrible through our neighborhoods due to everyone rushing. We don't need more housing. Build a Trader Joe's!
56.	Lisa Archuleta	Murrieta, CA	Our infrastructure is not ready for that many new residents on that corner . There are condos and townhouses that are still going in bringing hundreds of extra people to our area yet we have no no schools .
57.	Sheldon Gill	Murrieta, CA	This project would overwhelm the infrastructure, clog roads, create emergency response delays, cause potential overcrowding in local schools, and add several hundred vehicles on an already busy area at peak times! Not to mention police responses to the new proposed project would potential create more calls for service and stretch patrol officers! Please reconsider this project and chose a different location for future developement.
58.	SHaron Ponte	Murrieta, CA	Over crowding and safety of each families here
59.	Courtney Roth	Murrieta, CA	Because our roads cannot handle that many more cars. We are already congested. Why can't Murrieta build a park or skatepark for our kids or maybe some good restaurants??
60.	Christina Thomas-kelley	Murrieta, CA	This is important to me because allowing additional apartment homes into the area is going to cause community issues. Bringing in apartments will shift the nearby schools population to already impacted environment. Additionally, we have noticed an influx of transient population and these apartment homes will bring in more opportunities for transients. One of the benefits of copper canyon is people come here who live here, keeping our community small town focused and quaint. Adding 200 apartment homes will increase traffic and population which will change the dynamic of our small little community. Please stop the apartment plan!
61.	Shannon Mullinix	Murrieta, CA	I live in this neighborhood and we are severly overcrowded already, on the streets and the schools. Not to mention what this will do to the property values.
62.	Tammy Habener	Murrieta, CA	
63.	Jessica Walsh	Murrieta, CA	Murrieta is my city! I don't want to see it get overcrowded. The joy of Murrieta is the small city feel. That corner is the wrong place to put an apartment building. It will overwhelm the area.
64.	Alicia Thompson	Murrieta, CA	
65.	Kristie Steffens	Wildomar, CA	Too much traffic in sm area!!!
66.	Betty Harrington	Murrieta, CA	These amount of units in this location would overrowd our intersection of Nutmeg/Called de Oso Oro and Nutmeg.
67.	Tina Freesmeier	Murrieta, CA	
68.	Kandi DiFiore	Murrieta, CA	

	Name	From	Comments
69.	Crystal Chavers	Murrieta, CA	Streets are already over crowded and a 3 story apt building will look so out of place
70.	Amy Rosser	Murrieta, CA	I'm a homeowner and local teacher directly affected by this construction. We do not have the local resources or traffic patterns established in this area to be safe for our community and students. Our schools are currently over capacity and cannot accommodate more students effectively, while continuing to serve and support our current enrollment. This building complex WILL NOT bring any positive to our immediate community.
71.	Siriwan Roderick	Murrieta, CA	
72.	Sangeeta Saifullah	Murrieta, CA	
73.	Nidy Hernandez	Murrieta, CA	Washington is over crowded with dropping off and picking up kids at both the junior high and high school. It's really bad now. I can't imagine more cars adding to this already overall traffic situation EVERY MORNING AND AFTERNOON.
74.	Maria Tecuatl	Menifee, CA	
75.	Fernando Espinosa de los Monteros	Murrieta, CA	
76.	Valerie Garcia	Murrieta, CA	We don't want apartments to over crowd our small town community! This would only create more traffic, pollution, trash, noise, and over crowd our schools!
77.	Amber Label	Murrieta, CA	Our city especially around the intersection of Washington and Nutmeg is already crowded. It would be dangerous to put apartments there and cause a significant increase in traffic. Also our schools are already overcrowded and can not accommodate more students.
78.	Tammy Gilliland	Murrieta, CA	
79.	Katherine Griffith	Murrieta, CA	Our schools are over capacity and its impacting the education and attention our kids are receiving. Adding this complex will make a bad situation worse.
80.	Syndie Stone	Murrieta, CA	
81.	Amy Groty	Murrieta, CA	I moved to Copper Canyon because of the quality and peacefulness of the neighborhood. I am concerned that adding these apartments will ruin the aesthetics, increase congestion of the roads, shopping centers, healthcare facilities, etc., Please reconsider where you build.
82.	Sergio Rivas	Murrieta, CA	Overcrowded already, don't need additional housing.
83.	Erin Murray	Murrieta, CA	Schools are already overcrowded. Traffic is a mess in that area. The people in this community want more parks, space, and things for our youth to do, not more high-density housing. The city needs to be thinking about its residents and not more money.

	Name	From	Comments
84.	Jordan Littleton	Murrieta, CA	The local infrastructure can't handle 400 more cars on the roads. The schools are already overcrowded. We moved here to get away from the crowds. A park or single-family-residences would be better suited at this location.
85.	Carolyn Garnica	Murrieta, CA	This will generate too much traffic and overcrowded many schools.
86.	Joseph Dockery	Murrieta, CA	I'm a neighbor concerned about overcrowding of streets and schools... A 3-story monstrosity has no place in our residential area.
87.	Jennette Long	Murrieta, CA	My family moved to this area for the fact that apartment complexes like the one purposed don't exist around our homes. It will ruin the area!!
88.	Lourdes Sto. Domingo	Murrieta, CA	This City is already over crowded. The schools are over crowded. The streets are over crowded.
89.	Danny Harrington	Murrieta, CA	It will be a reduction on my property value and congestion in an already congested thoroughfare.
90.	Michelle Runnells	Murrieta, CA	The traffic is already terrible, our schools are overcrowded and it will be a complete eyesore
91.	Michelle Langstaff	Murrieta, CA	This is important to me as these are being built in an area where traffic is already horrendous, over crowded schools, and the fact that our infrastructure as it is cannot support the additional volume these apartments will bring.
92.	Nicole Morgan	Murrieta, CA	Please don't build apartments in this area we value our schools and homes please don't overcrowd our area.
93.	Kevin Ester	Murrieta, CA	
94.	Nichole O'Neill	Murrieta, CA	210 units means a minimum of 420 more people and cars on the road. The traffic on that street is already extremely congested especially at school drop off and pick up times. There is no way to widen that road. Cole Canyon Elemis already way over capacity and I'm assuming the same for Thompson and MV.
95.	Marcela Espinosa	Murrieta, CA	
96.	Erin Tull	Murrieta, CA	This kind of infrastructure being built on this land would cause safety issues, a tremendous traffic increase and would not be what is best for this community.
97.	Jennifer Braga	Murrieta, CA	Overcrowding!
98.	Pamela Farzan	Murrieta, CA	
99.	Diana Lopez	Murrieta, CA	Overcrowding of streets , traffic, schools.
100.	Jennifer Chenal	Murrieta, CA	I live In area that would be directly effected by this horrible idea. To take kids to two school within a mile of each other it takes me 30 minutes already- dropping off in loops. The traffic is already a nightmare. The schools are already at max capacity. This would be a nightmare! Please don't do <i>(continues on next page)</i>

	Name	From	Comments
100.	Jennifer Chenal	Murrieta, CA	<i>(continued from previous page)</i> this. This would destroy the area. With the two other condo complex being built by mv you have not even seen what impact that will have on schools and traffic. Whoever is in charge of signing this off needs to be fired!
101.	Rachel King	Murrieta, CA	West Murrieta is the most beautiful peaceful part of murrieta, and still the schools are over capacity and traffic on Washington between Nutmeg and Kalmia is bumper to bumper. 210 apartmebts, or homes, in that small of a space will drastically increase traffic congestion, impeade our schools, and cause property values to decrease.
102.	Brenda Sanchez	Murrieta, CA	Safety for our kids as this will impact traffic with in school zone.
103.	Debra Eversoll	Murrieta, CA	
104.	Shivanayaki Saalai	Murrieta, CA	
105.	Rachel Antaya	Murrieta, CA	School and street overcrowding.
106.	Nancy Woolf	Murrieta, CA	Traffic is already an issue on that corner. The Ralphs shopping plaza is a hangout for kids after school, leading to delinquent behavior. Do we really need more of this???
107.	Kimi Neshati	Murrieta, CA	
108.	Rebekah Hurd	Murrieta, CA	There is already a lot of traffic coming down Nutmeg/Calle de Oso Oro. People drive very fast and I've almost been hit multiple times, even while walking and crossing the street. There's too many people swerving through traffic, going well over the speed limit... and I have never seen a cop. My house backs up to Calle de So Oro, so I drive this street often, ride my bike there, and walk. Nothing has been done about the speeding on this street close to where these apartments will be and I can't imagine adding more traffic at this time. Fix the roads first before adding houses/apartments please for everyone's safety.
109.	Cristy Dockery	Murrieta, CA	Streets are already over crowded and getting out of my development sometimes takes up to 10minutes because of cars that are parked waiting for kids to get out of school. Never mind going to the store or having to leave for an appointment. We moved from MENIFEE to the West Side for the beauty of the small town. Stop this madness!!
110.	Jennifer Carrete	Murrieta, CA	
111.	Noel Glaszczak	Murrieta, CA	Traffic and crowding in nearby schools.
112.	Mary Villanueva	Murrieta, CA	
113.	Nicole Lee	Murrieta, CA	Our side of town is not ready for the influx of this development and the proposed design is hideous. Three story apartments are not what copper canyon residents want to see.

	Name	From	Comments
114.	Meredith Neely	Murrieta, CA	
115.	Diane Bennett	Murrieta, CA	Safety issue would be created. That is already a busy intersection with a lot of school aged kids crossing to get home. Let's use that land to better our community
116.	Sharla Ortega	Murrieta, CA	Major overcrowding would occur in this area without increased infrastructure and more schools. The traffic on this corner is already horrendous during school hours and is backed up a mile in every direction. This corner serves at least 6000 children from 3 schools within 1 miles. The 3 story apts will look atrocious next to all single family homes. The architecture does not blend but will stick out like a sore thumb .
117.	Lori Nelson	Murrieta, CA	
118.	Cherissa Sammon	Murrieta, CA	Our schools are over crowded. The roads are packed and impossible with so many people on them... especially on the west side. We need to stop adding more homes and add Sports parks, restaurants, Trader Joe's, etc. Apartments will also bring down the home values of those around. Three story buildings do not fit the climate of the west side at all.
119.	Jesus Carrete	Murrieta, CA	This will impact traffic, schools, crime, and community. As these housing projects start popping up more and more hard working, honest and giving citizens will be forced to move out further away. This will make Murrieta just like so many other cities that have faced this and now regret it. What makes Murrieta special is the quality of life and community it Currently has.
120.	Daniel Comstock	Murrieta, CA	Over crowding the already busy streets and full classrooms. Infrastructure is not in place.
121.	Kristyn Suemnick	Murrieta, CA	The apt units will cause more traffic in an already high traffic area. This is a part of town that focuses on residential homes, not large scale apt buildings. It will be detrimental to the feel and safety of the area.
122.	Christopher G	Murrieta, CA	We moved to this area a year ago because of the high ratings of Cole Canyon Elementary and a general step up from another nice area of Murrieta. There are enough massive apartments projects in town, the newest of which is Mitchell place on Clinton Keith to go along with other new apartments on Clinton Keith east of the 215 as well as relatively new apartments east of the 15. The residents are organizing well here to let the Planning Commission and City Council get the message on this particular project and area.
123.	Chrystal Adamson	Murrieta, CA	This is a all area we are in here we will be overcrowded. School mornings just trying to get through the light at calle del oso oro is a night mare already. Not to mention Thompson and MV they are so full already. And letting a <i>(continues on next page)</i>

	Name	From	Comments
123.	Chrystal Adamson	Murrieta, CA	<i>(continued from previous page)</i> lower priced apartment complex to this area will just bring down this whole area. I love our little corner of murrieta. Please dont allow this
124.	Michael McChesney	Murrieta, CA	Our neighborhood can't take much more in volume. Cole canyon elementary is already beyond capacity not to mention the increase in vehicle traffic at Washington and Nutmeg will only contribute more to the already terrible congestion.
125.	Kymberli Wilson	Murrieta, CA	
126.	Katherine Collins	Murrieta, CA	We don't have the infrastructure or space in our schools to support that many more residents, students and vehicles on the road, especially at an already very busy intersection. That lot would better serve the community as a community park to be honest. Maybe one with a small playground, but big open grass areas and a dog area. That would serve our beautiful Copper Canyon community.
127.	Kimberly Morrow	Murrieta, CA	I live up the street and I love the West side of Murrieta for many reasons, one being NO apartments and very little crime. Putting apartments in on the corner of Washington & Nutmeg breaks my heart!
128.	Alexander St john	Murrieta, CA	
129.	Jamie Miller	Murrieta, CA	Our schools are at capacity. Also school traffic is already backing up terribly. We do not have the infrastructure for such a high density development.
130.	Leo Ortega	Murrieta, CA	I travel this area daily, the traffic is so bad already.
131.	Brett Lynton	Murrieta, CA	I don't want the extra traffic and strain on resource in an area that is already bad to begin with.
132.	Kimberly Hemrich	MURRIETA, CA	This is a horrible idea! We already have major traffic issues and crime that our little city can't seem to handle!! Our schools are overcrowded and our town is becoming more and more like what most of us moved away from! Please just put a store or something here!? No more people!!
133.	Megan Fonte	Murrieta, CA	
134.	LaDonna Olson	Murr6, CA	The traffic is already bad and all this is going to make matters so much worse there's plenty of open land on Jefferson and Hot Springs
135.	Jennifer Bean	Murrieta, CA	There's already too much traffic and keeping our two daughters safe while walking to/from school is most important to me. Roads seem to be the last thing improved when building and that's after there's already been problems. Kee our kids safe!!
136.	Michelle McClung	Murrieta, CA	
137.	Oly Patterson	Murrieta, CA	This will negatively impact traffic, schools, crime, and community.

	Name	From	Comments
138.	Kirstin Osterhout	Murrieta, CA	I am very concerned about the traffic and the addition of students to schools that are already overcrowded/impacted.
139.	Amanda Junior	Murrieta, CA	I live right where they plan to build this apartment complex. It's on a street where I drive my kids to school and is already overly crowded in the mornings. We've lived here 6 years and they've already built home and condos right by me. This is too much. Our elementary school has the most kids in murrieta and now with new apartments, it will have even more kids. Which means crowded schools and low student teacher ratios. Or expanding our school more which means our kids will be going to school with construction. I don't want to see this Crowd our streets and our schools. It's too much!
140.	Katie Stroud	Murrieta, CA	
141.	Beth Fernandez	Murrieta, CA	We need more infrastructure for jobs, not housing to cause even more congestion on our streets
142.	Denise O'Connor	Murrieta, CA	The traffic and schools are already impacted. Where are all the cars going to go??? Washington is already overcrowded!
143.	Art Pontes	Murrieta, CA	Infrastructure and street improvements would be necessary for the area. Schools crowding. Other developments in the area haven't completed to be able to determine the impact to the area with an updated traffic study.
144.	Lauren Padmos	Murrieta, CA	Too much traffic now, we dont need to add 200+ more vehicles.
145.	Stanley Cornelis	Murrieta, CA	Overwhelming of streets, schools, medical facilities, and resources. Let's not put GREED over safety and education.
146.	Edward Chenal	Murrieta, CA	Overcrowding schools and streets.
147.	Susanna Catron	Murrieta, CA	Wev already have traffic issue apartment complex will creat more of issue. This will also cause issues with crowding in the area.
148.	Stefanie Martin	Murrieta, CA	This would be the 3rd new multiunit development on WASHINGTON AVE. The burden of the added traffic and the overcrowding of our schools is not being considered. This project will negatively impact our community.
149.	Rhonda Hall	Murrieta, CA	Traffic, schools, eye sore, property values, crime. The list goes on and on.
150.	Chris Rhine	Murrieta, CA	Our city is already suffering from over crowding and it shows on our streets and shopping in the area. Traffic is already too impacted to even make a run to Temecula for dinner and we wait in long lines at local gas stations. Traffic congestion requires 40 minutes just to drop our children at near by schools. This part of Murrieta is not the place for more congestion and urban living hive belong where more services are walking distance away such as that near cal (continues on next page)

	Name	From	Comments
150.	Chris Rhine	Murrieta, CA	<i>(continued from previous page)</i> oaks sports park that already supports that general environment.
151.	Michelle Sander	Murrieta, CA	Overcrowded streets, not enough parking, not enough infrastructure
152.	Deanna Craig	Murrieta, CA	Over crowding and bad element to our surrounding neighborhoods
153.	Christina English	Murrieta, CA	Our area can't handle more people. The schools are already at capacity, there is so much traffic during school hours!!!
154.	Coleen Grisso	Murrieta, CA	
155.	April Warren	MURRIETA, tm	Our streets are not designed to cover this many residents, the current traffic situation is bad enough already.
156.	Sarah Todd	Murrieta, CA	This is important to me because it will have a negative impact on the community I live in as well as the schools my child attends.
157.	Tanya Gutierrez	Murrieta, CA	There is not enough room at the schools in the area (especially Cole Canyon Elementary) to accommodate more kids. The elementary school already has 7 classes per grade.
158.	Elizabeth Devine	Murrieta, CA	Building these unsightly apartments will directly impact the value of my home. The proposed building location is already impacted by heavy traffic, new building will jeopardize the safety of children walking to and from school as well as create more traffic. The buildings do not fit the style of the area and are invasive to homes that share fence lines with the complex.
159.	Shannon Haddock	Murrieta, CA	
160.	Daniel Nikolic	Murrieta, CA	
161.	Bryan Glassman	Murrieta, CA	Traffic is already really bad
162.	Casey O'Brien	Murrieta, CA	
163.	Kacie Rudiger	Murrieta, CA	Too much congestion already and an eyesore for surrounding homes. Residents will lose value in their homes. This does not fit the current vibe of the area. We need single story homes or parks. Not a 3 story apartment building in the middle of these beautiful homes. Schools are full, shopping center is already a nightmare, traffic is horrible. The latest fires showed how much we need less traffic and adding more people will make our one way out more difficult if there is ever another crisis. Please do not build apartments on the corner of Nutmeg and Washington!!!
164.	Amber Barnes	Murrieta, CA	Too many people and the roads can't handle more.
165.	Amie Morgan	Murrieta, CA	
166.	Kellie Wetherber	Murrieta, CA	
167.	Nichole Thomas	Murrieta, CA	

	Name	From	Comments
168.	Lydia Patricia Escalante	Murrieta, CA	This development will be detrimental to our schools, overcrowding, to our streets, it will be a traffic nightmare. I am not against growth in our city but this apartment complex has so many more negatives than positives! Please do not approve this development.
169.	Kayleigh Figgins	Murrieta, CA	
170.	Jeff Johns	Murrieta, CA	Negative impact on the surrounding home values.
171.	Jennifer Smith	Murrieta, CA	
172.	Erica V	Murrieta, CA	If you want to use/sell this space do it with something that makes the community better! Not worse! This area is safe and very full. It cannot handle an influx like this. Especially in that area of town. The schools are full. Student/teacher ratio is a joke and therefor kids and their education are suffering. Dont make it worse!
173.	Claudia Jinkins	Murrieta, CA	The Westside cannot support anymore high density housing. Washington, Nutmeg and the surrounding streets are already at capacity with traffic. The gas station at Ralph's has lines going into the stores parking-lot. A better use of the site would be for small retail, restaurant pads, a sports park. Please note this area is already at capacity. Adding this high end density project will negatively impact this area.
174.	Michelle Tabesh	Murrieta, CA	The roads and freeways are full of traffic already. They definitely aren't made for more people! More people will bring more crime!
175.	Janie Pair	Murrieta, CA	Fix the damn roads, build more schools before you keep adding more housing [?][?]
176.	Alychia Williams	Murrieta, CA	Concerns of population density in this area when there are other areas that are open for building. Does not seem appropriate for the location.
177.	Arlynn Laserna	Murrieta, CA	Currently schools are overcrowded and streets are already crowded during peak times between school , going to work and getting off work. It will be even more congested if an apartment complex goes up
178.	Lauren Perez	Vista, CA	they are trying to over populate Murrieta. It will cause more traffic
179.	Susana Guitron	Murrieta, CA	Over populated area takes from the town like feel our beautiful city of murrieta has. We live in Copper Canyon and this apartment complex will affect us tremendously in many ways but lowering our property value and traffic safety for our children who walk to school through that intersection would be the highest of our Concerns. As home owners in a single family residential area, a apartment of that size is unacceptable. This is NOT NY city nor Los Angeles.

	Name	From	Comments
180.	Shawlee B	Murrieta, CA	This is a terrible idea. The streets aren't wide enough as is. A lot children walk to & from school & adding more cars to an already busy street is unfair & unsafe. I also don't need an eyesore at the corner of a beautiful community. Like someone said previously don't ruin it with Greed.
181.	Emmalee Stewart	Wildomar, CA	
182.	Ashley Freeman	MURRIETA, CA	
183.	Rudy Guerrero	Murrieta, CA	
184.	Kathryn Linares	Murrieta, CA	
185.	Andrew Peart	Murrieta, CA	Our streets are already over crowded.
186.	Vanessa Gibson	Murrieta, CA	The streets surrounding proposed land are over crowded with traffic and schools are riding capacity as is. Never mind a large eyesore sitting out of place with the neighborhoods ascetics. They need to redone this property for dining more sensible .
187.	Stephanie Canani	Murrieta, CA	We want to keep our city beautiful and less crowded
188.	Andrea Barochiere	Murrieta, CA	
189.	Lisa Olmstead	Murrieta, CA	This will cause more congestion to the already over crowded schools and streets in this area. Ralph's shopping center is hard to get in and out of as it is, so adding more cars to that shopping center will be very chaotic. I am for growth of Murrieta, but grow in a ways that is needed as in more shopping centers so we can buy local. I travel to Temecula for clothes because we don't have clothing stores in Murrieta besides target and I travel to Wildomar for groceries because that is the closest Whole Foods store. This would be a negative impact on the surrounding home values as well.
190.	Kelley Cagle	Murrieta, CA	I live In A near by neighborhood and it's already impossible to to pull in/out of it. The 2 lanes are compacted and over crowded. The school traffic is nearly impossible to deal with as it is.
191.	Bradley Gill	Murrieta, CA	Bad idea, build more schools and improve our roads before adding more stress to the overstressed infrastructure.
192.	Lorraine Nelson	MURRIETA, CA	
193.	Laura Massey	Murrieta, CA	Because it will cause more issues with congestion. More traffic, more crimes. With apartments comes crimes, if you want the city to stay on the "safe city" list I would think twice before approving this build. No apartments!!!! Get your head out of your wallet and really think what your doing to this city if you keep building. Stop already!!
194.	Tammie Chavez	Murrieta, CA	
195.	Katherine Lavin	Lake elsinore, CA	We have so much traffic congestion already. Another building full of residents would not help

	Name	From	Comments
196.	Vanessa Brown	Murrieta, CA	This is a huge unit for this location. I don't understand why we can't make this an elderly living facility (if a unit structure must go in) instead. At least that won't overcrowd our streets as much and mess with our schools. Cole Canyon is already a large enough school...it doesn't need more students! Furthermore, this construction is going to be outrageous with the traffic here. We have 3 schools starting around the same time and it's already congested during drop off and pick up. This is going to be awful!!
197.	Jessica Berg	Murrieta, CA	
198.	Eric Berg	Murrieta, CA	
199.	Frances Sullivan	Murrieta, CA	
200.	Melissa Carlson	Murrieta, CA	This is important to me due to our school's overcrowding, the traffic, and crime increase
201.	Steven Furtzaig	Murrieta, CA	
202.	Nathalie Marquez	Oceanside, CA	
203.	Sharon Cartwright	Murrieta, CA	
204.	Vanessa Murphy	MURRIETA, CA	
205.	Joe Leckie	Murrieta, CA	Way too much traffic and congestion as we are currently. A 210 unit apartment complex adds to this congestion. All land in Murrieta does not need to be developed. It is what makes West Murrieta such an appealing place to live. Apartments will bring increased crime to the area. Murrieta is rated one of the safest Cities in California let's keep it that way!
206.	Melissa Solis	Murrieta, CA	Murrieta is already getting way to crowded. Stop tryi g to cram more in
207.	Jade Cordova	Murrieta, CA	Our streets are too congested already. We don't need more housing!!!
208.	Kerri Rhoads	Murrieta, CA	Our little community is over crowded to say the least. That intersection is already a nightmare with morning and after school pickups from surrounding schools. Don't let this happen.
209.	Luis Muller	Murrieta, CA	The streets are already overcrowded in our side of town, this would ad extra hazards, 3 stories for this area is too high when the home are all 2 story.
210.	Michelle Flander	Murrieta, CA	It is just too many units in a small space we bought in 2002 knowing something would go there but at the time we were led to believe it was a 55 and older
211.	Sheryl Plagge	Murrieta, CA	I live in the immediate area traffic is crazy. Schools are overcrowded its to much for that corner. Since this has come about ive noticed we have alot of apartments in the area. We are also experiencing new homes on Washington as well as Jefferson that have not been finished so total impact not even felt from those yet. Find and build something <i>(continues on next page)</i>

	Name	From	Comments
211.	Sheryl Plagge	Murrieta, CA	<i>(continued from previous page)</i> neoghhborhood friendly this is not. Its ugly it doesnt fit in any way..please pay attention to the community. Thank you
212.	Jennie Hobbs	Murrieta, CA	
213.	Craig Mccomb	Murrieta, CA	They cannot continue to over developed our community based on calculations from 2005
214.	April Benson	Murrieta, CA	There's already way too much congestion on our streets and in our schools. An apartment complex is not the way to go in my opinion.
215.	Danielle Edmonds	Murrieta, CA	Traffic already terrible and dangerous and overcrowding this area with more people is asking for more problems
216.	Karina L. Castillo	Murrieta, CA	There are 3 lanes on Washington begfore Nutmeg, one lane to turn left, one lane to turn right and only 1 lane in Washington going to Palomar. It gets super crowded and there is no way to make more lanes there. In case of emergency this would really be a big caos. I wish the people from the City drive by that intersection (calle del oso oro/nutmeg- Washington). It gets so bad that the traffic goes all the way down to vineyard. There is more construction of houses on Washington that is going to increase the traffic already. This is not only a cosmetic issue but a safety issue. Calle del Oso oro in the Only street going to Copper Canyon on this side and crowding it with more cars from that project, it will be a BIG issue. I hope the city really take into consideration the safety part and not only the money. That intersection can not hold that many people.
217.	Linda Marsh	Menifee, CA	
218.	Danielle Carrino	Murrieta, CA	I love Murrieta and I can see how they are building too much and too quickly. It is ruining our schools and quality of life here.
219.	Jerod Vathauer	Murrieta, CA	Will cause major traffic issue there.
220.	Annie Leckie	Murrieta, CA	
221.	Jennifer Ward	Murrieta, CA	
222.	Kellie Santen	Murrieta, CA	
223.	Jessica Genung	Murrieta, CA	Too many units in a small space. We have plenty of large apartment complexes in Murrieta as it is...too many already.
224.	Jeanne Sheltet	Murrieta, CA	
225.	Charles Wood	Murrieta, CA	3 story buildings do not fit in with this area. I would probably support 2 story buildings, after an updated EIR.
226.	Santos Tobias	Murrieta, CA	Way too many apartments which would cause extreme overwhelming growth that would cause congestion and overcrowded conditions in our schools and traffic.

	Name	From	Comments
227.	Karey Robinson	Murrieta, CA	
228.	Carl Pomo	MURRIETA, CA	Grandchildren go to these schools
229.	Melanie Marriott	Murrieta, CA	I live directly across Washington. I'm concerned that the city is veering away from it's original urban plan. Im concerned the density this will cause will result in overwhelming traffic for the infrastructure in this area. I'm concerned our small town feel will be lost to the prospect of profit. This isn't a project for our community, it is to maximize profits. If it has to move forward, perhaps less units is a compromise we as a community can accept. Instead of 3 stories, make it 2. Instead of the ugly penitentiary look, only approve a fascade that fits with the style of this area. Instead of 17 buildings, add a Small playground. There are so many options to make a compromise.
230.	Sunni Van Waardenburg	Murrieta, CA	
231.	Maria Guirado	Murrieta, CA	The over crowding and excessive traffic is already prominent. Our schools are suffering, in part, because of it. Added population is only going to make things worse, not to mention add to the stress already involved on the intersection where building is proposed. Please add parks or things that will help the current community
232.	Sandra Johnson	Murrieta, CA	Extreme congestion st proposed intersections. 3 schools on Washington already congested
233.	Debbie Sands	Murrieta, CA	We have lived in Copper Canyon for 23 years. Before Calle del Oso Oro went through to Washington. We moved here from south Orange County & was attracted to the beautiful open land. Over the years we have seen much of the open land developed. To add more apartments takes away from this beautiful area which first attracted us. Don't make this another Orange County.
234.	Treshawn Martinez	Murrieta, CA	Our town is already overcrowded. We do not need anymore apartments or houses built here!!! Leave our town alone! People are taking away the small town feel.
235.	Stephen Hallock	Murrieta, CA	We dont need it we need a shopping center instead apartments will bring more traffic.
236.	Andrea Whatley	Murrieta, CA	
237.	Yasuko Hays	Murrieta, CA	Murrieta is already over crowded. Don't need to build anymore.
238.	Dawn Morrison	Murrieta, CA	The west side of Murrieta is already over crowded. Schools are at maximum capacity; the streets are at capacity during peak hours already at a gridlock during morning and after noon school times. Exiting from Laura to Washington is already busy and it is increasinly busier every 6 months. We need to move the Murrieta Fire Station to this major intersection or create a community park - not additional <i>(continues on next page)</i>

	Name	From	Comments
238.	Dawn Morrison	Murrieta, CA	<i>(continued from previous page)</i> residents in a already congested community. Please do not build a 210 unit complex at this intersection.
239.	Juanita Perez	Murrieta, CA	I live in copper canyon and my children all attend the surrounding schools. This will impact our already I've impacted schools with traffic and an eye sore. We love our little town and do not want an urban city, we are a country city.
240.	Alyssa Fleming	Murrieta, CA	
241.	laura Willkie	bellingham, WA	my cousin lives here
242.	Kenneth Mayes	Wildomar, CA	I order to continue shopping for major ticket items in Murrieta I need to be able to get there, otherwise I will shop in Lake Elsinore
243.	Eduardo Vazquez	Murrieta, CA	Too much traffic... Too many people in that area!!
244.	Denise Standish	Wildomar, CA	We are already over crowded in our streets and our schools are impacted
245.	Dianne Newell	Murrieta, CA	Because I'm tired of lack of infrastructure, poor city planning and the overcrowding these two things are causing!
246.	Vanessa Huerta	Murrieta, CA	I have school-aged children who attend the schools nearby. The school is already overcrowded, and this will create an even bigger issue with student-teacher ratio. Also, it will create even more traffic on the already crowded intersection. Kids safety is also a concern. Many kids walk to and from school and having an apartment complex so close to where these children will be is a big concern for us parents.
247.	Jessica De Brun	Murrieta, CA	For the future of our community and my children. The schools can not handle an influx of students, the streets can not handle an influx of traffic.
248.	Ryan Downey	Murrieta, CA	
249.	Theresa Heiney	Murrieta, CA	Cole Canyon Elementary, Thompson MS and MV HS are good schools, but already overcrowded. Adding 210 apartments Will add more students too an already overcrowded situation. If the 1000 homes are built on the hillside near Thompson, our schools and children will suffer even more. Until the city and school district can adequately tackle these issues, the 210 apartments should not be built.
250.	James Mocci	Murrieta, CA	This is important to my family because the schools are already over crowded, the traffic at that intersection is already horrendous. I can barely back out of my driveway in the morning.
251.	Shawnie Newell	Murrieta, CA	Because as of right now it's already over crowded and hard to get out of our neighborhood. Adding more apartments across the street is only going to make more traffic. The recent fire showed us all that there is already over crowding in this area during emergencies. If we add more residencies it's only going to cause catastrophe.

	Name	From	Comments
252.	Michele Burris	Murrieta, CA	Our schools have too many kids already. The lunch lines are so long my child often doesn't eat.
253.	Suzanne Penir	Murrieta, CA	Our streets are already so crowded in this town. Especially Washington Ave.
254.	E C	Murrieta, CA	Traffic in that area is already causing delays, stress, and accidents. Building additional apartments will increase traffic, stress, and accidents and lower the quality of living and possible home values while driving up car insurance. No one wants to buy a house in an area in constant grid lock.
255.	Dana Crittenden	Murrieta, CA	This is important to keep our streets and community safe and with that many apts the over growing of the streets, town centers and school make it unsafe. We have safety concerns as it is with the amount of traffic, residents now, I can't imagine any more.
256.	Danielle Goodin	Murrieta, CA	
257.	Robert Newell	Murrieta, CA	Pissed off cause I can't even get out of my driveway now and the city refuses to do anything about the traffic flow problem. How about the city working on the infrastructure problem that already exists instead of trying to cram more housing in.
258.	Jessica Walsh	Wildomar, CA	
259.	Lisa Patterson	Murrieta, CA	
260.	Casey Killian	Murrieta, CA	The City of Murrieta is already growing quickly and a 210 unit apartment there will add increased traffic and overcrowding in our schools
261.	Aisa Diaz	Murrieta, CA	There's insufficient infrastructure.
262.	Allison Fowlkes	Murrieta, CA	The street is already crowded in front of Ralph's and the turning lane is always backed up. The Ralph's is getting more crowded and schools parking is way too busy as it is.
263.	Christopher Dugdale	Murrieta, CA	Too much housing in Murrieta, just stop already!
264.	Ryan Remp	Murrieta, CA	I work in an area with high density apartments, I've seen what happens to the demographics. Good people will move away replaced by those that have a less than desirable moral standard. Crime will go up pushing good people away. The current population of this area is made up of a high percentage of cops and firefighters. These are the kind of people you want to be building around, not pushing out.
265.	Audrey Humaciu	Murrieta, CA	It already takes 20+ minutes to get through the intersection at school time. Traffic safety is also a concern with people often ignoring pedestrians and cyclists in order to get through the area quickly. Students walking or riding to school are in danger, but if parents drive them the traffic will intensify. Adding 210 apartments is not going to help the <i>(continues on next page)</i>

	Name	From	Comments
265.	Audrey Humaciu	Murrieta, CA	<i>(continued from previous page)</i> situation. Three story buildings are out of place for this area. It will create an eye sore and block views for homes already in existence.
266.	Shawn McCann	Murrieta, CA	
267.	Christina Garibaldi	Murrieta, CA	
268.	Nicole Austin	Murrieta, CA	Our schools are already at capacity. Adding more children will put far too many children in each class, thus overwhelming and overworking our teachers. Traffic is already chaotic. Instead of more apartments that will be a hindrance, please consider adding a park for children and/or dogs.
269.	Laura Killian	Murrieta, CA	
270.	Anthony Porto	Murrieta, CA	Schools are already over crowded as is
271.	Patricia Raven	Murrieta, CA	There's already too much traffic, schools are crowded.
272.	Tawny Solis	Murrieta, CA	It's important because it drops our property values and if that happens you will have home owners leave. Schools are roads are already over crowded.
273.	Kristin Sanchez	Murrieta, CA	
274.	Dawn Sandoval	Murrieta, CA	This is important to me because this is my community and I'd like to try and stand up for what is right instead of burying my head in the sand. I could just move away in a couple years and allow it to be someone else's problem, but instead I'd like to be proactive and make this my home for the foreseeable future. I love West Murrieta, it has a very special community feel that you don't get in other places. Don't take that away!
275.	Corinna Macias	Murrieta, CA	
276.	Thomas Tokarchik	Murrieta, CA	Traffic is already terrible around that intersection for the schools.
277.	Lindsey Cummins	Murrieta, CA	The congestion in town is already too great, with new homes still being built close by. Schools are impacted and we need to be resourceful in using the housing we've already got.
278.	Kellie Gaines	Murrieta, CA	While I support private property owners being able to develop their land per zoning, the infrastructure is not in place for high-density housing at this location - specifically traffic issues.
279.	Steve Brown	Murrieta, CA	
280.	Anthony Aguilar	Murrieta, CA	Quality of life
281.	Cassidy Hernandez	Murrieta, CA	Lived in murrieta MY WHOLE LIFE and it's sad and frustrating seeing how crowded it's getting

	Name	From	Comments
282.	Kimberley Dunn	Murrieta, CA	Our small.citt is already overpopulated. The roads are suffering, our medical services are lacking, our class sizes are too large so kids are struggling with learning. We need to slow down until we can catch up to where we are now.
283.	Emily Fazakerley	Murrieta, CA	Traffic, overcrowded schools, more traffic, oh my!
284.	Tina Willbanks	Murrieta, CA	The schools in this zone are already over crowded. This high school is the oldest of the 3 in murrieta, and is already in need of expansion and facilities to meet their current students needs. This will just exasperate the situation. As well as the elementary and middle schools are also over crowded.
285.	Dennis Murray	Murrieta, CA	<p>Living in Murrieta Ranchos affords us the opportunity to observe the ingress and egress patterns at all three of the neighboring schools and the local businesses nearby. To state that we are impacted by traffic would be an understatement.</p> <p>The inability to leave our neighborhood during the starting and ending times of schools, coupled with the myriad of parents using the neighborhood as pick-up and drop-off sites for their children, is untenable today and would be catastrophic with increased numbers.</p> <p>Washington Avenue is used routinely as a “raceway” after dark and to add hundreds of additional vehicles will compound the liability of all concerned.</p> <p>Traffic on Washington Avenue is already impacted when you funnel four lanes of traffic flow into two lanes on a slightly-banked S-curve on a hill as you drive toward the Clinton Keith onramp. This curve is really more like a chicane and then opens into driveway approaches for two additional schools at the Palomar end of the street. I encourage the City of Murrieta officials to strongly reconsider the scope and impact of this project.</p>
286.	Erica Williams	Murrieta, CA	It takes me 25 minutes to get my child 2 miles to school. The roads are already overcrowded. We do not need to add high density housing to the area.
287.	Luis Linares	Murrieta, CA	Poor infrastructure
288.	Anna Vanarsdell	Murrieta, CA	
289.	Krista Berentis	Murrieta, CA	
290.	Sabrina Maricic	Murrieta, CA	The area does not have the infrastructure or school capacity for this many more residence.
291.	Michele Richuisa	Murrieta, CA	Traffic and the children walking that street from school...
292.	Rebecca Pomo	Murrieta, CA	Over crowded schools
293.	Cindy Muzic	Murrieta, CA	Our streets are overcrowded already. We have houses that have been for sale for years that have not sold.

	Name	From	Comments
294.	Brett Devine	Murrieta, CA	Area would be severely impacted by increase in traffic and additional students in already over crowded schools. Apartments do not fit the design of the area. Will impact the community and law enforcement resource.
295.	Elissa Steinbock	Murrieta, CA	
296.	Jonathan Steinbock	Murrieta, CA	
297.	Ashlee Eagle	Murrieta, CA	
298.	James Nickerson	Murrieta, CA	Traffic can be bad enough at times adding 300 extra vehicles on the street would be that much worse. Besides I have lived in an apartment complex before and they usually bring on extra crime to the neighborhood
299.	BRIAN TREAT	MURRIETA, CA	OVER CROWDED SCHOOLS
300.	Bob Cadez	Murrieta, CA	
301.	Caitlin Dix	Temecula, CA	I don't want more people moving here and causing traffic
302.	Marisela Russi	Murrieta, CA	These apartments would be located directly in my backyard. AND not to mention the traffic they will cause.
303.	Jacob Van Waardenburg	Murrieta, CA	Too many people
304.	Angela Venable	Murrieta, CA	Murrieta used to be so peaceful! Now with all the new construction going up it has become like a mini LA!!! It's a shame we have lost our small town feel
305.	Kelley Moreno	Murrieta, CA	
306.	Katrina McBreen	Murrieta, CA	This would be right down the street from us. I can't express strongly enough the trouble and issues this would cause our neighborhood. The morning traffic on Washington is bad enough, I cannot imagine how bad it would be with the addition of 210 units.
307.	Sadie Tabesh	Murrieta, CA	
308.	Paula Barber	Murrieta, CA	
309.	Jessica Chavez	Murrieta, CA	
310.	Claudina Thaler	Murrieta, CA	We have a vehicle overcrowding problem in that intersection. As it stands now the traffic on Washington Calle de Oso Oro/Nutmeg is unbearable before and after schools. I'm not able to leave my house to go grocery shopping. Ive been a property owner in this area since 02. I wasnt even able to get my own daughter in our local elementary due to over crowing and went on a waiting list but I still pay Assessment school taxes for a school I couldn't access due to overcrowding. 3 story eyesore units unacceptable! Resident home owner Tax payers should not be ignored.
311.	Carlos Chavez	Murrieta, CA	

	Name	From	Comments
312.	Norma Souza	Murrieta, CA	The traffic impact the school impact the safety of our community this is too big and too many people for our infrastructure
313.	Sara knoblauch	Murrieta, CA	Schools are too overcrowded as it is! if you're going to build an apartment complex and bringing more people build more schools to accommodate the children.
314.	Lindsay Wagoner	Murrieta, CA	Our area of Murrieta is already heavily impacted by traffic due to the amount of homes in such a small area. Adding additional apartments and vehicles will greatly impact all those involved. There are FOUR schools that use Washington as there main pathway to campus. More residents in this area will be an absolute conflict for everyone!!
315.	Nicole Thompson	Wildomar, CA	
316.	Charlotte Jones	Murrieta, CA	Increase in traffic and crime
317.	Debbi Renfrow	Wildomar, CA	Too much traffic, increased crime, impact on commuting for employment outside of the area (think 15 freeway North or South). We need more parks and recreation space.
318.	Heather Espinoza	Murrieta, CA	We do not want to flood our streets with more traffic, and our schools with over crowding. These apartments are not wanted in our community.
319.	Nancy Leis Phillips	Murrieta, CA	
320.	Jennifer Baumgarten	Murrieta, CA	
321.	Laura Brecht	Murrieta, CA	Enough accidents at that intersection. Only way up to Oso de Oro. There is only one way out of Ralph's shopping center and traffic gets built up there many times a day. When Murietta Valley High School lets out, that intersection is super congested. could you imagine how much worse it would get. If there was another way out of Ralph's by the B of A, it would improve things, but as it is now, the answer is NO! This neighborhood can not withstand the impact of this growth.
322.	Chris Rudiger	Murrieta, CA	
323.	Kami Spousta	Murrieta, CA	
324.	Mike B	murrieta, CA	TOO MUCH TRAFFIC already, schools are TOO CROWDED as is! No more building needed!!!
325.	Ryan Brown	Murrieta, CA	
326.	Amber Treat	Murrieta, CA	Traffic congestion and already over populated school concerns
327.	Megan Martinez	Murrieta, CA	The streets are insane busy all the time. I teach at Thompson and it takes me 20-30 minutes to get home when I work 1.5 miles from my house. It makes it hard to get my <i>(continues on next page)</i>

	Name	From	Comments
327.	Megan Martinez	Murrieta, CA	<i>(continued from previous page)</i> children to sports on time. Also our school is already the biggest middle school in riverside county. If we add this many homes for people it will become insane.
328.	Jarid Hilchey	Menifee, CA	
329.	Vanessa Cabrera	Murrieta, CA	
330.	Stephanie Pontes	Murrieta, CA	Stop overcrowding the already crowded streets and schools.
331.	Wendy Robles	Murrieta, CA	
332.	Jennifet Dillashaw	Murrieta, CA	Our entire area has gotten to crowded
333.	Lizbeth Rios	Murrieta, CA	The traffic is already bad. I can only imagine how worse it's going to be if these apartments are approved.
334.	Kellie Moncrief	Murrieta, CA	I like the nature and the space to be open and uninhabited.
335.	Carrie Gleason	Sedalia, CO	
336.	Bernadette Copple	Murrieta, CA	The traffic in that area is horrible already, especially with the schools that are close to there. We don't need anymore people and/or cars.
337.	Emily S	Murrieta, CA	As many others have stated, the prospective site is located at an extremely congested intersection. Adding a 210 unit complex would not only add to an existing traffic issue but also add to the existing overcrowding of schools in West Murrieta. Please, do not build here!
338.	Keri Harder	Murrieta, CA	
339.	Kiza Newton	Murrieta, CA	With the new buildings that just went in, it honestly takes 30mins to get to the store and I live around the corner. Washington can't be expanded anymore. The two lanes it is now doesn't even help. So much housing going in, and planning wasn't done ahead of time to welcome all these new homes.
340.	Jineane Jones	Murrieta, CA	There is already a lot of traffic in the area yet no additional roads are being built.
341.	Sarah Hettinga	Murrieta, CA	This complex will cause heavy traffic, over crowding of the streets, shopping centers and schools. Where are they going to park 600+ cars?
342.	Lindsay Gruner	MURRIETA, CA	
343.	Jason Neese	Murrieta, CA	There's already too much traffic on Washington and Nutmug. Adding over 200 apartment units will be devastating to an already busy neighborhood. Please do not allow this project to be built!!
344.	Susie Dominguez	Murrieta, CA	Way too much development. Wasn't in Master Plan back in the 90's.
345.	Amber Steele	Murrieta, CA	Do not want the schools and neighborhoods over crowded.
346.	Jamie Sigafos	Murrieta, CA	
347.	Brenda Partin	Murrieta, CA	

	Name	From	Comments
360.	Chrystalle Bechtold	Murrieta, CA	
361.	Charlene Fanti	Murrieta, CA	Will cause too much traffic , congestion in our community and also will stick out like a sore thumb. It also creates a hazard during a natural emergency as far as traffic trying to get out of the area
362.	Darlene Anderson	Murrieta, CA	Until infrastructure is improved to accommodate current residents, I oppose more building.
363.	Michelle B	Murrieta, CA	
364.	Kayleigh Foster	Murrieta, CA	
365.	Brittney Redding	Murrieta, CA	Overcrowding of schools and traffic are already a nightmare! This will be a huge problem! Plus apartments do not belong at that corner!
366.	Stephanie Stout	Murrieta, CA	
367.	Mary Recinto	Murrieta, CA	
368.	Brandelyn Meeker	Murrieta, CA	
369.	Kevin Gray	Murrieta, CA	
370.	Allison Maruffo	Murrieta, CA	
371.	Ann Pedersen	Murrieta, CA	overcrowding
372.	Kimberly Verloop	Murrieta, CA	I am a resident of Murrieta, I experience the overcrowding in schools, congestion on streets and lack of adequate infrastructure, retail services, etc. to support further residential expansion in the city.
373.	Denise R	Murrieta, CA	We do not have the proper road access, school space or even medical facilities to accommodate our present population. Adding an additional 420 (at least) people to this area would not be good for our community. The cons out weigh the pros in this situation.
374.	Eric Pedersen	Murrieta, CA	Don't give me one more reason to leave this state. Stop piling people on top of each other....
375.	Jaimee Denn	Flagstaff, AZ	
376.	Dawn Havens	Murrieta, CA	New homes and condos being built right across the street from the high school are bad enough and now the city wants to allow an apartment building to go in? The infrastructure is not in place. Not only will Washington be overcrowded, but all surrounding streets getting to and from the freeways will be backed up. It already takes me 15 minutes to go from my house to I15 with all the traffic and horrible timing of the lights. School traffic will be worse. Emergency services will be slowed down. Shopping center access and parking will be worse. Internet services will perform slower. Rezone the property. The city had an opportunity to build multi level housing years ago prior to homes going in on either side of Washington/Calle Del Oso Oro and they didn't capitalize on <i>(continues on next page)</i>

	Name	From	Comments
376.	Dawn Havens	Murrieta, CA	<i>(continued from previous page)</i> that. Don't make the rest of us tax payers suffer due to your greed. This will bring down our property values. It will overcrowd out schools that are already at capacity. It will change the demographics - not for the better.
377.	Mekenzi Blalock	Murrieta, CA	
378.	Jose Salas	Murrieta, CA	The schools around this area are impacted already and adding more people wouldnt be right for the little community that we have currently
379.	Emily Stewart	Murrieta, CA	This is only going to make traffic on Washington, which is already horrible, even worse. Also, the schools in this area are already crowded and don't need the burden of extra students.
380.	Kim Luyben	Murrieta, CA	
381.	Robert Allgaier	Murrieta, CA	
382.	Kindylee Stumpp	Murrieta, CA	
383.	Jolene Diez	Murrieta, CA	Washington avenue has too much ttraffic as is and the schools in the area are already at capacity.
384.	Jamie Cuellar	Murrieta, CA	The area is already crowded as it is and traffic is a nightmare. Adding this complex will not only add to traffic and more people but will decrease our home values.
385.	Katie Alexander	Murrieta, CA	It will affect the crowding in my kids schools. And cause more traffic in my neighborhood
386.	Lisa Lynton	Murrieta, CA	
387.	sara fleenor	murrieta, CA	
388.	Amanda Kowalski	Murrieta, CA	The area is already extremely crowded as it is and traffic is a nightmare, also we don't want to overcrowd the schools more than they already are.
389.	Chantel Salas	Murrieta, CA	
390.	Catherine Minicola	Tustin, CA	
391.	Geoff McBreen	Murrieta, CA	
392.	Michael Orona	Murrieta, CA	
393.	Jennifer Parks	Murrieta, CA	The schools are already too crowded!
394.	Dina Kinsey	Murrieta, CA	
395.	Monica Devey	Murrieta, CA	
396.	Whitney Wilson	Murrieta, CA	
397.	Hailey Wilson	Murrieta, CA	
398.	Rhonda Tryon	Murrieta, CA	
399.	William Wilson	Murrieta, CA	
400.	Tara Smith	Murrieta, CA	
401.	Angela Williamson	Murrieta, CA	

	Name	From	Comments
402.	Kendra Grasso	Murrieta, CA	
403.	To i Wood	Murrieta, CA	Enough building around here no more crowded schools and traffic. Build a great park instead!
404.	Daycia Penn	Murrieta, CA	Three story buildings are out of place here. Also, that intersection already has way too much traffic
405.	Deborah Stoddard	Murrieta, CA	We live close to Washington. Taking our grandkids to school is a nightmare now...imagine the traffic after those units are built. Why should we accept low-income apartments, and devaluation of homes? We dont want Murrieta to end up like LA or crowded San Diego! Just my opinion. We brought in Grizzly Ridge in 2002. At that time the population/ traffic was not as bad as it is now!
406.	Cecile Neibacher	Murrieta, CA	
407.	Joshua Miller	Murrieta, CA	
409.	Sarah Embrey	Murritea, CA	
410.	Kyle Fowlkes	Murrieta, CA	
411.	Sharon Rodriguez	Murrieta, CA	
412.	Hannah Rinehart	Wildomar, CA	
413.	Carlos Sainz	Murrieta, CA	
414.	Aimee Tice	Murrieta, CA	
415.	Emily Taverite	Temecula, CA	
416.	J D	Murrieta, CA	This could add another 200 kids to the local schools and they are over crowded already and there are no school being built in the near future. The proposal to build another school k-8 is off the table. The city of Murrieta's needs to widen the streets first before they consider to add housing. This not a good idea.
417.	Erle Cellona	Murrieta, CA	
418.	Tiffany Hunt	Murrieta, CA	West Murrieta is not equipt to handle this amount of added traffic and increased population.
419.	Claire Esteves	Murrieta, CA	
420.	Susan Rhine	Murrieta, CA	This is not correct for this part of Murrieta.
421.	David Chavers	Murrieta, CA	
422.	Brad English	Murrieta, CA	
423.	Jessica Vathauer	Murrieta, CA	I have children that go to schools near by, Cole Canyon and Thompson Middle school and traffic already gets pretty bad for school hours. Also, for children's safety who walk or ride bikes it's something to consider with more traffic and it will be more populated.
424.	Stacey Daarstad	Murrieta, CA	I live in this neighborhood... there is no way our roads or schools can handle the traffic. Also. This is a small close knit community. 200+ apartments would not only ruin the small family but severely impact the values of our homes.

	Name	From	Comments
425.	James Wentzel	Murrieta, CA	This is exactly what we don't need in Murrieta
426.	Jaimee McCool	Murrieta, CA	It will cause an increase in traffic on already heavily congested streets. Influx of children into crowded schools. Eye sore causing depreciation of housing costs.
427.	Barbara Negro	Murrieta, CA	
428.	Amber Nelson	Murrieta, CA	
429.	Mayra Virella	Murrieta, CA	
430.	Anna Dorneman	Murrieta, CA	
431.	Jeanna Brown	Murrieta, CA	Live in the area
432.	Brad Stoddard	Murrieta, CA	Keep Murrieta a city that cares for home owning citizens.
433.	Tiffany Hiebert	Murrieta, CA	There's already too many kids in the schools, traffics a nightmare and section 8 housing will bring more crime and unsavory people to our area. We need more restaurants, shops, etc. not more homes!
434.	Maria Granda	Murrieta, CA	
435.	Alissa Nazar	Murrieta, CA	We live directly off Washington in the ranchos and sometimes it takes 10 minutes to make a left turn. It's already heavily congested. If these are built, we will be moving out of state even sooner than planned.
436.	Fred Nazar	Murrieta, CA	I am concerned about traffic and a higher crime rate. Our family has a hard time exiting our house on Santa Fe Trl as it is. This is a terrible idea that will decrease our property values. How about a park on this side of town? But I guess that doesn't make our city any money.
437.	James Connery	Murrieta, CA	
438.	Luigi Canani	Murrieta, CA	The infrastructure in this area isn't built for the amount of people. The schools are already crowded as is. Safety and crime are also a concern when having this many people crowded into a small area. Just down the street, there is another apartment complex which is hampering the roadways, and negatively affecting the above mentioned items as it is.
439.	Jeanette Reinecke	Murrieta, CA	
440.	Jennifer S.	Murrieta, CA	I live in the homes next to the property in question. We don't want a multi-unit housing complex in our neighborhood. This will bring down the home values and bring crime to a low crime rate area. Where will the students attend school? Cole Canyon? They already have over 1100 students with zero room available for expansion. The traffic in the area will create a severe safety issue. Take this project and head east. The west end doesn't want it!
441.	Cheryl Stark	Murrieta, CA	There is not room to expand on this side of town. Our streets cannot handle more traffic. Our schools are already full.
442.	Bradley Schwartz	Murrieta, CA	

	Name	From	Comments
443.	Michele Sorensen	Murrieta, CA	From kindergarten to 12th grade, our schools in the area are already very crowded. Plus, the intersection where they are proposing this complex is already over burdened. A concrete barrier had to be put in place for the safety of the drivers but there are still long lines in this area for the signal. Why would you approve 210-630 more vehicles that would leaving/going home at this very same intersection!!??? Not very smart city planning!
444.	Linsey Munoz	Murrieta, CA	
445.	cheryl mcnally	murrieta, CA	
446.	Denise Smith	MURRIETA, CA	
447.	Vicente Munoz	Murrieta, CA	
448.	Mary Gausepohl	Murrieta, CA	Infrastructure not set up for the amount of traffic that that many units will create. Not a good fit for that corner!
449.	Tricia Roddy	Murrieta, CA	Apartments will overcrowd and won't add.
450.	Karen Mccauley	Murrieta, CA	
451.	Gertrude Demos	Murrieta, CA	Safety concern for all is of utmost importance to consider
452.	Tracy Alvarez	Murrieta, CA	
453.	Alexis Nicholson	Murrieta, CA	Murrieta is already overpopulated and I do not want to get anywhere like Temecula and they're crazy crazy
454.	Stephanie Bauer	Murrieta, CA	
455.	Candice Holley	Murrieta, CA	School over crowding. More traffic and over crowding brings trouble to our neighborhoods which is always showing signs of trouble in the past year!
456.	Melissa Heine	Murrieta, CA	
457.	Martha Zuniga	Menifee, CA	To much traffic already
458.	Alexis Alvarez	Murrieta, CA	
459.	Rachael Heida	Murrieta, CA	I live in this area and work at the closest school. The school is already at capacity after the 2 new developments. There is no more room for more students. Also the shopping center that is also located on Clinton Keith and Nutmeg is too small to accommodate more traffic. It is already over populated in this area. There are plenty more areas that are less crowded that would benefit from low housing - just not this area.
460.	Jacquelyn DeRosa-Jurado	Murrieta, CA	Overcrowding in our area is already an issue. Crime is on the rise as well. We went from a small city with a small town feel. Each year this is changing. Our schools are overcrowded and the city doesn't feel as safe as it used to feel. Living here since I was 8 years old and have seen good and bad changes. This is a bad change.
461.	Sharalyn Oldenburg	Murrieta, CA	Love Murrieta and dont want it destroyed
462.	Andrea Tjaden	Murrieta, CA	Need to take control of the crime and beauty this Ciry has.

	Name	From	Comments
463.	Faviola Murillo	Murrieta, CA	
464.	Cory Schemp	Murrieta, CA	We don't have the infrastructure to handle this development
465.	Kristine Mele	Murrieta, CA	Because traffic is already a nightmare.
466.	Jeff Wellcome	Murrieta, CA	NIMBY
467.	Debbie Smith	Murrieta, CA	Traffic, over crowding and the impact it will Have with our community.
468.	Terra Cervantes	Murrieta, CA	I have children currently enrolled at the local schools and class sizes are already too large. We can't accommodate that many more, nor can our streets and shopping centers.
469.	Jill Randall	Wildomar, CA	
470.	Steven Martinez	Murrieta, CA	Too crowded
471.	Anna Nelson	Murrieta, CA	Traffic is already a problem - Building this will make the traffic impossible. Getting our kids to school will be a huge problem. Businesses will suffer.
472.	Diane Meyer	Murrieta, CA	
473.	Johnna Corr	Murrieta, CA	We live down the street from Cole Canyon Elementary School and the traffic is already a nightmare. Sometimes I can't even get out of my driveway. This large housing unit will have a hugely negative impact on the already grid-locked Copper Canyon area.
474.	Meghan Romero Hemmerling	Murrieta, CA	
475.	Sherry Spivacke	Murrieta, CA	
476.	Denice Rainey	Murrieta, CA	To keep crowding down and keep our city from too much expansion.
477.	Kim McKeen	Murrieta, CA	
478.	Jennifer Fox	MURRIETA, CA	This will bring traffic to a grinding halt. I am venomously opposed to this project.
479.	Steve Brown	Murrieta, CA	Live in the area
480.	Kim Tanner	Murrieta, CA	
481.	Vanessa Johnson	Murrieta, CA	This is important to me because our streets are already jammed packed with traffic. We cannot get our kids anywhere without being stuck in traffic. We pay a lot of money to live in this community. West murrieta has been a gem . Throwing up apartments right across from us is terrible . And I absolutely object to this. How can you guys just come into our community and do whatever you want ? For the quick buck? This cannot happen.
482.	Rachel Bertoch	Murrieta, CA	

	Name	From	Comments
483.	Dennis Wagoner	Murrieta, CA	Too much density for that location causing overcrowding of streets, especially near a shopping shopping center that already has a huge traffic issue. Not the proper infrastructure to handle that added volume. That's why I stay out of Temecula.
484.	Larys Ruiz	Murrieta, CA	
485.	Melinda Mccomb	Murrieta, CA	This will only add to an already overcrowded and congested traffic system, school system and put further stress on our emergency resources that are already spread very thin. This may have looked good in 1997 but not today at current population levels. LEAVE!!!
486.	Jeran Saiz	Murrieta, CA	
487.	Melissa Salmon	Murrieta, CA	Roadway infrastructure is already suffering greatly, without adding 400 plus vehicles added to this area. There is already waitlists at local elementary school, assigned jr. High and high school are maxed out
488.	James Stark	Murrieta, CA	We do not have room to expand our streets. They just build multiple housing locations off Washington and there is a location where it is only one lane. Ridiculous. Our schools are full already. We do not need anymore high density housing locations on the west side of Murrieta.
489.	Denae Fulkerson	Murrieta, CA	
490.	Olivia Hampton	Murrieta, CA	
491.	Cynthia Gibson	Escondido, CA	
492.	Christine Gutting	Murrieta, CA	
493.	Nyny Webb	Murrieta, CA	
494.	Chad Weber	Murrieta, CA	
495.	Daniel Alexander	Murrieta, CA	I live near this intersection and this will negatively impact traffic, crime and school population. A park on that corner is needed.
496.	Robert Jones	MURRIETA, CA	This proposed project doesn't fit into the current infrastructure or community standards. The impact will negatively affect the existing residents with automobile traffic and parking.
497.	Wendy Velazquez	Murrieta, CA	Too much traffic!!!!!!!
498.	Sarah Soria	Murrieta, CA	I live in the neighborhood (Grizzly Ridge) and am directly effected by this plan to build behind my home. My property values will suffer as well as my community, the infrastructure and the schools.
499.	david sander	Murrieta, CA	
500.	Arturo Soria	Murrieta, CA	There is no room for 200+ apartments in the area and the infrastructure cannot support it
501.	Terry & Jane Asp	Murrieta, CA	Too much traffic already at this intersection/area and density housing ALWAYS causes an increase in the crime rate.

	Name	From	Comments
502.	Janet Crisman	Murrieta, CA	First of all a 3 story apartment building, would add more congestion to our already over crowded streets. Not to mention it would devalue the beautiful neighborhoods in the area. We moved here from Los Angeles county to get away from the over building. If you want to improve the area put in a park. Stop building! We don't need anything else.
503.	M M	Murrieta, CA	TRAFFIC! - I live in Grizzly Ridge area and am directly effected by this plan. My property values will suffer as well as my community, the infrastructure and the schools.
504.	Jennifer Carr	Murrieta, CA	Washington street is my cross street. It would give us too much traffic and we do not need anymore traffic.
505.	Kristine Penwarden	Murrieta, CA	The amount of congestion at this interchange is already at an all-time high they have added over 1000 new kB homes in the area within 2 miles this last year. The schools are at maximum capacity and Marietta Valley school District is not going to be adding a new school anytime soon. Let's keep the education standards high and help support smaller classroom size by not over populating an area .
506.	Bich Nguyen	Murrieta, CA	
507.	Arthur Singletary	Murrieta, CA	I'm concern about my property value. Not to mention what Market it would attract.
508.	Lindsay Miller	MURRIETA, CA	
509.	Rosario Weckman	Murrieta, CA	traffic is awful now and we do NOT need any more congestion
510.	joseph spousta	murrieta, CA	apartments bring more crime to an area and bring down property values.
511.	Diane Reed	murrieta, CA	Because the traffic is already bad this will make it worst and that will devalue my property.
512.	Billie Proctor	Murrieta, CA	Traffic is already bad - I don't want Murrieta to be like a big city and be to over crowded
513.	Sabrina R	Murrieta, CA	Our schools our crowded. We don't have room to put these kids in. If you want to make money off of building something go to a different location and build another school or park.
514.	David Moore	Murrieta, CA	Our property backs the field that is slated for 3 story apartments. No one from the city bothered to ask for our input on how their approval would effect our properties here directly nor did they considered the further strain on the infrastructure, which is not sufficient to handle another 400+ cars, trucks, motorcycles, and visitors. I am available to help in anyway needed to defeat this, including using my professional expertise as a certified real estate appraiser, placing signs in our yard and on the back block wall, etc.
515.	Samantha Zech	Murrieta, CA	

	Name	From	Comments
516.	Jackie Toro	Wildomar, CA	Overcrowding
517.	Sonia Parkes	Murrieta, CA	I have lived in Murrieta for 17 years and love our little town but it's getting too big and too crowded!! It needs to be about quality of life and not the money it's going to bring into our town!
518.	Rodney Crisp	Murrieta, CA	This project will only add more strain to the extremely congested streets, over crowded schools and other valuable infrastructure. It will also raise crime rates and noise to the area along with devaluing All properties. We do not want to create the nightmare that our neighboring city to the south has created. The developer will swoop in, make their monies and leave the citizens of Murrieta to deal/endure the problems this project will create.
519.	Fred Janssen	Murrieta, CA	
520.	Sherri Franek-Janssen	Murrieta, CA	Loss of property value!!!
521.	Tina Luopa	Murrieta, CA	I have lived here in Murrieta sense 1998 in Bear Valley. When we first moved here it was beautiful and absolutely no traffic. The were only 2 homes between us and the high school. There were horses, cows, open spaces. The city has always wanted to just build, build, build. There was an area below us where a gentleman was trying to put in a golf course and a nice restaurant. It is rumored that after 4 years of fighting this he gave up. Then we get a mayor who does not care about our city. It was growing way to fast. In 2005 Murrieta Mayor Jack van Haaster was voted out due to this very problem. The city does not care about the traffic, crime, schools etc.. as long as they get their property taxes. More homes, appartments etc equals more taxes. I feel we are back in 2005 having to fight to keep this city great. I really feel sorry for the owners of the homes that are right next to it. Right now they have an open field and beautiful mountains to look at, if this goes through what will they get, nosy and loud neighbors, no view, less sun, and devalued homes. Thanks the city of Murrieta, the once beautiful city that ll loved is turning into any other crowded city with no room to move. How about a beautiful park instead!
522.	Logan Vaughn	Murrieta, CA	
523.	Donald Tryon	Murrieta, CA	
524.	Bernardo Figueroa	Murrieta, CA	
525.	Kathryn Elliott	Murrieta, CA	Traffic at this corner is already very bad and more dense housing is being built across from the high school. Adding cars from these apartments will make a bad situation worse. Line G (the creek) that runs along Nutmeg is sensitive and constrains the traffic flow, exacerbating the problem. This is a very busy corner and the traffic patterns into and <i>(continues on next page)</i>

	Name	From	Comments
525.	Kathryn Elliott	Murrieta, CA	<i>(continued from previous page)</i> out of the complex are going to cause problems at the nearby intersection. And if apartment residents attempt to turn LEFT out of the complex it will be very dangerous for them and for others on the road. This project has NOT been approved yet. We need to work together to ensure that whatever IS approved for this site will fit the "look and feel" of West Murrieta and will benefit the property owner AND the community.
526.	Samantha Kane	Murrieta, CA	
527.	Lauren Caldwell	Murrieta, CA	
528.	Christy T.	Murrieta, CA	
529.	Michele Nelson	Murrieta, CA	Don't want to see another temecula problem
530.	Megan Parker	Murrieta, CA	
531.	Miles Tillmann	Murrieta, CA	
532.	Orrin Lupello	Murrieta, CA	Area getting extremely crowded
533.	Joshua Parker	Murrieta, CA	I live right next to the proposed development. It will negatively impact everything in this area including home values, traffic, school and business overcrowding
534.	Stephanie Hubbard	Murrieta, CA	
535.	Cassandra Simon	Murrieta, CA	Our schools are over crowded, there's way too much traffic for our small streets and our hospitals are busting at the seams. We cannot handle more people in our small area.
536.	Heather Abernathy	Murrieta, CA	
537.	Kim Smith	Murrieta, CA	
538.	COLE SIMON	MURRIETA, CA	I live across street. Traffic on jefferson is already bad. Schools are already maxed out. 210 units is crazy.
539.	Jennifer Archard	Murrieta, CA	Traffic! Open space!
540.	Jennifer Figueroa	Murrieta, CA	My son and daughter are already adjusting to schools that are absolutely overcrowded, and busier traffic than we have seen in 4 other states.
541.	Bonnie Vergon	Murrieta, CA	Overcrowded congestion ruins it for everyone. Be sensible and build in a way that works with a city's infrastructure to protect the quality of the people living here.
542.	Alberto Fernandez	Murrieta, CA	Our streets are way to congested and schools are overcrowded.
543.	Alicia Thompson	Murrieta, CA	
544.	Tracy Bernal	Murrieta, CA	
545.	James Raven	Murrieta, CA	Traffic, schools, noise. I live right behind
546.	Kathryn McCall	Murrieta, CA	Overcrowded schools and congested streets negatively impact our community.

	Name	From	Comments
547.	Emma Rodrigues	Murrieta, CA	
548.	Kristy Vandoorenmaalen	Murrieta, CA	
549.	Lisa White	Murrieta, CA	
550.	Brittany Shimamura	Murrieta, CA	
551.	Melissa Grace	Murrieta, CA	I am a local resident and concerned with the overcrowding of our neighborhood already and more do, concerned with where all these children living at this site will go to school. Our schools are already overcrowded. I have two elementary age children. I'm VERY concerned.
552.	Lee Adkisson	Murrieta, CA	I don't want more apartments here!!!
553.	Itza Chavira	Murrieta, CA	
554.	Christina Davenport	Temecula, CA	
555.	Reyna Alvarez	Murrieta, CA	Whats more concerning to me is Overcrowded Schools and More traffic
556.	William Havens	Murrieta, CA	Overcrowding of our small section of Murrieta. Roads are already falling apart with pothole. Not enough police to police the area. Invites multiple families to live in one unit causing more issues. Traffic is already congested, especially during peak hours for work and school start/release times. City does not plan to change infrastructure. Property values will decrease and potential buyers may be swayed to purchase in newer developments with better infrastructure. Just another reason for me to move my family out of Murrieta. We have watched this section of Murrieta grow (been here 22 years) and this lot is the only project I have ever opposed and still do.
557.	John Davies	Murrieta, CA	Traffic issues will grow on Washington and not suited to this size of development.
558.	Summer Osterhout	Murrieta, CA	
559.	Miatta Watts	Winchester, CA	
560.	Luisa Mattaliano	Murrieta, CA	
561.	Cathleen Armendariz	Murrieta, CA	Quality of life, traffic congestion, not appropriate use of land for the community
562.	Bryan Russell	Murrieta, CA	These apartments will contribute to overcrowding our schools, and increasing traffic and crime in our local neighborhoods.
563.	Jay Benton	Murrieta, CA	

	Name	From	Comments
564.	Pam Chap	Murrieta, CA	Washington Ave. is already a nightmare with Cole Canyon, Thompson and MVHS traffic. Adding more cars on the road to a street that can't handle such an increase would make this area unbearable.
565.	Sandra Peckinpah	Murrieta, CA	I live across the street and Washington is already crowded because of the school traffic and peak hours. This is a terrible location to add over 200 new families when it's difficult for schools and traffic already.
566.	Sally Wright	Murrieta, CA	Do not want crowded schools. Infrastructure cannot handle that many more people right there.
567.	Shari Bailey	Murrieta, CA	In 2005, when this planned development was originally approved, the West Murrieta community was not what it is today. Many new developments on Jefferson and Washington alone have contributed to huge traffic impacts to this area, with another large commercial development planned for the corner of Washington and Nighthawk Way. Those conditions didn't exist in 2005 when this was originally approved. Adding more lanes to our streets is not the answer to the problem. The small town feel of West Murrieta is why people live in this area. 3-4 lanes of traffic woven through a residential area adds noise and air pollution and will have an impact on resale value of properties.
568.	Sue Kim	Murrieta, CA	
569.	Yvonne Hower	MURRIETA, CA	
570.	Melissa Echavez	Murrieta, CA	Already crowding and congestion on the way to schools , traffic
571.	Samantha Tuten	Murrieta, CA	Because I work at Cole canyon and have a daughter at Thompson and the impact on our schools, traffic and community business in that area will not be positive.
572.	Hannah Fox	Murrieta, CA	Overcrowded schools
573.	Derek Parkes	Murrieta, CA	
574.	Samantha Tehrani	Murrieta, CA	Our city does not have the infrastructure in place to support this.
575.	Jo Farren	Murrieta, CA	
576.	Kelsey Weber	Murrieta, CA	
577.	Kimberly Diaz	Murrieta, CA	Too much traffic in Murrieta
578.	Carla Hunt	Murrieta, CA	MURRIETA used to feel like a small town. Now everywhere I go there's cars, there's people can't get away from it.
579.	Tawnda Perry	Murrieta, CA	
580.	Gina Petrowsky	Murrieta, CA	The traffic is already more than our small streets are able to handle. These apartments will also impact our schools significantly. The city isn't looking out for our best interest if they allow these units to be built.

	Name	From	Comments
581.	Amber Neese	Murrieta, CA	Property value, overpopulation and stress of infrastructure, limited resources
582.	Wendy Lizardi	Murrieta, CA	I commute daily to and from work as well as picking up and dropping off my children at school. There is already gridlock most mornings and this development will only make it worse.
583.	Kelly Pittman	Murrieta, CA	The impact on my daughters school and impact on our roads.
584.	Brian Pittman	Murrieta, CA	Property values will negatively be impact, traffic is already too high, and apartments there will further block our wonder views and also breed higher crime rates. What we need is more open space!
585.	Deana Crisp	Murrieta, CA	This project will impact our roadways, elementary, middle and high schools and our property values will plummet to name a few items. We are currently over capacity at some of our schools now. Other factors to consider are the extra traffic which will bring additional traffic accidents along with gridlock, extended travel time and more strain on our emergency services.
586.	Nicole McCoy	Murrieta, CA	
587.	Tasha Gutzmer	Murrieta, CA	
588.	Michael Yncera	Murrieta, CA	This city is way over crowded and can not afford any more population growth before we have infrastructure growth.
589.	Madie Lee	Murrieta, CA	
590.	Esther Blanco	Murrieta, CA	Enough Congestion/traffic throughout our city. Property values diminish. Safety first for our children walking to & from school.
591.	Pollyann Toop	Murrieta, CA	
592.	Vickey Montez	Murrieta, CA	Quality of life, safety and property value
593.	Andrea G.	Murrieta, CA	There's enough existing and new build apartments going up around Murrieta, we don't need anymore! I used to love the small town feel this city offered, now, not so much.
594.	Marcelle Duckett	Murrieta, CA	
595.	Dennis Gilman	Murrieta, CA	It will create a traffic nightmare and is not good for this area.
596.	Jennifer Hall	MARINWOOD, CA	
597.	Elizabeth DeLorio	Murrieta, CA	
598.	Christine Demetron-Hodges	Murrieta, CA	Traffic is awful, Thompson is already the largest middle school in Riverside County. We are overcrowded and our property values will drop will more apartments. Schools impact the property values. As a teacher for mvusd for over 21 years, the change due to overcrowding in our schools has had a huge negative impact on our children and the community.
599.	Kevin Linehan	Murrieta, CA	Don't want more apartments.

	Name	From	Comments
600.	Linda Spahr	Murrieta, CA	We can't get anywhere without gridlock. We moved out of orange county to get away from this Hodge podge planning. Stop this madness!!
601.	Nicole Licona	Murrieta, CA	
602.	Kimberly Beringer	Murrieta, CA	
603.	Johanna Metz	Murrieta, CA	
604.	Keri Harrison	Murrieta, CA	
605.	Tiffany Dare-Myatt	Murrieta, CA	That part of the community can't handle the a 210 unit apartment complex in that area it should be over off Clinton Keith closer to the freeway, another shopping center is needed with all the growth now. Our streets will become overcrowded and unsafe. With all the vacant land by I15 it should be up there.
606.	Lorena Harris	Murrieta, CA	
607.	Dorenda Phillips	Murrieta, CA	I'm tired of those that "want to be like Temecula"... overcrowding, traffic nightmares, increased crime, homeless people on our streets. I moved here in '91 because it wasn't Temecula. Now our city wants more apartments and we all know that brings property values down and it's a hideous sight. Keep it up and Murrieta won't be the "gem of the valley".
608.	Michelle Hornbeek	Murrieta, CA	The congestion and traffic in this area is getting horrific! And the schools are getting overcrowded!
609.	Lisa Daniels	Murrieta, CA	We don't need more housing we need more jobs we need more facilities that will hire people so make that area a mini mall the fast food corner there's no fast food or grocery store close to their the closest one is way up the hill Albertsons or you have barons there's nothing in that community for those people
610.	Kimberly Auer	Murrieta, CA	Washington Avenue will be crowded, too many kids walking to school, parent drop offs. Safety, property value. Washington avenue is adding 1000s of people in a shirt amount of time. Stop builing apts and condos. If the land needs to be filles, build single story ranch homes!!!
611.	April Burton	Murrieta, CA	
612.	Christi McIntosh	Murrieta, CA	Our roads are already so congested. I have to strategically plan my days as to not travel certain roads at certain times. It's ridiculous. We don't need to add more people to the already overcrowded roadways.
613.	Sheila Pinheiro	Murrieta, CA	
614.	Anthony Adkisson	Murrieta, CA	Too many apts already
615.	Sharon Scanlon	Murrieta, CA	Overcrowding schools, traffic problems, property value decline.
616.	Marina Little	Murrieta, CA	

	Name	From	Comments
617.	Carrie Gleason	Sedalia, CO	
618.	Kristi Clinton	Murrieta, CA	Murrieta is becoming too populated. We who live here enjoy the small town feel. We like going places and Enjoy seeing our neighbors. Neighbors we know, talk with, and spend time with. We cannot feel safe in an over populated town!! People seem to be coming from all places and not bring respectful of the small town feel.
619.	Rita Bunn	Murrieta, CA	
620.	Trish Minutelli	MURRIETA, CA	
621.	Erin Weeks	Murrieta, CA	The roads can't handle anymore traffic and all the schools are overcrowded. Build some parks something for the children that are already here....
622.	Sarah Campbell	Murrieta, CA	There is already to much traffic and not enough route alternatives.
623.	Kristy Wakeman	Murrieta, CA	It's in my neighborhood. Traffic is already bad and schools are already crowded! Condos have already recently been built close by as well.
624.	Dustin Maricic	Murrieta, CA	
625.	Jennifer Reason	Murrieta, CA	
626.	Mike Miller	Murrieta, CA	Quality of life
627.	Kathy Youngwirth	Murrieta, CA	Responsible growth...Please. Stop the overcrowding of our schools and city streets.
628.	Christine Schroeder	Murrieta, CA	Our traffic is already unbearable. Adding more homes/ dwellings is taking away from the charm of Murrieta- the entire reason we all moved here in the first place.
629.	Stefanie Mohr	Wildomar, CA	
630.	Nicholas Crabill	Wildomar, CA	
631.	Marilu Zavala	Murrieta, CA	Traffic
632.	Micheal Gilliland	Murrieta, CA	Nutmeg is already so busy, I cannot imagine adding this many residents to a small area.
633.	Barry Bailey	Murrieta, CA	
634.	Nancy Rainville	Murrieta, CA	
635.	C C	Murrieta, CA	
636.	Nicole Hendrix	Murrieta, CA	Impact on traffic and school population
637.	Imelda Zamora	Murrieta, CA	Traffic is already horrible in our little community
638.	Stacy Economou	Murrieta, CA	Please come survey the road at that corner at 7-8am and 2:30-3:30pm! We can't handle another 220+ cars there not to mention the rest of the hours in the day. Schools are maxed so where would these kids go? Yes it's a big piece of land but the roads around there can't handle more cars. Do what's right for the city not the almighty buck! We need more options for restaurants and shopping over there with as (continues on next page)

	Name	From	Comments
638.	Stacy Economou	Murrieta, CA	<i>(continued from previous page)</i> many new condos and homes that have come in. Other than the few things at Ralph's our only option is drive to Wildomar or Madison to get those options right now.
639.	Faye Hoodman	Murrieta, CA	
640.	nadia ventrella	Murrieta, CA	Because I agree completely with this petition!
641.	Michael Evers	Murrieta, CA	No more apartments. Too much traffic
642.	Mauro Feliz	Wildomar, CA	
643.	Victoria Rykhus	Murrieta, CA	
644.	Nanette Zepede-Allbritton	Murrieta, CA	Streets overcrowded with children walking to school presently. It will be more dangerous for the children with the apartment occupants including more road rage than we already have. Markets also overcrowded at this time.
645.	Thomas Koras	Murrieta, CA	
646.	Monika Manu	Murrieta, CA	
647.	Andrea Ettinghausen	Murrieta, CA	
648.	Stacy Craft	Murrieta, CA	Overcrowded streets and schools are already happening. To add this many units is unconscionable
649.	Shauna Olson	Murrieta, CA	
650.	Tricia Stanier	Murrieta, CA	
651.	Lisa Toscano	Murrieta, CA	
652.	Donna Farran	Murrieta, CA	
653.	Diana Olguin	Murrieta, CA	There is already alot of traffic and ee don't need more.
654.	Lisa French	Murrieta, CA	We don't need more houses over here .. how about a park?
655.	Michael Ertel	Murrieta, CA	
656.	Mark Waelde	Murrieta, CA	Congested roads.
657.	Susan McDannel	Murrieta, CA	I have lived her 18 years and the growth is to rapid . We don't need anymore high rise apartments to block our view and lower income people in this beautiful town . Take your money and fund a homeless shelter to New Mexico and give them jobs there to be able to live in these apartments. Quit dumping these homeless people in our town who don't wanna work and steal from us leaving needles all in our park in Copper Canyon . Use your money to help the less fortune . The traffic. Is already ridiculous and the 15 is a parking lot.. people moved her cause they liked a small town feel. Now we have all these fast food places . Turn that land into an organic non GMO. Farmland where you teach our future children how to grow and prepare food with a cooking center in the middle . It can be a credit the kids get for HS or college. Sell the organic produce to fund something that betters our community and not for your corporations profit. <i>(continues on next page)</i>

	Name	From	Comments
657.	Susan McDannel	Murrieta, CA	<i>(continued from previous page)</i> We need help to rebuild our community after these fires. Thank you !
658.	Meegan Jennings	Murrieta, CA	Schools in the area are already over crowded. Adding more people not only makes classroom sizes larger but also causes more traffic issues.
659.	Cyndi Waller	Murrieta, CA	My property value will go down. Overcrowding if schools. Traffic.
660.	Timothy Waller	Murrieta, CA	
661.	Mary Grace Lorenzetti	Murrieta, CA	Over populated city
662.	Sara Christe	Murrieta, CA	The schools are already overcrowded. Where will the kids attend school? Classroom sizes do not need to grow, but the opposite! The streets are already hectic before and after school hours (elementary, middle, and high!). We need small businesses or places for kids to have fun! We need to go back to the "small town living" we all used to have and moved here for! There are reasons why west Murrieta is so attractive - let's not change that!
663.	Nick Ellerbeck	Wildomar, CA	We are overcrowded!!!
664.	Autumn Scudder	Murrieta, CA	No more apartments in West Murrieta! They are putting in 500 new units on Los Alamos now in addition to the many apartment complexes that are already here. We have too much traffic as it is! Our roads are crumbling because there are too many cars driving on them. During the busiest times of travel, traffic is backed up for miles in these areas already. We don't need any more multi-family housing or hotels on this side of town! We do need more family friendly fun things to do, and some simple single family homes that aren't so huge they are unaffordable by young families. Stop trying to get more people to live here until you improve things like infrastructure and community development for those who already do live here!
665.	ken lang	Toronto, ca	
666.	Barbara Jones	Murrieta, CA	
667.	Tracie Townsend	Murrieta, CA	We do not need anymore apartments. The traffic is horrible already
668.	Claire Reis	Murrieta, CA	Home value, traffic congestion
669.	Brian Reis	Murrieta, CA	Property value. Traffic congestion.
670.	Donna Chase	Murrieta, CA	Overcrowding.
671.	Jordan Gravatt	Murrieta, CA	Overcrowded

	Name	From	Comments
672.	Jennifer Johnson	Murrieta, CA	Our city is already over crowded. The last thing we need is more apartments which brings a lot more people and will over crowd our streets and schools more than they already are!
673.	Bridget Kinard	Murrieta, CA	Too crowded, traffic is Aweful
674.	Reid Gibson	Murrieta, CA	
675.	Elizabeth Oren	Murrieta, CA	The streets are not designed for that amount of traffic. It would be nice to have a family friendly area instead. School are over crowded.
676.	Hannah Marsden	Murrieta, CA	There is not enough streets for all of these new developments. I can barely get to and from schools for drop/off pick up. There is already an abundance of crime at the Ralphs shopping center that isn't being addressed. We need more schools to support all of these new developments!
677.	Andrea Crofut	Murrieta, CA	
678.	Heidi Conner	Murrieta, CA	There are plenty of apartments already. It will contribute to over crowding and traffic congestion.
679.	Lsester Thompson	Murritta, CA	
680.	Bill Obregon	Westwego, LA	My family lives there
681.	elizabeth locascio	Murrieta, CA	I live down the street from the project and I am worried that this project will have a very negative effect on the traffic . There are 3 schools nearby that will be affect too!
682.	Debbie Horrocks	Murrieta, CA	The added congestion to our only main streets in Grizzly Ridge. There would be so much traffic around schools, and just driving around Washington Ave, and Nutmeg. This complex would be a nightmare -- too much traffic!
683.	Daniel Horrocks	Murrieta, CA	Overcrowding of schools, more crime, more traffic Streets aren't built to handle it
684.	Martessa Hansen	Murrieta, CA	We don't need the congestion or the renting of units to just anyone who can come up with a first and last months rent.
685.	Diane Cohen	Murrieta, CA	Traffic along Washington and Nutmeg/Calle de Oso Oro is already congested and unbearable at times. We don't need apartments adding more people to the area to crowd the streets, schools etc.
686.	Anthony Maestas	Murrieta, CA	It is important to grow the city strategically and in a manner consistent with the existing community.
687.	Tracy Irland	Temecula, CA	Washington Street is crowded enough. This is a bad idea for Murrieta.
688.	TiffanyAnn Sablan	Murrieta, CA	
689.	Amy Sien	Murrieta, CA	
690.	Mackenzie Irland	Temecula, CA	

	Name	From	Comments
691.	Cathleen Larson	Winchester, CA	This community doesn't need more housing it needs INFRASTRUCTURE! Widened roads, potholes fixed, new schools and more retail and dining options... ESPECIALLY more than the ONE grocery store!
692.	Emily Stitt	Murrieta, CA	
693.	Mons Davies	Murrieta, CA	Traffic nightmare
694.	Robert Stickles	Murrieta, CA	This is for homes not apartments
695.	Nick Kraus	Myrrieta, CA	This will cause too much traffic, overcrowd our schools, bring down home values, over crowd intersections and shopping centers.
696.	Kathy Crawford	Murrieta, CA	Safety should always be number one. And this simply is not safe. The traffic and congestion will not allow kids in nearby schools to remain safe.
697.	Christine Hubler	Murrieta, CA	We currently do not have enough doctors, schools and infrastructure to support the amount of people coming into Murrieta. I fear the apartments will also lower our property value.
698.	Stefan Sien	Murrieta, CA	Our schools are overcrowded enough. Adding additional high density, not needed or wanted housing, will further stretch our city's resources, which are already at a breaking point. I doubt these developers have any vested interest in our community other than to enrich their own pockets and they almost certainly will not care what added traffic and congestion will do to our neighborhoods.
699.	Michael Hill	Murrieta, CA	I am very concerned about the negative impact this will have on traffic, roadways, property. Along with potential crime increase, overcrowding etc.
700.	Helena Ashbridge	Murrieta, CA	Our schools are already over full.
701.	Nicole Furman	Murrieta, CA	My children ride their bikes to and from school. The traffic and crime increase is a huge concern to me.
702.	Lori B	Murrieta, CA	My home value will go down. My children's schools are already overcrowded. The traffic on Washington is horrible during school drop off and pickup. Adding 400 more cars will only make it worse.
703.	Bernard Cruz	Murrieta, CA	I grew up just outside of LA off the 10 freeway - i moved here to get away from the crime, overcrowding of schools, congestion and everything that comes along with high density affordable housing, unfortunately, this could drive me, my family and our tax dollars right out of the community...
704.	Jeff Hays	Murrieta, CA	The apartments will be impacting already congested traffic without proper infrastructure. They will also be impacting our schools.
705.	Deborah Bolias	Murrieta, CA	
706.	Gail Gill	Murrieta, CA	Way to crowded already. Schools already overflowing

	Name	From	Comments
707.	Heidi Vazquez	Murrieta, CA	Best building affects our community and brings down our property value. Way too many residents in one area.
708.	Julie Dennis	Murrieta, CA	Our streets are already overcrowded. The schools local too this site are at their max. The shopping center Kitty Corner from this where Ralph's, CVS, Bank of America, is already full of kids skateboarding, vandalizing, shop lifting, etc. These apartments will only magnify this already existing problem.
709.	Jeff Stanley	Murrieta, CA	The west side of town doesn't have enough shopping or gas stations to support the population as it is. 210 more residences.
710.	Pia Armijo	Murrieta, CA	
711.	Marissa Bolas	Murrieta, CA	Traffic increase by schools
712.	Mary Kurland	Murrieta, CA	
713.	Debra Vanderwater	Murrieta, CA	
714.	Leslie Kavanagh	Murrieta, CA	
715.	Kelly Spagnolo	Murrieta, CA	
716.	Laurie Ayers	Murrieta, CA	
717.	Brad Eskildsen	Murrieta, CA	
718.	Kiley Reid	Menifee, CA	Lived in murrieta and parents still do
719.	Linda Bowler	Murrieta, CA	It will bring more traffic and overcrowding in our schools. Also, the home values will go down with apartments. We do not need more apartments in Murrieta.
720.	Eric Ayers	Murr, CA	We have tremendous cut through traffic already
721.	Nicole Waters	Murrieta, CA	
722.	Tricia Anderson	Murrieta, CA	Would like restaurants, shops, or fire station at that corner.
723.	Rhonda Hamilton	Murrieta, CA	
724.	Kristen Nichols	Murrieta, CA	Our town's infrastructure is not currently capable of handling a rapid influx of population. Murrieta needs to learn from the problems of Temecula and develop adequate services and roadways before building any more high-concentration/multi-family units.
725.	Shawna Smith	Murrieta, CA	
726.	Timothy Farr	Murrieta, CA	Overcrowding.
727.	Robert Pearson	Murrieta, CA	Not good for our neighborhood
728.	Matt Nichols	Murrieta, CA	Traffic is already heavy during school hours. There aren't enough first responders on duty to respond to the growing call volume. We already have students in our retail areas after school that are causing problems that our police can't address because they are understaffed. <i>(continues on next page)</i>

	Name	From	Comments
728.	Matt Nichols	Murrieta, CA	<p><i>(continued from previous page)</i></p> <p>An increase in population density in that area will not be supported by our current road system. We would need a freeway offramp to support the influx of traffic.</p> <p>Our current student to teacher ratio in the public schools are over 32 to 1. Adding more students to an already over Worked educational system will not benefit those new students or the current ones.</p> <p>Marietta Valley high school is population of second only to great Oak in our valley. additional apartments would cause an influx of students they are not prepared to handle.</p> <p>There is no working infrastructure to support more population in the valley, this is already a bedroom community, and this would just leave the more traffic on the 15 corridor.</p>
729.	Phil Lancaster	Murrieta, CA	
730.	Dave B.	Murrieta, CA	<p>We need tax revenue locally from businesses not housing. Nor do we need more crowding than we have already in our schools, traffic issues, etc.</p>
731.	Patrick Madalo	Murrieta, CA	
732.	Debbie Pearson	Murrieta, CA	
733.	Clarita Oswald	Murrieta, CA	<p>It's crowded enough in our small community. School drop off and pick up is a nightmare. Where are you going to fit any new students? Why should my child's education suffer from overcrowding in classes? Not to mention the congestion from the trucks bringing in supplies for the building.</p>
734.	Cheryl Bryan	Murrieta, CA	
735.	Crystal Chavers	Murrieta, CA	
736.	Isabella Madalo	Murrieta, CA	
737.	Carolina Madalo	Murrieta, CA	
738.	Michelle Lauritzen	Murrieta, CA	
739.	Sharalie Bechtold	Murrieta, CA	<p>This area is already overcrowded with 1100 students in the elementary school alone. We need more stores not apartments.</p>
740.	Connor M	Murrieta, CA	<p>The roads in that area already experience too much traffic that results in a disproportionately high amount of car accidents. Increased traffic in that area would mean more car accidents, especially during the early morning rush to work and to the high school and middle school which together enroll around 3,000 students just off of Washington. The risk to human life, particularly young children, is enough to make the project unjustifiable.</p>
741.	Derek DiDonato	Murrieta, CA	<p>Safety of our community and the overcrowding of our wonderful school District</p>

	Name	From	Comments
742.	Cristina Madalo	Murrieta, CA	An apartment complex at this location will overcrowd attract more crime to the area
743.	Jessica Schmuckle	Murrieta, CA	Stop the over crowding
744.	Hailey Bowler	Murrieta, CA	
745.	Tiny Elamparo	MURRIETA, CA	Over populated. I
746.	Jeff Neely	Murrieta, CA	
747.	Evan Bechtold	Murrieta, CA	Will devalue properties and raise crime in area. Add to congestion
748.	Janine P Williams	Murrieta, CA	That intersection is so busy already and we're packed with plenty of housing in the area. Plenty of apartments just down Washington and Jefferson and Madison.
749.	Justine Donley	Murrieta, CA	there are so many accidents due to over crowding. our streets do not have enough lanes to support new housing projects.
750.	Shannon Gardiner	murrieta, CA	
751.	Jennifer Parker	Murrieta, CA	
752.	Tracey Schott	Murrieta, CA	
753.	Dennis Mitchell	Murrieta, CA	School traffic is already bad. We don't need more apartment. Schools are great and don't need more kids in our schools. Already really large classes.
754.	Sharon Calhoun	Wildomar, CA	
755.	Joanne Rasmussen	Murrieta, CA	
756.	Karen Williams	Murrieta, CA	Murrieta traffic & little infrastructure & planning
757.	Brittany D	Murrieta, CA	The city is already overcrowded. It takes 20 minutes to go 1.2 miles sometimes. We need to stop building and start focusing on the fundamentals of Murrieta vs money. Take care of the homeless population first!
758.	Eric Nolte	Murrieta, CA	Put up some apartments next to the homes of every council member.
759.	Daniel Ford	Murrieta, CA	Too much environmental impact. Stop this!
760.	Ann Marie Ford	Murrieta, CA	
761.	Kristin Fisher	Murrieta, CA	Because I live here. My children go to school here.
762.	Matt Petrowsky	Murrieta, CA	If the city wants tax revenue then rezone to commercial. Don't increase the population count when the infrastructure can't support it. There are other ways to make money. Rezone it.
763.	Tiffany Farr	MURRIETA, CA	City overcrowding and schools are full
764.	Cherie Hickisch	Murrieta, CA	The proposed developments increase the load on infrastructure while not covering the cost of the incremental service demands.

	Name	From	Comments
765.	Holly Andrews	Murrieta, CA	Because this is literally in my back yard. No more traffic. No more construction. We don't need this.
766.	Joshua Farr	Murrieta, CA	There are to many people on this side of town.
767.	Derek Andrews	Murrieta, CA	He is ruining the state I have lived in for 45 years
768.	Angie Esquibel	Murrieta, CA	
769.	Shellee Fitch	Murrieta, CA	My children attend Murrieta Valley High School and Thompson Middle School. The traffic and congestion are already overwhelming.
770.	Jane Asp	Murrieta, CA	
771.	Rick Potter	Murrieta, CA	We dont need any more apartment's. Murrieta needs to stay the less crowded
772.	Ernest P	Murrieta, CA	We don't need this. It'll overcrowd our schools, roads. Not an ideal place to put too many units in such a small area.
773.	Jeanette Short	Murrieta, CA	
774.	Lisette Martinez	Murrieta, CA	Last year alone Thompson middle school had the highest student population. My childrens education is important and i cant even imagine the amount of traffic this is going ti bring.
775.	Leilani Adams	Murrieta, CA	
776.	Cherish Coronado	Murrieta, CA	
777.	Jana Hurley	Murrieta, CA	
778.	Jose Ramirez	Murrieta, CA	I live in Copper Canyon
779.	Laurie Paysse	MURRIETA, CA	Overcrowding in our schools
780.	Elisa Salcedo	Murrieta, CA	
781.	Carol Morris	Murrieta, CA	
782.	Yarilene Mares	Murrieta, CA	
783.	Crystal Meza	Murrieta, CA	
784.	Rosalba Lopez	Murrieta, CA	
785.	Linda Rubio	Murrieta, CA	The location is not conducive to have apartments which will create havoc with already crowding traffic, and accidents.
786.	George Stez	Murrieta, CA	What are the plans for traffic mitigation for this and other residential projects in our immediate area? The Nutmeg/Washington intersection already is a mess.
787.	Michelle Weaver	Murrieta, CA	The traffic in this area is horrendous during school commute. I cannot imagine cramming 210 families into that corner lot.
788.	Tara Hernandez	Murrieta, CA	Why do we need to cram in more housing? Our schools are crowded enough.
789.	Jose Regueiro	Murrieta, CA	This project will create more traffic which we dint need.
790.	Robin Decker	Murrieta, CA	The traffic congestion in that area is already bad. Thete are new condos going in across fom the high school. Our infrastructure cannot handle more people, traffic etc in that <i>(continues on next page)</i>

	Name	From	Comments
790.	Robin Decker	Murrieta, CA	<i>(continued from previous page)</i> small corner of the city. Why is Murrieta continuing to allow this? It already takes over 20 minutes to drive the 7.5 miles to MVHS due to traffic. Enough already.
791.	Holly Swift	Murrieta, CA	
792.	Kristie Steffens	Murrieta, CA	
793.	Heather Porto	Murrieta, CA	
794.	Nancy Watson	Murrieta, CA	A three story apartment building is not appropriate for this location. The roads and infrastructure won't handle the amount of people and traffic this would bring. The west side is rural and not big city. This will drastically affect the quality of life here. Please do not approve this project as it is.
795.	Timery Wirt	Murrieta, CA	
796.	David Marshall	Murrieta, CA	Too much congestion already
797.	Eric Hubbard	Murrieta, CA	This area is already over crowded with traffic. The schools are already impacted. Not enough services as it is to accommodate that many more people.
798.	Olivia Grochowski	Murrieta, CA	The traffic is insane already! We do not need to add to it.
799.	Gretchen Peterson	Murrieta, CA	
800.	William O'Connor	Murrieta, CA	
801.	Andrea Lawson	Murrieta, CA	Overcrowding of our already bad infrastructure in the area and crime
802.	Nolan Berentis	Murrieta, CA	Adding apartments to that area will drastically negatively impact the roads, traffic, schools, crime and infrastructure.
803.	Michael Rindahl	murrieta, CA	
804.	Chris Williams	Murrieta, CA	
805.	Debbie Vinsky	Murrieta, CA	It will impact our school and creat extra traffic to an already very busy area.
806.	Louis Velez	Murrieta, CA	There is already too much traffic on that intersection. The last thing needed is hi density housing there.
807.	Claudia Velez	Murrieta, CA	We don't need more traffic. Just getting our kids to school is nightmare enough.
808.	Marlaina McGowan	Murrieta, CA	Having such a large multi resident building on the corner of Washington and not make not only would be an eyesore but aesthetically would not conform to the already put in place family housing tracks. Can you imagine having the houses that back up to the apartments? These homes were not purchased to expect a view of a multi low income apartment complex. Also, There will be tons and tons more cars need parking. I don't believe that this is the appropriate place to have an apartment complex. If my opinion were any weight or value one of the thoughts I've always had is it would be amazing to have a neighborhood park! This is something <i>(continues on next page)</i>

	Name	From	Comments
808.	Marlaina McGowan	Murrieta, CA	<i>(continued from previous page)</i> that is well used and needed. I park for children to park for our pets of park. Somewhere to have family get-togethers and parties. Thank you for listening.
809.	Cristian Macias	Murrieta, CA	I don't want the apartment complex built. Single family homes would be better.
810.	Ryan Waelde	Murrieta, CA	There is to much traffic. The development is to dense for the area.
811.	Catherine Kirstein	Murrieta, CA	
812.	Elizabeth Maranville	Murrieta, CA	We need every bit of help we can get in CA to keep our property values as high as possible. This "complex" threatens everything we're working for and the very reason we chose to buy in Murrieta.
813.	Joyce Bennin	Murrieta, CA	Traffic is already horrible on Washington. High density housing is goi go to make it worse.
814.	Charles Hemrich	Murrieta, CA	Over-crowding will degrade the quality of the City of Murrieta.
815.	Veronika OBrand	Murrieta, CA	Having such a high density apartment complex on that corner will only add to traffic issues that already exists. Schools will also be impacted as they are already crowded. Please keep Murrieta one of the top cities by not overbuilding this beautiful city.
816.	Thomas Lowry	Murrieta, CA	
817.	Brian S.	Murrieta, CA	Murrieta is following suite with every other town in Southern Calif. Their only concern is getting the fees and taxes and overcrowding and worsening traffic are being ignored. Murrieta is losing it's rural appeal. We are going to move before this place starts looking like Garden Grove, no empty spaces to be found
818.	David Gardiner	murrieta, CA	
819.	Justine Brown	Murrieta, CA	
820.	Tim Maranville	Murrieta, CA	Not well planned or balanced for this community. Emergency and police are inadequate for population increase. Traffic is already congested, this project adds to the problem. This area does not have enough basic services like grocery, etc. for the current pop count. This project is not a good plan for the conditions that exist now (versus the conditions that exited when this land was first zoned). This is not the first time this has been turned away by residents... city officials should listen to the people.
821.	Fred Bennin	Murrieta, CA	Building high density housing is gong to make the traffic even worse than it is right now. The infrastructure does not support that many more cars on the road. Please consider rezoning to single family homes.

	Name	From	Comments
822.	Sabrina Velqsquez	Murrieta, CA	Our schools are NOT equipped for this. And we need to keep our community livable without overcrowding
823.	Klaressa Davis	Murrieta, CA	
824.	Briana Martin Del Campo	Murrieta, CA	I live right next to this and my children will be affected by the overcrowded schools!!!!!!
825.	Jeff Catron	Murrieta, CA	
826.	Madelaine Stager	Murrieta, CA	The schools and infrastructure won't be able to handle the additional population. It would lower the property values.
827.	Shannon Carual	Murrieta, CA	
828.	Bre Amati	Murrieta, CA	We need more schools. NOT more housing. Our elementary school has just over 1,000 students. That is ridiculous! Classes are so large that teachers are overwhelmed and not able to give our kids enough attention. There is way too much traffic for the area!
829.	Carlos Gutierrez	Murrieta, CA	Current infrastructure does not support the traffic flow in and out of the current location in addition to the over crowded schools in our area ie Cole canyon elementary.
830.	Ashley Kerr	Murrieta, CA	This is where my work is located and there is way too much traffic already in the area due to the schools near by. More traffic and longer wait times at intersections is not what the neighborhood needs
831.	Lisa Waelde	Murrieta, CA	
832.	Karen Farrell	Murrieta, CA	Congestion
833.	Veronica Medina	Murrieta, CA	
834.	Adela Martin	Murrieta, CA	I don't want the crime or congestion.
835.	Desirae Holmes	Murrieta, CA	
836.	Karen Clark	Winchester, CA	
837.	Cathlyn Barrett	Murrieta, CA	
838.	Christine Jones	Murrieta, CA	We moved to Murrieta 15 years ago. It still has that small town feel and sense of community. That feeling is rapidly being destroyed by increased traffic and dense housing popping up all over. I am very concerned with the traffic specifically surrounding my tract. It is impossible to exit our tract on the Calle del Oso Oro/Applewood exit due to traffic speeding over the bridge going both ways. It is already difficult to find parking at the Ralphs center and traffic is horribly backed up on Washington/Calle del Oso Oro everyday during School start and end times from about 2:00-4:00. The city has already built dense housing across from the high school, which will further exacerbate the problem. Now you want to add 210 more residences across the street from our tract. Where are the 420 plus cars going to park. That number doesn't even include any guests the residents may have. What about our property value? Dense, (continues on next page)

	Name	From	Comments
838.	Christine Jones	Murrieta, CA	<i>(continued from previous page)</i> transient living and traffic will destroy our small town feel and depreciate our property value. Where are these people going to work? There are no jobs in this valley. That 2 hour commute from to and from Orange and San Diego counties will certainly increase. As a result, we will see more accidents, and more pollution.
839.	Brenda Yup	Menifee, CA	
840.	Stephanie Jackson	Murrieta, CA	
841.	Julia Smith	Murrieta, CA	
842.	Melissa Maas	Murrieta, CA	
843.	Robert Zimmer	Murrieta, CA	
844.	Michael Smith	Murrieta, CA	
845.	Claudia Mena	Murrieta, CA	
846.	Yecenia Esparza	Menifee, CA	I commute from Menifee to Murrieta for work, a travel that would take me 10 minutes, but with traffic can take 30 to sometimes 40 minutes
847.	Terry Herrera	Murrieta, CA	This is important because if we keep building all our streets will be like Murrieta Hot Springs. We will not be able to move. I pick up my grandchildren from school, take to Doctor and dentist appointments. I try to avoid rush hour traffic. People are so impatient and it will only get worse.
848.	Amanda Sander	Murrieta, CA	Our streets are already overcrowded. It is impossible to get out of the Ralph's parking lot and grab gas in under a half hour. This will make traffic worse.
849.	Tyrone Ellis	Murrieta, CA	I'd like to prevent overcrowding the area any further.
850.	Bradley Sander	Murrieta, CA	
851.	Mitchel Morgan	Murrieta, CA	
852.	Melissa Stone	Winchester, CA	
853.	Melissa Anderson	Murrieta, CA	
854.	Justin Taack	Murrieta, CA	
855.	Joanna Jimenez	Murrieta, CA	We already have too much traffic around Washington / Calle Oso De Oro adding apts would make it worse... our property values would be affected ...
856.	Deva Gozo	Murrieta, CA	
857.	Raejean Belsaguy	Murrieta, CA	
858.	Elizabeth Atwood	Murrieta, CA	Will impact my drive to work, shopping and parents neighborhood
859.	Steve Hallock	Murrieta, CA	
860.	Chad Heater	Murrieta, CA	Need more resources for surrounding schools to accommodate the planned addition to local housing.

	Name	From	Comments
861.	Roy Escalante	Murrieta, CA	Too much traffic, lower property values, impacted schools
862.	Tricia Comstock	Murrieta, CA	This area is already congested. Ralph's and the other businesses already have their hands full with the current level of misguided minors frequenting their stores and harassing their patrons. That intersection is already congested. Studies show that the increased number of apartment complexes proved to decrease the sales price of single-family dwellings.
863.	Gino Jimenez	Murrieta, CA	
864.	Holly Riccardi	Murrieta, CA	Overcrowded schools, congested streets, decreased market value of surrounding homes, crime
865.	Katherine Tingley	Murrieta, CA	I have a difficult time getting the help I need in overcrowded schools as is. I don't want my children to suffer with denser populations. I also know that crime rates increase with apartment complexes. I would like to avoid that.
866.	Vivian Reyes	Murrieta, CA	Street congestion, over crowded schools
867.	Katrina McBreen	Murrieta, CA	
868.	Valerie Valdez	Menifee, CA	The integrity of the areas around us are important.
869.	Jaimee Denn	Murrieta, CA	
870.	Jesus Sandoval	Murrieta, CA	
871.	Shane Langstaff	Murrieta, CA	Safety poor traffic planning
872.	Charles Sine	Murrieta, CA	Traffic,lack of space, crowding the area.
873.	Tamiko Houar	Murrieta, CA	
874.	Ernesto Reyes	Murrieta, CA	Street congestion and schools overcrowded
875.	Gina Lee	Murrieta, CA	We have 3 new housing tracks going up around MVHS Need to improve the traffic situation before more builds
876.	Tim Santen	Murrieta, CA	
877.	Diana Martinez	Murrieta, CA	
878.	Kristina Homer	Murrieta, CA	The apartment building and the affordable component, will decrease home value and create parking issues. There is a different type of demographic that is associated with the affordable component.
879.	Beth Miller	Murrieta, CA	
880.	Kevan Olmstead	Murrieta, CA	
881.	Svetlana Pantoja	Murrieta, CA	I am against overcrowded schools, the education of our children will suffer
882.	Joshua Miller	Murrieta, CA	
883.	Amy Guinn	MURRIETA, CA	The city continues to approve new housing without widening roads or building new schools. We continue to see worse traffick and teachers with heavier workloads. I am strongly opposed to high density housing.
884.	Kristen Frazier	Murrieta, CA	

	Name	From	Comments
885.	Jayme Spencer	Murrieta, CA	
886.	Cathy Madalo	Murrieta, CA	
887.	Michael Kamen	Murrieta, CA	Not beneficial for the neighborhood. How about a park? Too many people in this immediate area. Schools at max, infrastructure at max. City needs to consider the people that already live here. We need more parks here, not apartments.
888.	Jessica Johnson	Murrieta, CA	
889.	Patricia Davis	Murrieta, CA	
890.	Michael Bennin	Murrieta, CA	too much traffic if adding high density housing
891.	Angelina Chanley	Murrieta, CA	Quality of school NOT quantity
892.	Katie Graves	Murrieta, CA	Overcrowded schools, traffic, and home value decreasing
893.	Jamie Covington	Murrieta, CA	Over crowding
894.	Kevin Brown	Murrieta, CA	We do not need overcrowding.
895.	Molly W	Murrieta, CA	
896.	Steven Meyers	Murrieta, CA	
897.	Donna Payne	Murrieta, CA	
898.	Dan Billington	Murrieta, CA	
899.	Lynette Swift	Murrieta, CA	
900.	Derek Omalley	Murrieta, CA	Apartment complexes lead to traffic congestion, over crowding and an increase in crime .
901.	Tracy Terraneau	Murrieta, CA	
902.	Katie Alfaro	Murrieta, CA	Crime rate will increase as well as overcrowded schools and crowded streets.
903.	Brody Johnson	Murrieta, CA	
904.	Jeremy Johnson	Murrieta, CA	Washington is a tiny street. There is one gas station and shopping center for this area. We need more centers and not another crowded residence area at that intersection. It will choke all the views from our homes and be a huge eye soar. Absolutely against this.
905.	Alec Etheridge	Murrieta, CA	Too much traffic / overcrowding / crime
906.	Heather Dixon	Murrieta, CA	I'm tired of having overcrowded schools and roads. On top that, Washington ave is poorly planned and will be severely impacted by these new apartments and cars. It already takes me 20 minutes to take my Middle schooler and high schooler to school in the morning and 30 minutes EACH to get home after picking them up just from living less than 1 mile away from the school. I say a hearty NO to more cats on these already busting streets.
907.	Sydney Lochrane	Murrieta, CA	
908.	Anthony Jimenez	Murrieta, CA	Too much traffic already
909.	Janet Maronde	Murrieta, CA	Too many cars on the road already

	Name	From	Comments
910.	Anabel Bautista	Murrieta, CA	I live in this nearby community. Traffic is already bad, even on non school days. It's already congested. Not good for the 3 schools in that area.
911.	Shannon Jennings	Menifee, CA	
912.	Julie Thornburg	Murrieta, CA	This will definitely overcrowd our neighborhood. We will already eventually having homes off of Vineyard Pkwy. Will need more stores, etc.
913.	Tessa Hartfield	Murrieta, CA	
914.	Ponch Ramos	Murrieta, CA	
915.	Ana G	Murrieta, CA	
916.	Lisa Misuraca	Murrieta, CA	
917.	Tiffany Hunt	Murrieta, CA	West Murrieta cannot withstand this added amount of people and traffic. This overpopulation of our city is too much and needs to slow down!
918.	Julie Chon	Murrieta, CA	
919.	McKayla Worley	Murrieta, CA	
920.	Scott Chon	Murrieta, CA	
921.	Ashley Manderville	Murrieta, CA	
922.	Jill Hill	Wildomar, CA	My children are on a transfer to the Murrieta schools and will be impacted by negative overcrowding and more traffic.
923.	Tracy Semrow	Murrieta, CA	Our neighborhood fire not have the capacity to handle a 210 unit apartment building. You can hardly get to work as it is with the morning traffic.
924.	Margarita Jaramillo	Murrieta, CA	
925.	Andrew Penwarden	Murrieta, CA	Bc we already have seen the road conditions deteriorate, traffic to school can take 20-30 minutes (use to take 5), AND it will not be affordable housing bc every year proves \$\$ will go up -like all apartments- bc they adjust each day their rate, There are plenty of new cities building like crazy- they can go there, The schools are at max capacity, And whoever is getting paid off to help make this happen should be completely ashamed of themselves
926.	Francisca Leal	Murrieta, CA	In 18 years living in this quiet town I have seen how services, schools, market place, gas station, even medical services have reached their maximum service capacity, with the construction of such a large number of apartment units all this situation It will get worse, please give us the opportunity to work on improving our town, thank you very much

	Name	From	Comments
927.	Sandra Blamires	Murrieta, CA	We have enough traffic in our area and I dont want our schools to be over crowded with not enough teachers and space for the students.
928.	Laureen Vidal	Murrieta, CA	Traffic on Nutmeg
929.	Nick Maricic	Murrieta, CA	
930.	Sydney Giannell	Murrieta, CA	
931.	David Vance	Redding, CA	
932.	Alexis Hand	Murrieta, CA	
933.	Catherine Schatz	Murrieta, CA	We are already overcrowded and the street traffic is awful. Schools are overcrowded. STOP building
934.	David O'Kell	Murrieta, CA	The area at Nutmeg and Washington is single family homes. High density housing would change the character of the area and put a strain on traffic and infrastructure. Let's keep the community as it currently works well for all residents.
935.	Vanessa Kuechler	Murrieta, CA	On the west side of Murrieta we love our " small town " feel. Our streets and schools have grown a lot since the small building that occurred last year. We do not want apartments in our area!
936.	Amber Bridges	Murrieta, CA	We don't need anymore kids overcrowding our already crowded schools and we need more parks and places for families to go.
937.	Sonja Schmader	Murrieta, CA	We are so congested and overcrowded in this part of town already, it's turning into a nightmare
938.	Tiffany Tronier	MURRIETA, CA	
939.	Amy Carnevale	Lake Elsinore, CA	My children go to school in the Murrieta Valley school district as their dad lives in Murrieta. I fear this will overly impact the Murrieta schools, compromising the teachers abilities to teach in a smaller classroom size, therefore compromising my children's education.
940.	James Adamson	Murrieta, CA	The schools zoned for this area are renound! However they are bursting at the seams with capacity at all levels. This complex will put further strain on the issue and traffic in this area is also a nightmare. We bought a house in the sedona track 1.5 years ago (for the schools) , if these apartment's were there at the time we would have passed on this wonderful home. We love this city and have faith that the right decision will be made.....there are plenty of other places to build a complex like this in murrieta.
941.	Juan Salman	Murrieta, CA	
942.	Carrie Ramos	MURRIETA, CA	
943.	Maryanne Amador	WILDOMAR, CA	This structure will be too close to schools & healthcare. Lots of seniors & school children in this area. This would create an unsafe, overcrowded environment if built.
944.	Sandra Simon	Murrieta, CA	

	Name	From	Comments
945.	Lora Moore	Murrieta, CA	It will affect my property value in a HUGE way!!!!!! Not to mention the increased traffic congestion, which is already bad.
946.	Amy Ranalli	Murrieta, CA	
947.	Chris Metz	Murrieta, CA	MY everything in life is in the area being spoken about. Over crowding takes away from everything that makes this area great. Lowers ratings of schools, hospitals and makes the day to day life become a grind just like everywhere else that I purposely didn't choose to live.
948.	Jaime McDermott	Murrieta, CA	
949.	sue gordon	murrieta, CA	above is mail address. physical address is 1/2 block from site. have seen what low income housing can do to a neighborhood! we are in a totally single family neighborhood and this is not in keeping. PLEASE NO!!!
950.	Brenda Choi	Las vegas, NV	
951.	Jenna Katz	Murrieta, CA	
952.	nick tuskewicz	MURRIETA, CA	Yes stop the overcrowding of Murrieta please. The city needs to tell his realty companies to take a hike. There is already a ton of houses built in the small area. There's not too many streets for motorists to travel on as the streets are over packed and jammed with cars especially in Peak rush hours. No skin off my back if another realty company doesn't get rich off of murrieta over populating over developing our land!
953.	Nicholas Van Deusen	Murrieta, CA	

NOP COMMENT LETTER #9

From: [Corey Semrow](#)
To: [Atkins, James](#)
Cc: <mailto:Tracy.Sills>; [Corey Semrow](#)
Subject: Development Plan DP-2019-1997
Date: Wednesday, July 15, 2020 11:50:16 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Atkins,

My email is regards to the planned development for the corner of Washington and Nutmeg. I have a number of questions and concerns around this development being built as listed below.

1. As Western Murrieta currently sits we do not have any three story buildings, which is inclusive of everything in the old town area. How can we justify placing three story residential units direction behind two sets of existing homes completely blocking their view and impacting their property value?
2. What does the traffic analysis say? During school the intersection at Washington and Nutmeg is already congested and it is time intensive to get through causing people to cut through the existing neighborhoods. This is a public safety risk as these neighborhoods are populated with children that are biking and playing in the streets.
3. What is the strategy for the power lines that run both sides of the project? Are they being underground per rule 20? This should be a requirement to eliminate that from view but also to mitigate any potential ignition risks as this area borders Cal Fire designated High Fire areas.
4. What about the wash/bioswale that runs through the property? What mitigating measures are being done for this? Are there waters impacts?
5. Has CEQA been performed on this project and what were the results? Has any critical habitat been identified?
6. Is blocking the view a non-mitigatable visual impact under CEQA that would require mitigation that is not available?

There are a lot of issues with this strategy here including the "prison like" renderings that are available. Beautification of our city is important and this plan is not going to do that.

I have no issue with residential going in there or town homes similar to further down Washington but mass populating that lot is going to increase traffic, congest schools, generate additional crime, and change the landscape of Western Murrieta is not acceptable.

I hope the City looks past revenue generation and considers the impacts of the decision.

Thank you for your time,

Corey Semrow
Kathryn Street

NOP COMMENT LETTER #10

From: [Cynthia Nordskog, MBA](#)
To: [Atkins, James](#)
Subject: Washington & Nutmeg apartments
Date: Wednesday, July 15, 2020 7:03:35 PM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not approve the apartments that are on the agenda for the corner of Washington and nutmeg. A three-story building at that location will undermine the values of many homeowners. Also the traffic will impact the streets negatively. There is limited retail in that area and local residents will have negative impact from that as well. I strongly oppose this development!

Cynthia Nordskog
951-526-7300
38229 Shadow Creek, Murrieta Ca 92562

Sent from my iPhone

NOP COMMENT LETTER #11

From: [Dana Eng](#)
To: [Atkins, James](#)
Subject: DP-2019-1997 WASHINGTON/NUTMEG PROJECT
Date: Monday, June 29, 2020 4:31:05 PM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sir,

That street corner is already busy in the mornings and at night, especially when the schools let out. Adding 183 plus 52 cars is going to make the intersection unbearable. Secondly, a signal light would probably have to be installed at Washington & Alexandra due to the increase traffic. Hard enough to get onto Washington already.

Ralph's is already having a hard time keeping up with stocking groceries for the neighborhood. Adding that much more people will just crowd that area making it impossible to find a parking space and shop let alone getting gas.

The development will expel the habitat of the coyotes in that tract.

People owning homes in this area believe the project will reduce the value of their expensive homes.

Dana

NOP COMMENT LETTER #12

From: [David Moore](#)
To: [Atkins, James](#)
Subject: Re: Washington/Nutmeg Multifamily Development Project
Date: Wednesday, July 15, 2020 7:17:52 AM
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day!

I am writing in opposition to the above multi-family project, as our home and the others that back this project will be directly affected by the creation of a negative influence (external obsolescence) that doesn't currently exist. This will have a detrimental and negative effect on the value of each of these homes that in my professional opinion will include noise detriment, the potential for crime activity from low income housing, and with easy access to our back yards and the rear of our homes. It's a recipe for potential trouble.

Further, 3 story buildings will destroy the views our homes currently have of the Santa Rosa Plateau, bring congestion to an area that is already congested, more lines at nearby stores and gas stations, and place low income housing directly in the middle of an otherwise medium income sfr community. During the recent meeting the developer had with us, there was no chance they would modify their 3-story plans, which in itself is just plan disappointing, and not in the spirit of being a good neighbor.

In planning a community, it seems irresponsible to me to change the zoning from what used to be estate simply so someone else can benefit by it. Meanwhile this northwest area of the city could use a community park. The planning process and zoning change was irresponsible behavior to the citizens that already live in and around this proposed project.

Please include me in all further correspondence and notify me of all future public meetings for this project. Please also provide an organizational chart of the planning department along with the names of any/all other city members involved with the decision process.

My address:
David & Lora Moore
41734 Grand View Drive
Murrieta, CA. 92562

David Moore, AGA

Moore Appraisals
(951) 696-7500 Office
Veteran Owned
Accredited Green Appraiser
[Visit Our Website](#)

NOP COMMENT LETTER #13

From: [David Moore](#)
To: ["David Moore"; Atkins, James](#)
Subject: RE: Re: Washington/Nutmeg Multifamily Development Project
Date: Monday, July 20, 2020 10:55:27 AM
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sir, I have not received a reply to the below email. Did you receive it?

Please confirm.

David Moore, AGA

Moore Appraisals
(951) 696-7500 Office
Veteran Owned

From: David Moore [mailto:dave.moore.app@twc.com]
Sent: Wednesday, July 15, 2020 7:17 AM
To: 'jatkings@murrietaca.gov'
Subject: Re: Washington/Nutmeg Multifamily Development Project
Importance: High

Good day!

I am writing in opposition to the above multi-family project, as our home and the others that back this project will be directly affected by the creation of a negative influence (external obsolescence) that doesn't currently exist. This will have a detrimental and negative effect on the value of each of these homes that in my professional opinion will include noise detriment, the potential for crime activity from low income housing, and with easy access to our back yards and the rear of our homes. It's a recipe for potential trouble.

Further, 3 story buildings will destroy the views our homes currently have of the Santa Rosa Plateau, bring congestion to an area that is already congested, more lines at nearby stores and gas stations, and place low income housing directly in the middle of an otherwise medium income sfr community. During the recent meeting the developer had with us, there was no chance they would modify their 3-story plans, which in itself is just plan disappointing, and not in the spirit of being a good neighbor.

NOP COMMENT LETTER #14

From: [Deana Crisp](#)
To: [Atkins, James](#)
Subject: EIR -Plan DP/ Washington-Nutmeg APARTMENTS
Date: Tuesday, June 30, 2020 2:01:06 PM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James,

I am against these apartments and any other future multi- housing units on this land. The impact on the environment for this area equates to a builder neighborhood based on the developer projections. This along with the wildlife that will be displaced needs to be taken into account. This will send wildlife into the close neighborhoods which will lead to innocent children being bitten by scared wild animals that are in search of food and shelter. Another item to research, is does this particular area act as a home to any endangered animals? There was the issue of the kangaroo rat 20-25 years ago that stopped building in other areas of Riverside County.

The impact on the traffic on that corner will be 3x worse at minimum. I currently have to cycle through that light 2-3 times as it currently stands. The morning and afternoon traffic will be horrendous. As a neighbor in this area, how is it that the schools will now have availability when my neighbors have been told they (the schools) are at capacity? How many trailers can you put into small spaces and not provide the same conveniences as the actual classrooms. I DO NOT want my children in a trailer at any time especially since I moved here long before this project was being considered. In fact, when I inquired prior to moving into this area I was told the developer would NOT be building on that land. In fact, that was brought to his attention at the meeting he had a few months back. Had I known apartments were going to be built I would not have purchased my home. My home value will take a direct hit and be devalued by any future appraisal. Who is going to make that difference up to me and all of the neighbors in the direct proximity?

Please feel to reach out to me. I am 100% AGAINST this project with the points I have mentioned and others I have yet to address.

Sincerely,
Deana Crisp

Deana
Sent from my iPhone

In planning a community, it seems irresponsible to me to change the zoning from what used to be estate simply so someone else can benefit by it. Meanwhile this northwest area of the city could use a community park. The planning process and zoning change was irresponsible behavior to the citizens that already live in and around this proposed project.

Please include me in all further correspondence and notify me of all future public meetings for this project. Please also provide an organizational chart of the planning department along with the names of any/all other city members involved with the decision process.

My address:

David & Lora Moore
41734 Grand View Drive
Murrieta, CA. 92562

David Moore, AGA

Moore Appraisals
(951) 696-7500 Office
Veteran Owned
Accredited Green Appraiser
[Visit Our Website](#)

NOP COMMENT LETTER #15

From: dtam777@gmail.com
To: [Atkins, James](#)
Subject: Washington/Nutmeg Development
Date: Tuesday, June 30, 2020 10:58:21 AM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Atkins,

Hello. I hope this finds you well. I would like to introduce myself and offer some response to the proposed Washington/Nutmeg apartment building development.

My name is Deborah Tambollio, I am an Oncology Account Manager for a large pharmaceutical company.. I work and drive to Los Angeles everyday. I bought my home at Grizzly Ridge in 2000. I drive that much everyday so i can return to a beautiful, safe, quiet community. The developer told me the lot we are discussing is zoned only for single family homes.. At that time there were not even stop signs at Washington and Nutmeg. The population of Murrieta was 1/4 of what it is today. Somewhere that lot became zoned for multi family housing. Clearly when it was zoned for apartments the city of Murrieta could not have foreseen the growth in that area. To get to my point that corner can not accommodate the amount of people that will come from apartments.. anyone who drives Washington when children are in school or the weekends when people go to Ralph's or get gas for their car can tell you we simply cannot handle the amount of people that an apartment building would bring. I have attended many city meetings for the last 20 years. I'm sure you can appreciate we want positive growth in this town but where things are placed in a small community are critical. There have been an abundance of homes and condos recently built in that area. To add 210 multi family housing on Washington/Nutmeg would create a traffic nightmare.

I understand traffic patterns have been reviewed however I also understand it was done during a time when children were not in school. In addition if traffic patterns have been looked at since March 2020 children out of school and Covid 19 lockdown would obviously not represent accurate data. I urge you to please reconsider allowing the 210 multi family housing from being built. It will cause excessive congestion, extreme discontent from the Murrieta homeowners, and a bad reflection on Murrieta city planning. Please have a vision as to a city that knows how to accommodate growth. I work in Los Angeles and I know first hand about poor city planning.. I bought and spend my enjoyable time in Murrieta. We need a well thought out city plan.

Please do not allow apartments to be built on Washington & Nutmeg.

Best regards,

Deborah Tambollio
dtam777@gmail.com
310/560-5263

Sent from my iPhone

NOP COMMENT LETTER #16

From: [Diahann Castellon](#)
To: [Atkins, James](#)
Subject: DP-2019-1997
Date: Thursday, July 9, 2020 2:57:06 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[NOP Initial Study Focused DEIR DP-2019-1997 Nutmeg Apartments.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon James,

Please find attached Western's response to the notice titled "DP-2019-1997".
Please let me know if you have any questions.

Please be advised that in an effort to protect the health of both our employees and customers, Western has made the decision to close its lobby to public access. However, we are available by phone or email.

If you are seeking to submit a Fire Flow/Will Serve/Construction Meter/Fees/Deposit request **with** check, you may mail in your payment to attention Development Services to the address below or you may utilize the drop box outside of Western's Main Office at 14205 Meridian Pkwy., Riverside, CA 92518. For security reasons and for your recourse of payment, **NO CASH payments** are to be mailed or dropped off. Please ensure your payment is accompanied by the completed form and requested documents. If using our drop box, please make sure the envelope, address below, is no larger than 5" x 7" in size.

To access our applications/forms/documents please visit our website: <https://www.wmwd.com/155/Development-Services>

To access as-built drawings please visit our online portal:
<https://gisportal.wmwd.com/DeveloperMapPortal/index.html>

Mail to:
WMWD
Attn: Development Services
14205 Meridian Pkwy.
Riverside, CA 92518

It's my pleasure to assist you.

Diahann Castellon

Engineering Technician I

Western Municipal Water District

14205 Meridian Parkway, Riverside, CA 92518
Office 951.571.7221



Craig D. Miller
General Manager



Vacant
Division 1

Gracie Torres
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

Securing Your Water Supply

July 9, 2020

James Atkins
Associate Planner
Community Development Department
City of Murrieta
Planning Department
1 Town Square
Murrieta, CA 92562

**CEQA REVIEW AND COMMENTS
NOTICE OF PREPARATION & NOTICE OF INTENT TO PREPARE EIR;
NOTICE OF PERPARATION OF FOCUSED EIR;
INCLUDING DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT & INITIAL STUDY;
DP-2019-1997; WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT**

This letter is in response to the above notifications and the opportunity to review and comment on the related environmental documents during the public comments period. These notifications initiated the public review and comments period on June 16, 2020 and ending July 15, 2020 of the DEIR and Initial Study.

In general, this project proposes 210 multifamily residential building and other amenities in support of this land use per the project description.

Western has reviewed the Initial Study and the related EIR documents for this project and has no comments.

Thank you for giving Western the opportunity to review and comment on this part of the project environmental review process.

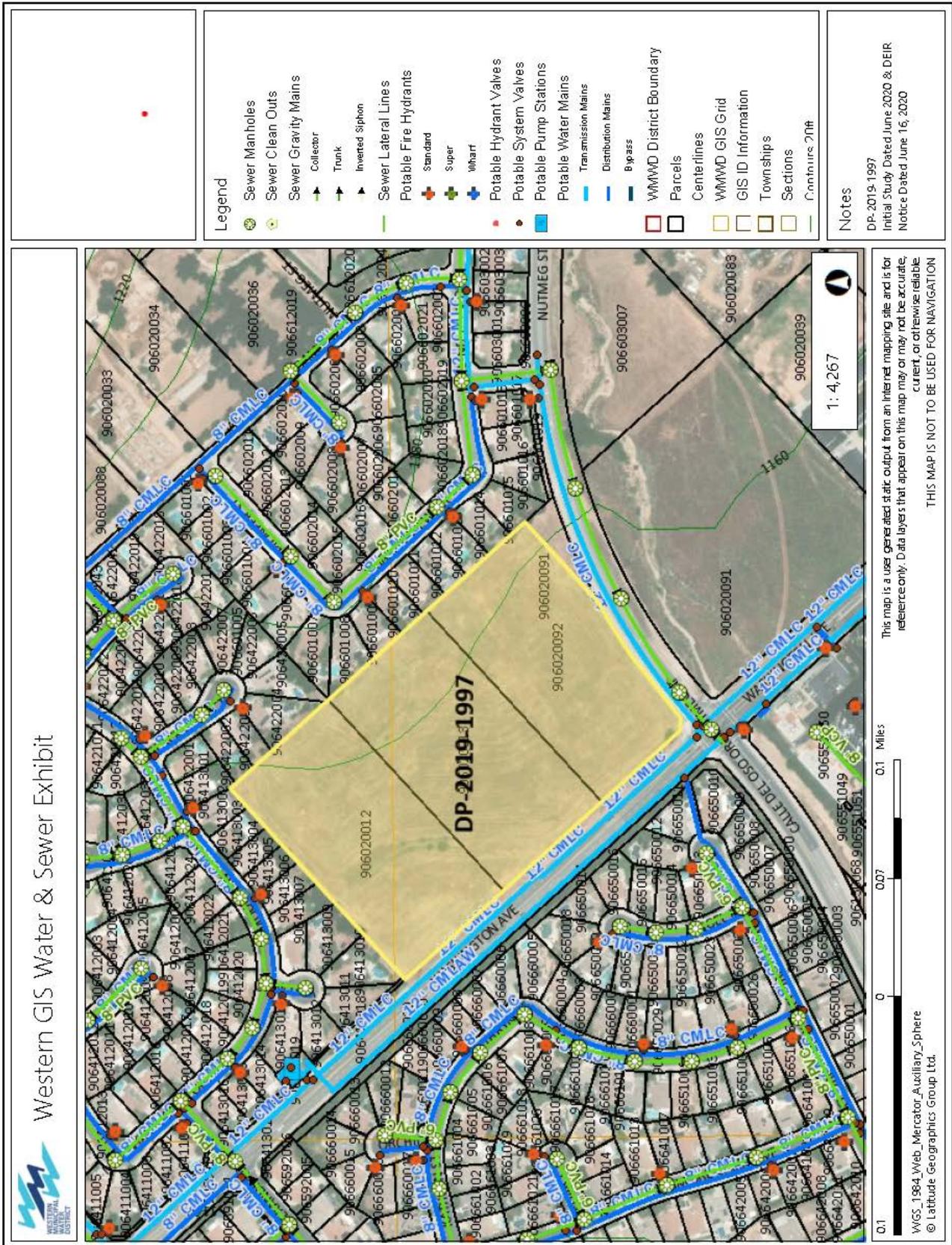
Tom Scott

THOMAS SCOTT, P.E
Principal Engineer

TGS:dsc:tp

Attachment:
Western GIS Water & Sewer Exhibit
Notice(s)

Sent Via Email:
jatkins@murrietaca.gov





RECEIVED
JUN 22 2020
WMWD/Engineering

**NOTICE OF PREPARATION AND NOTICE OF INTENT
TO PREPARE AN ENVIRONMENTAL IMPACT REPORT
FOR DEVELOPMENT PLAN DP-2019-1997
(WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT)**

The City of Murrieta has prepared a Notice of Preparation (NOP) for Development Plan (DP-2019-1997) Project, which recommends that a "Focused" Environmental Impact Report be issued, and the City has authorized the release of the NOP for public review and comment for the above project.

The revised Washington/Nutmeg Multifamily Development would construct 17 apartment buildings containing 210 multifamily housing (all market-rate apartment units). This includes 88 one-bedroom units; 88 two-bedroom units; and 34 three-bedroom units. The Project proposes 13 two-story buildings and four (4) three-story buildings. A total of 210 garage spaces will be installed; 183 uncovered parking spaces will be installed; and 52 guest parking spaces will also be installed for a total of 445 parking spaces. Off-site improvements to be completed as part of the project would include curb and gutter on adjacent streets, and lighting and landscaping along Washington Avenue and Nutmeg Street on the project side of the street. The developer is seeking to merge the four parcels within the 14.4-acre site into one parcel. The application (DP-2019-1997) is required for permitting the proposed project's improvements at the site, such as site buildings and landscaping.

The City has prepared an Initial Study and NOP to evaluate the project impacts and has concluded that all project-related impacts, except one, are less than significant with implementation of mitigation measures where required. The City proposes to analyze the following environmental issue as a potentially significant impact in the Focused EIR: aesthetics, specifically modification of existing scenic vistas from adjacent residences to the Santa Rosa Plateau, which forms the western background visual setting for the City of Murrieta. The 30-day public review period for the NOP and Initial Study begins on June 16, 2020 and ends on July 15, 2020.

Pursuant to the California Governor's Executive Order N-54-20, an electronic PDF of the Initial Study/EIR is available for download on the City's website at www.murrietaca.gov/290/Public-Notices. Also, in accordance with the California Governor's Executive Order N-54-20, all materials shall be submitted electronically to the State Clearinghouse CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).

In addition, in the event that the Governor's Executive Order N-33-20 (commonly known as the "Stay at Home Order") is lifted during the public review and comment period, hard copies will then be available at the following locations:

- City of Murrieta Planning Division, 1 Town Square, Murrieta, California 92562
- Murrieta Public Library, 8 Town Square, Murrieta, California 92562

Any interested person or agency may comment on this matter by submitting their written comments before 5:00 pm on July 15, 2020. If you are interested in attending future public meetings for this project, submit your name and contact information or comments before 5:00 pm on July 15, 2020. Comments should be sent to James Atkins, Associate Planner at City of Murrieta, 1 Town Square, Murrieta, CA 92562. Please submit comments to Mr. Atkins at (951) 461-6061 or at JAtkins@MurrietaCA.gov.



NOTICE OF PREPARATION OF A FOCUSED ENVIRONMENTAL IMPACT REPORT (EIR)

DATE: June 16, 2020

TO: Responsible and Trustee Agencies, Interested Organizations and Parties

FROM: City of Murrieta – Development Services Department

SUBJECT: NOTICE OF PREPARATION OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT FOR THE WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT

The City of Murrieta (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed project identified below. The City will oversee preparation of a "Focused" EIR that will address a single issue (Aesthetics, Scenic Vistas), specifically the impact to existing scenic vistas from adjacent private residences to the Santa Rosa Plateau. The City is seeking input from the general public, public agencies, and interested parties regarding the scope and content of the environmental information that should be analyzed in the Focused EIR. A short description of the Project, as well as the location and potential environmental effects, are discussed below. The enclosed maps show the location of the proposed Project. In accordance with Section 15064 of the State CEQA Guidelines the City has determined that a Focused EIR will be prepared to address potential adverse modifications to scenic vistas of residents adjacent to the proposed project. An Initial Study accompanies this Notice of Preparation. No other issues were identified in the Initial Study with a potential to exceed applicable thresholds of significance.

PROJECT CASE NO./TITLE: Development Plan DP-2019-1997

PROJECT APPLICANT: Nutmeg/Washington Development, L.P.

PROJECT LOCATION: The proposed project is located north of the intersection of Nutmeg Street and Washington Street in the City of Murrieta, Riverside County, California. The site is located Section 7, in Township 7 South, Range 3 West SBM as found on the USGS – Murrieta Quadrangle, 7.5 Minute Series topographic. The geographic coordinates are as follows: 33.573887, -117.234522 (Please refer to Figures 1 and 2 for project location depicted at a regional and site level).

PROJECT DESCRIPTION: If the current site development plan is approved by the City, the revised Washington/Nutmeg Multifamily Development Project would construct 17 apartment buildings containing 210 multi-family housing (all market-rate apartment units). This includes 88 one-bedroom units; 88 two-bedroom units; and 34 three-bedroom units. The Project proposes 13 two-story buildings and four (4) three-story buildings. A total of 210 garage spaces will be installed; 183 uncovered parking spaces will be installed; and 52 guest parking spaces will also be installed for a total of 445 parking spaces. Off-site improvements to be completed as part of the project would include curb and gutter on adjacent streets, and lighting and landscaping along Washington Avenue and Nutmeg Street on the project side of the street. The developer is seeking to merge the four parcels within the 14.4-acre site into one parcel. The current site plan is shown on Figure 3.

The following amenities will be included with the project: clubhouse with open kitchen, BBQ area and fire-pit with seating; swimming pool with spa; exercise room; children's play area with play equipment; dog park; bocce court with BBQ area; outdoor evening movie area; open grass play area; tech room; a leasing office with conference room; and enclosed mail room with dedicated area for on-line packaging area.

POTENTIALLY SIGNIFICANT IMPACT: The attached Initial Study and technical appendices evaluate environmental issues identified in the City's Initial Study Environmental Checklist Form, and, based upon current information, concluded that all project-related impacts, except one, are less than significant with implementation of mitigation measures where required. The City proposes to analyze the following environmental issue as a potentially significant impact in the Focused EIR: aesthetics, specifically modification of existing scenic vistas from adjacent residences to the Santa Rosa Plateau, which forms the western background visual setting for the City of Murrieta. Refer to Figure 4 which shows this scenic view from an adjacent residence. Comments on this potentially significant impact and all other environmental issues addressed in the attached Initial Study are encouraged and will be considered.

THIRTY DAY COMMENT PERIOD: Pursuant to State CEQA Guidelines (Cal Code Regs., Title 14 para. 15000 *et seq.*) Section 15082(a), any response and/or comments must be submitted to this office as soon as possible but **not later than thirty (30) days** after the date of this notice. The Notice of Preparation (NOP) comment period begins on June 16, 2020 and ends on July 15, 2020. Please submit your written responses to this NOP, including any comments you may have on this project, by regular mail or e-mail, to:

Mr. James Atkins, Associate Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562
951.461.6061
JAtkins@MurrietaCA.gov

Please include the name of a contact person at your agency in any submitted comments. If you have any questions, please contact Mr. James Atkins by phone or e-mail at the number-address above.


Jarrett Ramaiya, City Planner

NOP COMMENT LETTER #17

From: [shapp77rad](#)
To: [Atkins, James](#)
Subject: Washington/Nutmeg Multifamily Development Project
Date: Friday, July 10, 2020 12:13:39 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am totally against this proposed project. The impact of population in our area is too much. Too many more people, too many more automobiles.
Washington Avenue is beginning to look like a concrete jungle. In addition to that we have more building on Jefferson Avenue. Too much building, in this area.
I am older, I have been in my home for nineteen years; I was hoping to continue living here till the end of my life. I moved here because I saw what I wanted. I love Murrieta enough is enough. Please, No more building.
E. Stitt

NOP COMMENT LETTER #18

From: [Feloria Christakis](#)
To: [Atkins, James](#)
Subject: Washington/ Nutmeg Multifamily Development Project
Date: Wednesday, July 15, 2020 5:23:48 PM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Dear Sirs,

On the matter of Multifamily Use Development this project was delayed 15 years ago for reasons there of and those existing problems are still the reason this development must ceased and deceased.

*The General Plan in 1999 when we purchased our home was Rural/ Estate Living

* Irvine Company property investors sold to Continental homes whom decided not to build on the lower level property due to the cost in developing it from a flood zone, this property was a bad investment and backed out.

* 15 years later the city has tripled in growth

*Hydrology report is insufficient and inconsistent

* The Infrastructure of an apartment complex on the this particular corner will effect our community our roads, the already existing traffic problems we have, resulting in a weekly accident on Washington Ave, buildings our society, organizational structuring.

* Impact report was done too late Must be redone, needs more vital information

* The environmental report was not given the appropriate demographics

* The aesthetics, our existing scenic vistas will be no more, we did not buy this home with an apartment complex in mind, We took the time to go to city and look at the General plans, was Rural Estate Living

* Schools on the west side are impacted over capacity

* With Covid 19 Pandemic upon us our schools will be gravely effected

*This project was a bad investment for MJW

* The city council must stand for the people of this community the tax payers, home owners, and stop the lies and do right by us all

* We are not against growth just the right growth where our community and children can benefit.

* A new family coming to our city would prefer to buy verses rent, we should provide first time home buyers that opportunity. Build a community that we can all proper from, fill our pockets not MJW , MR BEVERLY HILLS!!!

Thank you

Sincerely

Mrs. Christakis

Feloria Christakis

23375 Black Bear Ct.

NOP COMMENT LETTER #19

From: [Frederick Janssen](#)
To: [Atkins, James](#)
Subject: Washington/Nutmeg apartments
Date: Tuesday, July 14, 2020 5:28:38 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James, we live at 41742 Grand View Dr and are opposed to this development.

Respectfully,

Fred & Sherri Janssen

NOP COMMENT LETTER #20

From: [V.C](#)
To: [Atkins, James](#)
Subject: No To New Apartments
Date: Sunday, July 12, 2020 12:13:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Atkins,

My family and I live at 23513 Mountain Breeze Dr. in Murrieta. Please don't build the proposed apartment community at Washington and Nutmeg. The traffic at that intersection and shopping center would be chaos. Maybe a park for that piece a land would be a good idea. Thank you so much for your time.

Sincerely,

Geoff McBreen

Sent from my iPhone

NOP COMMENT LETTER #21

From: [Jane Woods](#)
To: [Atkins, James](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: Monday, July 20, 2020 5:07:40 PM
Attachments: [icon.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nice speaking with you this afternoon.

----- Forwarded message -----

From: **Jane Woods** <mrsjaniewoods@gmail.com>
Date: Wed, Jul 15, 2020 at 5:30 PM
Subject: Fwd: Delivery Status Notification (Failure)
To: <RSalazar@murrietaca.gov>

----- Forwarded message -----

From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>
Date: Wed, Jul 15, 2020 at 5:18 PM
Subject: Delivery Status Notification (Failure)
To: <mrsjaniewoods@gmail.com>

Error Icon



Address not found

Your message wasn't delivered to **JAtkins@murrieta.ca.gov** because the domain murrieta.ca.gov couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 3849124 DNS type 'mx' lookup of murrieta.ca.gov responded with code NXDOMAIN Domain name not found: murrieta.ca.gov

----- Forwarded message -----

From: Jane Woods <mrsjaniewoods@gmail.com>

To: JAtkins@murrieta.ca.gov, Jane Woods <mrsjaniewoods@gmail.com>

Cc:

Bcc:

Date: Wed, 15 Jul 2020 17:18:02 -0700

Subject: Development Plan DP-2019-1997

Hello,

My husband and I live in the Tapestry tract and have lived here since 2002.

We have known about apartments to be built on this land since the beginning of the plans.

We feel that the proposed project has too large of a negative impact for the immediate area.

Too many apartments are planned; too many cars will negatively impact the roads and the corner and traffic along Nutmeg.

The amount of traffic to the corner signal is already impacted by the three local schools during the morning and afternoon hours as well as the shoppers from the Ralphs Market center. The traffic light does not allow all of the waiting cars to go through the lights creating backup continually.

A three story building would be unsightly to the area. We already have both the Ranchos Tracts and the Tapestry tracts with estate sized lots and many one story homes. Three story buildings would be a distraction to the beauty of the area.

The amount of proposed vehicles and people who will live in this project will bring about more noise and disruption to the area.

Please reconsider approving this plan as it is proposed. A smaller amount of units would be more appropriate for this parcel of land.

Sincerely,

Jane Stewart Woods, retired, Murrieta Police Department

Ronald C. Woods

41558 Grand View Drive Murrieta, CA

--

--

Wishing you a wonderful day!

Janie

--

Wishing you a wonderful day!

Janie

NOP COMMENT LETTER #22

From: [Janiece Hewitson](#)
To: [Atkins, James](#)
Subject: Plan DP-2019-1997
Date: Wednesday, July 15, 2020 3:02:38 PM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Atkins,

I am writing in reference to project Dp-2019-1997. It is my understanding that the city of Murrieta is deciding on allowing this project to continue. This apartment will allow for 210 multi family housing units. As a citizen of Murrieta, a teacher within the district, and a parent of a child that currently attends the closest elementary school in that area, I urge you to consider the effects that this housing unit will have on the area. My concern is that our elementary school that would accommodate the children in this unit is currently at max capacity. Last year, our second grade classes were at 30 to one. This is not conducive to a healthy learning environment. The district is not equipped at this time to build another school or add to our current buildings. This is currently one of the most populated schools within our district. I am concerned with the additional traffic it would create. This area already deals with a higher level of traffic in the mornings and afternoons, as there are three schools in close proximity. Also, We are also currently dealing with a pandemic and a situation that we have never previously encountered. Making a decision during closers and during a time where citizens cannot make it to city meetings seems to be a bit problematic, as citizens are not able to share their concerns openly.

I highly urge you to think twice before allowing this project to continue.

Thank you for your time and consideration.

Janiece Hewitson

Sent from my iPhone

NOP COMMENT LETTER #23

From: [Jodi Carrithers](#)
To: [Atkins, James](#)
Subject: Development plan DP-2019-1997
Date: Tuesday, July 7, 2020 4:09:20 PM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I reside at 23407 Blue Gardenia Lane and am deeply concerned about the negative impact the proposed development of 3 story apartments will have on the area. There is already major traffic congestion due to the shopping center in approximation on Washington to the HighSchool, Middle School. This already poses a serious danger for kids walking to and from school in that area. And now more traffic and an addition of a minimum of 210 individuals congesting the area? Nutmeg and Jefferson have already been impacted by a large increase in traffic due to the new housing tract that is being built next to the I-15. I moved to Murrieta to get away from people living on top of their neighbors. It is what attracts people here from Orange County. I hope the city thinks wisely before moving forward with such projects that take away from the appeal of living here and the property values of the surrounding neighborhoods.

Respectfully,
Jodi Carrithers

Sent from my iPhone

NOP COMMENT LETTER #24

From: [Jodi Ohlwiler](#)
To: [Atkins, James](#)
Subject: Opposition to apartment complex
Date: Wednesday, July 15, 2020 10:15:34 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose an apartment complex being built on Washington/Nutmeg in Murrieta. I oppose to the size of the project and the impact of the number of residents to our street corner and immediate community.

Jodi Ohlwiler

NOP COMMENT LETTER #25

From: [John Christakis](#)
To: [Atkins, James](#)
Subject: Washington/Nutmeg Development Project
Date: Tuesday, July 14, 2020 8:20:40 PM
Attachments: [City of Murrieta.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Atkins-

I'm sure you are very aware of the concerns of allowing a monstrosity of apartment buildings built on the corner of Washington and Nutmeg. It seems the planning department and city council have ignored the voices of its tax paying citizens. This property owner(Bart Buchalter & Mell Wiener), have been trying to go under the wire, hoping time will avail. We challenged and stopped this development, almost 15 years ago. The general plans adopted in 1995 approved 1999, did not allow for "Multi-family" use, these types of structures with its density **does not** belong in the middle of single-family homes. The inferior infrastructure could not and still will not handle / equip 17 apartment buildings(two and three story high), 210 units that can house over 500 people, with an additional 450 plus cars .

Mr. Atkins, what are you going to do about this? Your town is outraged with the lack of responsibility and accountability towards a developer that is taking advantage of the "Gem of The Valley", our city! Trying to build multiple monstrosities one at a time in our city and dares, to continue to, call them improvements. The only improvements are the lining of his pockets! This project must be down scaled for the environment it is being proposed. This monstrosity will harm/create:

- Increased traffic (additional 1500 daily car trips)
- Un-safe travel conditions (No room for road expansion / alleviation)
- Additional traffic signals, creating more congestion/delays
- Overcrowding of schools (strain on resources)
- Overcrowding of local shopping /grocery establishments
- Impact our inadequate sewage and storm drainage infrastructures
- Additional overload of utilities (strain on all levels, electric, gas and water)
- Increased poor air quality : what happened to the below belief?
 - Murrieta community members have acknowledged the City's air quality as a treasure and identified "stewardship of our good air" as a vision for the future. Maintaining good air quality is important for the physical health of the community, as well as for the City's economic health.
- Increased noise generated by additional cars(within complex structure), echoing

Allowing this developers directive on how and what is unacceptable. They purchased at a low price due to the property being on an earthquake fault that is subject to flooding (Continental stopped their plans to build on that parcel), thinking the cost would outweigh the risk. They did not expect such a push back from the community 15 years ago and more importantly now. The community is not ignorant to a landowner right to build on their property, but expectation of existing conditions, environmental impact and the fact the General plan was rural single family, not multi-use and changed in 2006, after the area had been built-up with homes, businesses, parks and schools? It's way too late to dump this monstrosity to our community!

Once again, develop the property for the current environment (Single family homes, small community). KB homes built quality town homes and single-family homes off Jefferson / Lemon ,that enhanced the area within the same development! This would be an acceptable improvement to our city, not the monstrosity that continues to be forced upon us!

Regards,
John Christakis
23375 Black Bear Court

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NOP COMMENT LETTER #26

From: [Karin Voyles](#)
To: [Atkins, James](#)
Subject: NOP
Date: Wednesday, July 1, 2020 1:40:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from [Mail](#) for Windows 10

Dear Mr. James Atkins,

Please do not move forward with your intention to build the apartment buildings containing 210 multifamily housing on Washington and Nutmeg. Placing these multiple story buildings in front of family homes who paid extra for their view lot is just down right disrespectful to these families. I have been a resident in Murrieta since 1994 and an Educator for the MVUSD since 1992. I chose to reside here and work here because I desired a small safe quiet community with which to raise my four children. I remember when our city only had one McDonalds and one apartment complex on Los Alamos. I have watched our community and our schools grow. **We do not need anymore apartment complexes to impact our already impacted traffic, schools, and or bring in more crime into our community.** We have overcrowded locker rooms, unsafe population of students on campuses, and a rise of student fights due to the current increased numbers of students. My four children have all gone thorough the MVUSD school system. As a single mother, I have spent countless hours in the morning, trying to get my children to three different drop off sites due to the impacted traffic on Washington Avenue and then commute to my school site on the other side of Murrieta. Traffic was a nightmare with our middle school and a high school located back to back. **We do not need to add more congestion, more crime or more students to our schools.** I have seen the crime rise in our city and feel this complex would just invite more crime into the adjacent neighborhoods, my neighborhood. I have had adolescents throwing contaminated meat over my fence to my dogs, criminals jumping in my back yard running from the police, women murdered two blocks away, a man murdered three blocks away, and you want to bring in more crime? With this apartment building coming in adolescents will be unattended. Loitering around the ralphs shopping center will continue, increase, and cause more trouble for small business owners. If you are a part of this community, and have been near this shopping center when all schools have let out, you know first hand what these businesses have to deal with on a daily basis. I would hate to see our city lose the small community feel that is known for Murrieta and then transition, change and develop into a mini "Moreno Valley" or a mini "Riverside" community. Please do what is the right thing to do, what the community members of Murrieta wish, and do not move forward with this building project.

Thank you!

NOP COMMENT LETTER #27

From: [Katrina McBreen](#)
To: [Atkins, James](#)
Subject: Proposed Apartments on Nutmeg and Washington
Date: Sunday, July 12, 2020 1:43:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Atkins,

I am writing you today to implore you not to approve the building of the multi family development project on Nutmeg and Washington. I am a Murrieta resident in the Grizzly Ridge development down the street from the proposed project. Not only will this development be an eyesore in our beautiful neighborhood, but it will cause a ridiculous amount of traffic in the nutmeg/Washington intersection as well as the Ralph's shopping center across the street. It will also add to our already overloaded public schools in the area.

I would love to see, instead, a beautiful park in that spot. A park would actually increase the value of the surrounding homes while keeping our gorgeous views of the Santa Rosa plateau. I will be spreading the word to the readers of my magazine about this supposed project and asking them to reach out to you as well to stop this monstrosity from being built. If you have any questions please feel free to reach out to me.

Thank you.

Katrina McBreen

Get [Outlook for iOS](#)

NOP COMMENT LETTER #28

From: [Hesterly, Kinika](#)
To: [Atkins, James](#)
Subject: NOP Comment Letter: Nutmeg Apartments, Development Plan Project
Date: Thursday, June 18, 2020 2:49:40 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[Notice of Preparation \(NOP\) City of Murrieta Nutmeg Apartments Development Plan.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Atkins,

Please see the attached comment letter. You are welcome to contact me with any questions.

Thank you,

Kinika Hesterly
Urban/Regional Planner IV

PNG_B&W-01



14310 Frederick Street, Moreno Valley, CA 92553
Direct 951.486.3283 Fax 951.486.3205 rcwaste.org

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[County of Riverside California](#)



Hans W. Kernkamp, General Manager-Chief Engineer

SENT VIA EMAIL ONLY

jatkins@murrietaca.gov

June 18, 2020

Mr. James Atkins, Associate Planner
City of Murrieta
Planning Division
1 Town Square
Murrieta, CA 92562

RE: Notice of Preparation (NOP) for Nutmeg Apartments, Development Plan (DP-2019-1997) Project (Project) in the City of Murrieta

Dear Mr. Atkins:

The Riverside County Department of Waste Resources (RCDWR) has reviewed the NOP addressing the Project. The Project proposes 17 apartment buildings with 445 parking spaces. The Project is located along Washington Avenue and Nutmeg Street in the City of Murrieta. The RCDWR offers the following comments for your consideration while preparing the Project's EIR.

1. Build-out of the Project may have the potential to increase the amount of waste that could adversely affect solid waste facilities. To assess waste impacts, the EIR should include the projected maximum amount of waste generated from build-out of the Project, using appropriate waste generation factors for the proposed land uses.

Note- CalRecycle's website may be helpful to determine the Project's waste generation:

<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

2. The following information can be useful in the analysis of the solid waste impacts:
 - a) Solid waste generated within the Project area is collected by Waste Management Inc. (WMI), with the bulk of recyclable waste and green waste delivered to the Moreno Valley Solid Waste Recycling and Transfer Station (MVTS) for processing. The facility is located at 17700 Indian Street in Moreno Valley. It is permitted for a 2,500 tons per day (tpd) operation.
 - b) The franchise waste hauler primarily uses the El Sobrante landfill for disposal, but may also utilize the Badlands and/or Lamb Canyon landfills for disposal of the waste generated from the proposed Project. Descriptions of the local landfills are provided below:

El Sobrante Landfill:

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. The El Sobrante Landfill has a total

disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. USA Waste must allot at least 28,000 tpw for County refuse. The landfill's permit allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle trips. If needed, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of Non-County waste at 11,054 tpd. Per the 2018 Annual Report, the landfill had a remaining in-County disposal capacity of approximately 53.8 million tons.¹ In 2018, the El Sobrante Landfill accepted a daily average of 11,031 tons with a period total of approximately 3,386,471 tons. The landfill is expected to reach capacity in approximately 2060.

Badlands Landfill:

The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The landfill is owned and operated by Riverside County. The existing landfill encompasses 1,168.3 acres, with a total permitted disturbance area of 278 acres, of which 150 acres are permitted for refuse disposal. The landfill is currently permitted to receive 4,500 tpd of MSW for disposal and 300 tpd for beneficial reuse. The site has an estimated total capacity of approximately 20.5 million tons². As of January 1, 2020 (beginning of day), the landfill had a total remaining disposal capacity of approximately 5.1 million tons.³ The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2022.⁴ From January 2019 to December 2019, the Badlands Landfill accepted a daily average of 2,878 tons with a period total of approximately 886,388 tons. Landfill expansion potential exists at the Badlands Landfill site.

Lamb Canyon Landfill:

The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of Interstate 10 and north of Highway 74. The landfill is owned and operated by Riverside County. The landfill property encompasses approximately 1,189 acres, of which 703.4 acres encompass the current landfill permit area. Of the 703.4-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tpd of MSW for disposal and 500 tpd for beneficial reuse. The site has an estimated total disposal capacity of approximately 20.7 million tons.⁵ As of January 1, 2020 (beginning of day), the landfill has a total remaining capacity of approximately 8.7 million tons⁶. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029.⁷ From January 2019 to December 2019, the Lamb Canyon

¹ 2018 El Sobrante Landfill Annual Report- Based on 134,549,993 tons remaining capacity (40% for in-county waste).

² GASB_18_2019 – Engineering Estimate for total landfill capacity

³ GASB_18_2019 & SiteInfo

⁴ SWFP # 33-AA-0006

⁵ GASB 18_2019 – Engineering Estimate for total landfill capacity

⁶ GASB 18_2019 & SiteInfo

⁷ SWFP # 33-AA-0007

Landfill accepted a daily average of 1,925 tons with a period total of approximately 591,125 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site.

3. Additionally, you may wish to consider incorporating the following measures to help reduce the Project's anticipated solid waste impacts and enhance efforts to comply with the State's mandate of 50% solid waste diversion from landfilling:
 - The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
 - Consider xeriscaping and the use of drought tolerant low maintenance vegetation in all landscaped areas of the project.
 - Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
 - AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with waste hauler.
 - Provide recycling service to tenants (if commercial or multi-family complex).
 - Demonstrate compliance with requirements of California Code of Regulations Title 14.
 - For more information, please visit:
<http://www.rcwaste.org/business/recycling/mcr>
 - AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

Mr. Atkins
Associate Planner, City of Murrieta
NOP– Nutmeg Apartments, Development Plan Project
June 18, 2020
Page 4

- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Thank you for allowing us the opportunity to comment on the NOP. Please continue to include the RCDWR in future transmittals. Please email me at khesterl@rivco.org if you have any questions regarding the above comments.

Sincerely,



Kinika Hesterly
Urban/Regional Planner IV

DM# 258343

NOP COMMENT LETTER #29

From: [Leonard Stack](#)
To: [Atkins, James](#)
Subject: Opposed to high density multifamily plan DP-2019-1997
Date: Sunday, July 5, 2020 1:00:46 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Atkins,
The area is very busy now and this site and this area is much better suited to a low density project. Already there are two developments building out on Washington.
A high density condo project.
A medium density single family home project on small lots.

Another high density apartment project of 210 units is better suited near the freeway.

I am a owner of a single family home right next door to this project. I oppose this high density apartment development.

Thank you.

Leonard Stack
951 600-7983

I will also call your office.

NOP COMMENT LETTER #30

From: [Mayra Gomez](#)
To: [Atkins, James](#)
Cc: [Mayra Gomez](#)
Subject: Re: DP-2019-1997 - Public Comment from Murrieta Resident
Date: Wednesday, July 15, 2020 4:20:19 PM
Attachments: [MurrietaResidentComment_DP-2019-1997.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I am writing to you in regards to my opposition to the proposed Washington/Nutmeg Multifamily Development.

Enclosed you will find a formal letter outlining my concerns and supporting statements for my opposition. Additionally, below the closing of this email, I have pasted the text content of the attached document.

I thank you in advance for your time and consideration.

Respectfully,

Mayra Gomez,
Murrieta Resident
323.377.3122

From: Mayra Gomez
July 15, 2020

RE: OPPOSITION TO PROPOSED DEVELOPMENT ALLOWING MULTIFAMILY HOUSING ON WASHINGTON/NUTMEG (DP-2019-1997)

Dear Council,

I am writing to express my strong opposition to the proposed development of the Washington/Nutmeg Multi-family property (DP-2019-1997). I respectfully urge you to disapprove the proposed development of this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development. While I support the position of other members of the community who are also opposed to the proposed development, some of my principal concerns may be different.

Safety

Traffic and safety of pedestrians are major areas of concern. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during the morning and evening rush hours, causing traffic issues during critical times for the existing neighborhoods. The traffic surge during morning rush hours, for example, will negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times. Although the Environmental study has addressed the concerns in regards to increased traffic and the plan to how these will be mitigated, it fails to provide a complete analysis on the impact of pedestrians' safety, and how these key concerns will be addressed.

Property Values

Property values of the entire neighborhood and adjoining neighborhoods are likely to decline in the area as it gradually changes from a single-family to multi-family area. Multi-family dwellings are inconsistent with the neighborhood's development in the area. I was disappointed to see that an Environmental study was completed and there was no indication that a study regarding the impact on property value was included.

Scale

The scale of the plan violates, not just some of the current zoning codes, but also the aesthetics, the way of life, and the architectural style of the neighborhood. DP-2019-1997 is the 21st Century tenement housing – lots of people crammed together in small apartments – on the very edge of a historic neighborhood with large single-family houses, front porches, and backyards. Personally, I am one of the neighbors who will be directly impacted by what was identified by the Environmental Study as the 'Aesthetic, Scenic Vistas' issue, which is specific to the impact of existing scenic vistas from adjacent residences to the Santa Rosa Plateau, which forms the western background visual setting for the City of Murrieta.

From recent meetings and discussions with my neighbors, I know my opinions are shared by many, so I am asking that you carefully consider whether this proposed development on Washington/Nutmeg should be permitted. I am very concerned about the quality of my life and my family's changing negatively due to the development of this project. Please consider these concerns and do what you can to protect our safety and our neighborhoods.

Finally, please note that my submission is in respect of the proposed development. While I have taken every effort to present accurate information for your consideration, as I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions.

Thank you for your continued service and support of our communities.

Respectfully,

Mayra Gomez

NOP COMMENT LETTER #31

From: [Melissa Remp](#)
To: [Atkins, James](#)
Subject: Washington/Nutmeg
Date: Tuesday, June 30, 2020 8:25:39 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We strongly oppose the Crescent Height Apartment construction within our neighborhood! We feel there has been absolutely no reason this small area of town is ready for an influx of residents, when there are so many "new builds" along the street of Washington. Street traffic is already heavy and parking can be tight with all of the high/middle school traffic; yet, adding an apartment building will worsen traffic and make parking even worse!

I do not think the apartment developer is considering the strain, so YOU the City of Murrieta need to realize the influx of so many more cars, homes and people which will be an expense in city resources and especially emergency services. I can speak first hand because this past fall we attended a sporting event within the city where emergency services were needed. Sadly, the City of Murrieta only had 2 firemen to an engine because the services were so strained. I realize Murrieta Fire is staffed with a 3 person engine, yet cannot fulfill the need of the number of people we currently have within the city.

Please reconsider the Crescent Height Apartments in this neighborhood!! We will all thank you and continue to strive to make Murrieta an amazing place for all to live.

Sincerely,
Melissa Remp

NOP COMMENT LETTER #32

From: adahale35@juno.com
To: [Atkins, James](#)
Subject: Development plan DP-2019-1997
Date: Tuesday, July 14, 2020 1:23:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We oppose the building of the apartment complex on the corner of Nutmeg, and Washington Street in Murrieta.

Traffic is bad enough now, getting in and out of our development, and we feel that the number of apartments and cars will impose a much stronger impact on traffic in our development, and the surrounding area. We have seen the building plans and the completed apartments will overwhelm our development...

Thank you,
Norman & Ada Hale (Continental Homes off Alexandria)
41908 Black Mountain Trail
Murrieta, CA. 92562

951-696-5505

NOP COMMENT LETTER #33

From: [Orrin](#)
To: [Atkins, James](#)
Subject: DP-2019-1997
Date: Monday, June 29, 2020 9:35:58 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This email is in regards to Development Plan DP-2019-1997.

My family and I have been residents of Murrieta for over 10 years and have slowly seen the traffic increase thru the years especially on Nutmeg and Washington, which I live near. With the addition of these apartments I believe it would turn that area into a nightmare and not only day but also night. Getting around this area has proven to be a chore as it is. Please reconsider this project and not allow the builder to proceed.

Thank You
Orrin J Lupello

NOP COMMENT LETTER #34

From: [Patty Raven](#)
To: [Atkins, James](#)
Subject: Apartments (Washington/Nutmeg)
Date: Tuesday, July 14, 2020 1:23:31 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm against the apartments getting build on Washington/ Nutmeg. I live right behind where it will be build . Not very happy with this decision! It is already huge traffic there everyday, especially when school is in session. Thanks .

NOP COMMENT LETTER #35

From: [Paul Huizenga](#)
To: [Atkins, James](#)
Subject: I am a resident in support of the Washington/Nutmeg Multifamily Development Project.
Date: Sunday, June 28, 2020 10:05:44 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Aktins -

As a resident of Murrieta, I would like to register my support for this project. Our area needs more rental units of all sizes to help keep market lease rates from soaring, and I'm pleased that this project also seems to have made provisions for adequate parking to prevent an adverse impact on street parking and allow potential residents the most possible flexibility in transportation.

--

- Paul Huizenga

Mobile: 619-384-3925

NOP COMMENT LETTER #36

From: [Randall Toburen](#)
To: [Atkins, James](#)
Subject: Development Plan DP-2019-1997 Washington Ave and Nutmeg St
Date: Tuesday, July 7, 2020 5:11:03 PM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident in the mentioned area, I implore the city to reconsider this plan. The impact to the area will be felt by area residents for years to come. The proposal brings with it, approximately one thousand persons, several hundred automobiles, additional traffic congestion, to an already impacted area. The non tax paying residents will be a drain on public resources, especially Police and Fire. The residential property value will plummet due to the congestion.

Two businesses located at the S/E corner stand to gain, especially the Ralphs Market. There are no other markets in the area, and the parking situation in the complex is already strained. Ralphs and CVS will take the lions share of the parking, and the small businesses will suffer.

The long time property owners in the area will be forced to sell and leave. The east side of Murrieta is glutted with apartment construction. Just ask yourself, does this community need more apartments?

NOP COMMENT LETTER #37

From: [Richard Meis](#)
To: [Atkins, James](#)
Subject: Multifamily Development (DP-2019-1997)
Date: Sunday, July 12, 2020 2:43:31 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. James Atkins:

I am totally against the plan to develop Washington/Nutmeg Multifamily apartments. I live in the vicinity which contains single family houses. I'd like to keep it that way. I want to maintain a country-like atmosphere in this part of Murrieta.

I do not want more traffic and noise. I do not want home prices to decline. I do not want unsightly apartment buildings. I do not want more crime. I do not want higher density during the pandemic era.

I trust you will consider the argument from a 19 year resident for a less dense and scenic Murrieta.

Sincerely,
Richard A Meis
23434 Abury Ave
Murrieta, CA 92562

Sent from [Mail](#) for Windows 10

NOP COMMENT LETTER #38

From: [Robert Creed](#)
To: [Atkins, James](#)
Cc: Judipcreed@me.com
Subject: Comment submission regarding the "WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT"
Date: Sunday, June 28, 2020 5:14:14 PM
Attachments: [image.png](#)
[View of development property from 23618 Kathryn Street.jpg](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

June 28th 2020

Fr:

Robert and Judi Creed
23618 Kathryn Street
Murrieta, CA 92562
951.440.5086
robrtmcreed@gmail.com

To:

Mr. James Atkins, Associate Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562
951.461.6061
JAtkins@MurrietaCA.gov

Re: Comments regarding the "WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT"

Dear Mr. Atkins,

We have lived at our current address on Kathryn Street since November 2008. We have been residents of Murrieta since 1994. We are writing to you to express our concerns about probable negative impact to us resulting from the " WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT".

Specifically, we are concerned that the project will:

- 1.) Create a significant and un-sightly obstruction to the view from our property. We can find no studies or comments from the developers concerning the impact to views from homes on the west side of and adjacent to Washington Ave. We have attached a photo of the current view from our home that overlooks the development property.
- 2.) Negative impact on the value of home.

While we understand the necessity of providing affordable multi-family housing to the community, we do not feel it should be at the expense of existing Murrieta residents. We believe that there are multiple other location options within the city that would not negatively impact existing residents. For these reasons we are strongly opposed to this project and request that the City of Murrieta not issue the required permits to the developer. Further, we request that the City of Murrieta asks the developer to seek another location that better fits and considers the overall needs of the community.

Thank you for your consideration.

Sincerely,

Robert and Judi Creed

Existing view of the development property from our home located on the west side of and adjacent to Washington avenue.



NOP COMMENT LETTER #38

From: [Robert Creed](#)
To: [Atkins, James](#)
Cc: Judipcreed@me.com
Subject: Comment submission regarding the "WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT"
Date: Sunday, June 28, 2020 5:14:14 PM
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[View of development property from 23618 Kathryn Street.jpg](#)

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June 28th 2020

Fr:

Robert and Judi Creed
23618 Kathryn Street
Murrieta, CA 92562
951.440.5086
robrtmcreed@gmail.com

To:

Mr. James Atkins, Associate Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562
951.461.6061
JAtkins@MurrietaCA.gov

Re: Comments regarding the "WASHINGTON/NUTMEG MULTIFAMILY DEVELOPMENT PROJECT"

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- 2.) Negative impact on the value of home.

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Thank you for your consideration.

Sincerely,

Robert and Judi Creed

Existing view of the development property from our home located on the west side of and adjacent to Washington avenue.





NOP COMMENT LETTER #39

From: [Rod Crisp](#)
To: [Atkins, James](#)
Subject: Washington/Nutmeg Multifamily Development Project
Date: Wednesday, July 8, 2020 11:50:08 AM

CAUTION:

This email originated outside of the City of Murrieta email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Atkins,

As a long time citizen of Murrieta, since 1986, I have been here through the many changes the City has experienced. I saw the first traffic signal (Los Alamos and Handcock), the air strip along Los Alamos, the incorporation of the City along with the establishment of our fine Police Department.

Long before I moved here and Murrieta incorporated, I patrolled this area as a Riverside County Deputy Sheriff. So I have seen a lot of change, both good and bad.

I am very concerned over the recent trend of building "High Density" projects throughout the City. Major apartment/condo construction on Klinton Creek near the 215 Fwy, the very unattractive housing project across from Murrieta High School and the housing development on Jefferson near Lemon and the apartment complex to be built on Los Alamos where the air field use to be just to mention a few. I fear that our great city will become the nightmare that Temecula has become.

This brings me to the reason I am reaching out to you. The proposed Multifamily Development Project at Washington/Nutmeg will bring even more chaos to this area. Traffic in this area is unbearable most of the day and especially in the morning and afternoon during the school year. The noise level is beyond belief with loud cars and motorcycles and the constant loud music from both, along with the constant noise from emergency vehicles (at all hours of the day/night). The building of this development will just serve to increase the amount of noise and congestion in this area.

As a former Deputy, I have seen what happens with high density developments. Increased crime, more calls for service (more emergency response vehicles/noise) and an overall decline in the area. Home values will drop and people will leave the area (as evident by the number of homes that have gone up for sale since this project was announced).

On a personal note, I don't want to look out my backyard at an apartment complex or have the residence of that complex looking at me in my backyard. This area was once zoned for single family dwellings, why can't it be rezoned for that again? I realize the need for growth, however growth should take into consideration the impact on the current residents and the surrounding areas needs.

I am 100% opposed to this project and am asking that you not grant it being built. The community will be better served with a better project.

Thank you for your time and consideration.

Respectfully,

Rod Crisp
Sergeant
Riverside County Sheriff
Retired

NOP COMMENT LETTER #40

From: [Richard Meis](#)
To: [Atkins, James](#)
Subject: Multifamily Development on Washington/Nutmeg
Date: Friday, July 10, 2020 3:45:17 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Atkins,

I am a homeowner living near the planned multifamily development on Washington/Nutmeg. I am very concerned that it will have a severe negative impact on the existing neighborhoods surrounding it. It will increase noise and pollution, and possibly crime. It will cause horrible traffic on Washington, Jefferson, Nutmeg and Palomar. Property values will suffer also. This is high density housing right in the middle of single family neighborhoods. Planned are four 3 story buildings which would destroy the view the adjacent homeowners have of the Santa Rosa Plateau. There will be a significant number of new students at nearby schools -not something we should wish for considering the current situation.

I have lived in the neighborhood for almost 20 years and hate to see this area's way of life destroyed. I strongly oppose this planned development and hope the city will reject it.

Sincerely,
Rosemarie Meis
diroseme@yahoo.com

NOP COMMENT LETTER #41

From: [Sheri Anzevino](#)
To: [Atkins, James](#)
Subject: Regarding Project DP-2019-1997
Date: Saturday, July 11, 2020 8:53:27 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of Murrieta for 8 years, who lives in the Washington/Nutmeg neighborhood, I'm very concerned about some of the items in the Notice of Preparation for Development Plan (DP-2019-1997) Project.

This states that their project proposes 445 parking spaces. That means they believe there will approximately 445 more cars in the Washington/Nutmeg intersection. As a resident, I can tell you that this intersection is in no way able to handle that much more traffic. The Ralph's shopping center is already nearly full most times that I go there. The gas station also nearly always has cars waiting in lines. And when school is in session, you have to wait multiple lights to get through the intersection before and after school hours. This area simply cannot handle the traffic that an additional 445 cars would cause.

If there are that many more cars, that means there will be more residents in that development. Apartment complexes often have more residents than they should in them. I know that the price of rent is so high, families will often share an apartment. If we assume that people will not overpopulate this complex, it still means that 700 - 800 people would be living in this development which is more than this area is prepared to provide for.

The project also proposes some three-story buildings. I think this is unnecessary. It is also unfair to the residents who already live here and have two story houses. The views they bought and paid for will be completely blocked. Also, we are too close to the Tenaja Hills which burned recently. Residents on the west side of Washington were under evacuation and voluntary evacuation orders just last year. I believe having buildings so high in this area is a fire danger. Is it really necessary to have an additional dozen apartments to block some current residents' views? No other buildings in this intersection or area are so tall.

Please also consider that there have been other developments that have recently been built on Jefferson and Washington which residents are still moving into. These have and are adding to the traffic and demand of this area already. Please consider either another project for this area, with fewer people, cars and demands (such as condos or townhomes) and/or provide updated streets, grocery stores, etc. for the established residents of this area, before going forward with any new developments.

Thank you for your time and consideration.

Sheri Anzevino

NOP COMMENT LETTER #42 (1)

From: [Stacey Osborne](#)
To: [Atkins, James](#)
Cc: ["Komalpreet Toor"](#)
Subject: Washington-Nutmeg Multifamily Development Project (aka The Development Plan DP-2019-1997)
Date: Tuesday, June 16, 2020 4:13:10 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Mr. Atkins,

I hope this finds you and the staff healthy. Is there any structured parking included in this project? I see carports and garages on the project plans, but no parking structures. Thanks in advance for any clarification you can provide.

Best Regards,
Stacey

Stacey Osborne
Paralegal
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
510-836-4200 (Phone)
510-836-4205 (Fax)
stacey@lozeaudrury.com



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NOP COMMENT LETTER #42 (2)

From: [Atkins, James](#)
To: [Stacey Osborne](#)
Cc: "[Komalpreet Toor](#)"
Subject: RE: Washington-Nutmeg Multifamily Development Project (aka The Development Plan DP-2019-1997)
Date: Tuesday, June 16, 2020 4:23:00 PM
Attachments: [image001.jpg](#)

Hello Stacey,

The project does not include any "parking structures". Nevertheless, here is a breakdown of the proposed parking as submitted:

210 are garages;
183 uncovered spaces assigned to residents;
and, 52 uncovered open to guests.

James

James Atkins | Associate Planner
Planning Division
951-461-6414 | www.murrietaca.gov

From: Stacey Osborne [mailto:stacey@lozeaudrury.com]
Sent: Tuesday, June 16, 2020 4:13 PM
To: Atkins, James
Cc: 'Komalpreet Toor'
Subject: Washington-Nutmeg Multifamily Development Project (aka The Development Plan DP-2019-1997)

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Good Afternoon Mr. Atkins,

I hope this finds you and the staff healthy. Is there any structured parking included in this project? I see carports and garages on the project plans, but no parking structures. Thanks in advance for any clarification you can provide.

Best Regards,
Stacey

Stacey Osborne
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Oakland, CA 94612
510-836-4200 (Phone)
510-836-4205 (Fax)

stacey@lozeaudrury.com



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NOP COMMENT LETTER #43

From: [Vanessa Gibson](#)
To: [Atkins, James](#)
Subject: EIR -Plan DP/ Washington-Nutmeg APARTMENTS
Date: Thursday, July 9, 2020 4:00:02 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I write you today to voice my opposition to these apartments building and any other future multi- housing units on these parcels of land. The impact on the community close by is going to be monumental, as I leave off the corner And with the number proposed units and persons to dwell in this complex it will be impossible not to affect everything. The traffic is already awful on top of awful. The shopping center on the corner of Washington and not Meg only has one left turn exit as is causing lineups that last multiple cycles. Much of Murrieta's Westside shops in the center. Including those that live up the hill in Lacresta. Causing it to be quite busy. Washington and nutmeg only has one left turn exit as is causing lineups that lasts multiple cycles. Much of Murrieta Westside shops in the center. Including those that live up the hill in Lacresta. Causing it to be quite busy. These lights on the corner can hardly handle the usual flow as is. When school resumes you should come see the insanity of our little corner yourself. The morning and afternoon traffic will be horrendous. And on the topic of school, how is it that the schools will have availability when they're at capacity when back in session? I believe there should be more schools built before more homes to accommodate said children moving in. I don't think it's fair to trade one for another. Adding more homes at the cost of our children's education'. And I have concern about home values. Taking a direct financial hit and be devalued by apartments looking down into the homes surrounding. Speaking for all of the neighbors in the direct proximity, who would ask for that? No one that I spoke to you can give me any good reason? And tell me how this complex will better the community? People need places to live which I understand but this complex does not make sense in the location suggested. I ask of you please to vote against it And to withhold moving forward. Not allowing the builder to combine the four parcels as they are asking at this time. There are many other locations that would make more sense than Washington and nutmeg. I'm just asking for you to take in all said as strong suggestion and help the existing residence.

Thank you, Vanessa Gibson

NOP COMMENT LETTER #44

July 10, 2020

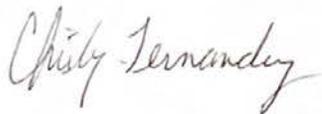
Dear Mr. James Atkins,

It is my understanding that the city proposes to construct 17 apartment buildings containing 210 multifamily apartment units on the corner of Washington and Nutmeg. As an invested member of our community, I strongly oppose this project. The negative impact it would have on our community would be significant. To date, our schools are all incredibly overcrowded. Thompson Middle School is already the largest Middle school in Riverside County. The classrooms are all at maximum capacity and with the current COVID-19 pandemic, the need to social distance puts a further strain on the already overcrowded classrooms. Adding additional students makes this task even more impossible and unsafe for our community.

Currently, the traffic at the intersection of the proposed development is already overly burdened before school begins and at dismissal. This traffic not only impacts this intersection but the traffic up and down Washington and Nutmeg. The addition of further traffic in the area would only compound these issues.

I have attached 953 signatures that were collected on-line in opposition to this project, as well as, an additional 85 paper signatures. We appreciate your attention to our concerns and opposition to this project. Please keep us updated on the progress of this proposed development.

Sincerely,

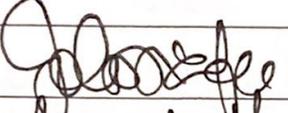
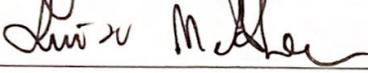


Christy Fernandez
24053 Sweet William Lane
Murrieta, CA 92562
cmanker@mail.com

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Petition Summary: Currently the property on the Northeast corner of WASHINGTON and NUTMEG has been approved for a 210 unit apartment complex. We are asking that the city reconsider based on the impact this will have on the already overcrowded healthcare facilities, congested roads, and overcrowded schools. This area does not have the infrastructure in place to support all the additional people and traffic.

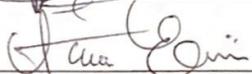
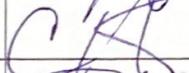
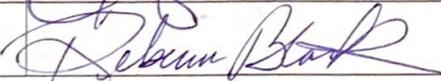
Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
9 July 2020		JOHN W. MCAFEE	41531 Grandview Dr, Murrieta, CA 92562	This lot should be used for retail spaces
9 July 2020		LUIA MCAFEE	41531 Grandview Dr, Murrieta, CA 92562	Apts will bring home values down & increase traffic in the area

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Petition Summary: Currently the property on the Northeast corner of WASHINGTON and NUTMEG has been approved for a 210 unit apartment complex. We are asking that the city reconsider based on the impact this will have on the already overcrowded healthcare facilities, congested roads, and overcrowded schools. This area does not have the infrastructure in place to support all the additional people and traffic.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
10/22/19		Mario Estewez	23774 Hillcrest Ct Murrieta, CA 92562	Reasons described in Petition summary.
10/24/19		Airsa X. Estewez	Murrieta CA 92562 23774 Hillcrest Ct	
10/25/19		Barbara Ernst Ankele	23779 Hillcrest Court Murrieta CA 92562	
10/25/19		Christopher Fulkerson	23787 Hillcrest Ct Murrieta CA 92562	
10/25/19		Charlic Black	23771 Hillcrest Ct Murrieta CA 92562	
10/25/19		Rebecca Black	23771 Hillcrest Ct Murrieta CA 92562	

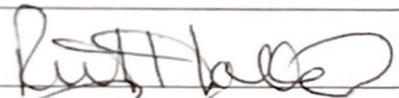
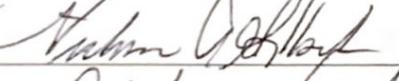
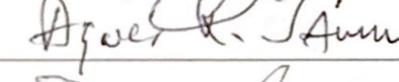
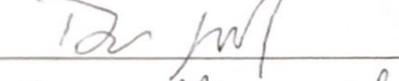
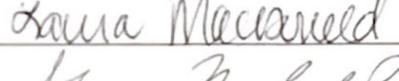
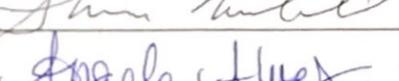
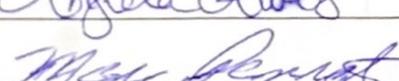
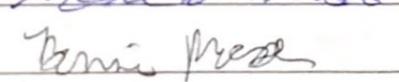
Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
10/25	<i>Michelle J Pincus</i>	Michelle Pincus	29268 Via Espanola Murrieta, CA	Too Busy a street Overcrowded School
10/25	<i>Yinago</i>	Faith Pavel LAYAN	23914 Jonathan P Murrieta, CA	Overcrowding
10/25	<i>Dawn Rentar</i>	Dawn Rentar	40200 Calle Bandido Murrieta CA 92562	overcrowding
10/25/19	<i>Amy M. Z...</i>	Amy Jimenez	37430 Vineyard Knoll Dr Murrieta, CA 92562	overcrowding streets & schools
10/25/19	<i>David M Manker</i>	Doris M Manker	24090 Sweet William Murrieta CA	Traffic Terrible

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
11-5-19	<i>Susan VanSon</i>	Susan VanSon	23701 Angel Place Murrieta, Ca. 92582	
11-5-19	<i>Robert VanSon</i>	ROBERT VANSON	23701 Angel Place Murrieta, Ca. 92582	
11-5-19	<i>Eric VanSon</i>	ERIC VANSON	23701 Angel Place Murrieta, Ca. 92582	
11-14-19	<i>Mark Redman</i>	Mark Redman	23700 Angel Pl murrieta, CA 92582	
11-14-19	<i>Victoria Gibbs</i>	Victoria Gibbs	23693 Angel Pl Murrieta, CA 92582	
11-14-19	<i>Ariya Murota</i>	Ariya Murota	23693 Angel Pl Murrieta Ca 92582	
11-14-19	<i>Matt Gibbs</i>	Matt Gibbs	23693 Angel Pl 92582	
11-16-19	<i>Cherie Redman</i>	Cherie Redman	23700 Angel Pl murrieta CA 92582	
11-16-19	<i>Amanda Weden</i>	Amanda Weden	23692 Angel Pl Murrieta CA 92582	
11-16-19	<i>Mark Durfee</i>	Mark Durfee	23692 Angel Pl. Murrieta CA 92582	
11-16-19	<i>Vicki Durfee</i>	Vicki Durfee	23692 Angel Pl. Murrieta CA 92582	

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
10/25/19		Robert Harkins	41614 Grand View Dr. Murrieta	
10/27/19		DAVID GILCHRIST	41630 GRAND VIEW DR.	
10/27/19		Victoria A. Gilbert	11	
10/27/19		OKLIE JANN	41726 GRAND VIEW DR	
10/27/19		OKLIE JANN	41726 GRAND VIEW	
10/27/19		DAN ERICKSON	23674 HAYES AVE.	
10/27/19		Laura Macdonald	41560 Grand View Dr	
10/27/19		Shawn Macdonald	41560 Grand View Dr	
11/12/19		Angela Alves	23790 Hillcrest Ct.	
11/12/19		Bonnie Maesser	23790 Hillcrest Ct.	
11/15/19		Bonnie Maesser	23790 Hillcrest	

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
11/7/19		Michelle Tetzlaff	41960 Camerlyn Ct Murrieta	Stop the construction
11/7/19		Jordan Tetzlaff	41960 Camerlyn Ct Murrieta	We don't need it!
11/7/19		Kyle Tetzlaff	41960 Camerlyn Ct Murrieta	It'd be not good
11/7/19		Jessica Tetzlaff	41960 Camerlyn Ct Murrieta	
11/11/19		Lisa Park	41959 Camerlyn Ct Murrieta	We do not want this
11/7/19		Jeffrey Park	41959 Camerlyn Ct Murrieta	Don't need or want
11/7/19		Brendan Park	41959 Camerlyn Ct	NO!
11-7-19		Tyler Park	41959 Camerlyn Ct	NO!
11-7-19		Kai Bell	23871 Matador Way	We don't need it!
11-8-19		Michael E. Hill	23463 Mount Lassen Way Murrieta, CA	Not good for Murrieta!
11-8-19		Nicholas Hill	23463 Mount Lassen Way Murrieta, CA	Don't need it not good for US!

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
11/5/19		CHERYL FARMER	23676 Angel Pl Murrieta, CA 92562	Please "NO" Traffic is horrible now
11/5/19		Brett Farmer	23676 Angel Pl. Murrieta, CA 92562	traffic
11/6/19		Lacey Farmer	23676 Angel Pl. Murrieta, CA 92562	The traffic is already Bad!!
11/6/19		Colston Hancock	23676 Angel Pl Murrieta, CA 92562	Traffic, Privacy, to crowded.
11/7/19		Derek Andrews	23654 Angel Pl Murrieta, CA 92562	Traffic, privacy,
11/11/19		Angel M Perez	23381 White oak Murrieta CA 92562	TO MUCH Traffic
11/11/2019		Robert J Perez	23381 White Oak Ln Murrieta 92562	Traffic
11/11/2019		Daniel Cervantes	2381 White Oak Ln. Murrieta 92562	Privacy, Traffic
11/12/2019		Ashlee Wolf	41895 Brook Ct Murrieta, CA 92562	TRAFFIC
11/12/2019		Adam Wolf	41895 Brook Ct. Murrieta, CA 92562	TRAFFIC
11/16/2019		Dosh Messer	23758 Hillcrest Ct Murrieta, CA 92562	Privacy Traffic

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
10/25/19		Penny Granger	41587 Grand View Dr	
10/25/19		Jake Granger	41587 Grand View Dr	
10/25/19		Terry Picchiello	41590 Grandview	
10-25-19		Pamela Sue Picchiello	41590 Grandview	
10-25-19		Stephanie Ringer	24917 Via Cuenca	
10-25-19		Dylan Kujawa	41646 Grand View Dr	
10.25.19		Brandon Bregli	23701 Angel pl.	
10.25.19		Shannon Vanson	23701 Angel pl.	
10.25.19		SEAN STARKS	42377 CILIZUO CANTATA	
10.25.19		Burt Sims	41549 WIND WAY, MANALITA CA 92562	
10/25/19		Maria Harkins	41614 Grandview 92562	

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
10-25-2019		Robert Moya	23792 Brookside Ct Murrieta, CA 92562	
10-25-19		Maura Moya	23792 Brookside Ct murrieta CA 92562	
10-25-19		Tianna Gregory	23776 Brookside Ct 92562	
10/25/19		Noah Cook	23776 Brookside Ct. Murrieta CA 92562	
10/25/19		Barbara L. Kennedy	23767 Brookside	
10/25/19		Nicole Houle	23775 Brookside Murrieta CA	
10/25/19		JP Houle	↓	
10/25/19		CHRIS KLADORAS	23767 Brookside Ct	
10/25/19		KIVA KLADORAS	23799 Brookside Ct MURRIETA, CA 92562	
10/25/19		KIVA KLADORAS	23799 Brookside Ct Murrieta Ca 92562	

Petition to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

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Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to stop the construction of the 210 unit apartment complex on the Northeast corner of Washington and Nutmeg

Date	Signature	Printed Name	Address	Comment
10-23-19	<i>Maria Herrera</i>	Maria Herrera	24045 Sweet Gum Ln Murrieta CA 92562	over crowding Our schools.
10-23-19	<i>Fernando Herrera</i>	Fernando Herrera	24045 Sweet Gum Ln Murrieta, Ca 92562	Schools too crowded.
10-23-19	FREDRICK WATT	<i>Fredrick Watt</i>	24063 Sweet Willow Ln MURRIETA 92562	TOO DENSE FOR AREA
10-23-19	<i>Rosalie Zubia</i>	Rosalie Zubia	23307 Red Willow	TOO CROWD FOR S. (too)
10-23-19	<i>Pearl Gorena</i>	Pearl Gorena	22879 Montanya Pl	
10/25/19	<i>Kathleen Balaris</i>	Kathleen Balaris	41085 Cardinal Flower 92562	overcrowded schools Busy streets

NOP COMMENT LETTER #45

July 13, 2020

City of Murrieta Planning Department
1 Town Square
Murrieta, CA 92562
Attn: James Atkins, Planner

Re: Proposed 210 Unit Apartment Complex at Nutmeg and Washington – EIR Review Comments

Dear Mr. Atkins-

We met at City Hall last Fall when I came in to inquire about this project. Since that time I have been anticipating movement on the project and appreciate seeing the full package that was released for comment. As a nearby resident I am concerned about the impact of the project on the surrounding area. My concerns are focused around 3 areas:

- 1 – increased traffic at Nutmeg/Calle de Oso Oro and Washington, especially at school drop off/dismissal hours
- 2 – the need for parking in surrounding neighborhoods
- 3 – the aesthetics/appearance of the project from the street and surrounding neighborhoods

The specific issues behind my concerns are outlined below.

Traffic

Although in principle the “build up” approach makes sense, I am concerned that the traffic study does not fully account for the current traffic situation, nor does it adequately assess the impact this project will have at the adjoining stoplight at peak school traffic time. As a result, I think that the traffic impacts are more serious than the study suggests. My specific issues of concern are:

- A. During the mornings, traffic backs up in all directions to head south on Washington but it is especially bad westbound on Nutmeg (to turn left) and eastbound on Calle de Oso Oro (to turn right). The analysis of existing conditions doesn’t seem to consider both directions, see table 3-2 below.
- B. For a 210 unit apartment complex, with 366 bedrooms, 97 peak AM hourly trips (noted in Table 4-1) seems a bit low. Many families have multiple kids, going to multiple schools with different start times. Also, the assumption that 40% would head North (heading right out onto Washington) in the morning seems high. In the mornings I foresee most residents exiting the complex right onto Nutmeg in order to turn take kids to school and/or turn left onto Washington and head south to enter the I15 South at Kalmia. I think this will pose a hazard since that turn pocket is often overflowing with the current traffic levels at school drop off time. (This is noted in the traffic study.) This will leave no room for residents to exit the complex without blocking traffic on Nutmeg, creating an unsafe situation. The extra cars in the queue will further back up traffic at the intersection in all directions.
- C. It is also important to note that afternoon traffic at Nutmeg/Washington is worst on northbound Washington soon after the high school gets out at 2:30 pm and the middle school just after 3pm.

Pedestrian and bicycle traffic is also at its peak during the hour after high school dismissal. The neighbors here all know that this intersection is dreadful between 2:35 and 3:45 and most avoid it if they possibly can. This traffic was not observed by the traffic study that looked at 4 to 6 pm.

As has been stated in the traffic studies, "The study area roadway segment of Nutmeg Street east of Washington Avenue is currently operating at an unacceptable LOS (i.e., LOS D)." If the study had evaluated the actual critical time of day, I am confident the LOS would be at or near an E.

- D. Table 6.3 shows that Nutmeg east of Washington has a LOS of D now, and a **B** in the projected future. I am puzzled about what improvements are planned to improve the LOS at this intersection. The traffic study refers to some improvements on Nutmeg in front of the project:

"6.4 ROADWAY SEGMENT ANALYSIS

... **The site adjacent improvements to be implemented by the Project include a 3-lane section along the Project's frontage on Nutmeg Street.** As such, the segment of Nutmeg Street, east of Washington Avenue, assumes a 3-lane roadway section for EAP traffic conditions."

Section 1.5.2 of Urban's report states "The site adjacent improvements to be implemented by the Project include a 3-lane section along the Project's frontage on Nutmeg Street. As such, the segment of Nutmeg Street, east of Washington Avenue, is anticipated to operate at acceptable LOS for E+P traffic conditions as a 3-lane section."

However, page 94 of 111 in the Nutmeg Apartments Initial Study appears to state that no roadway improvements are planned for Nutmeg in front of the property:

"Nutmeg Street appears to be constructed to its ultimate half-section along the Project's frontage on the north side as a Secondary Highway (88-foot right-of-way) in compliance with applicable City standards. However, **the Project should construct the necessary curb and sidewalk modifications to accommodate the proposed Project driveway on Nutmeg Street.**"

A statement which is corroborated by the city's Project Description statement:

"Off-site improvements to be completed as part of the project would include curb and gutter on adjacent streets, and lighting and landscaping along Washington Avenue and Nutmeg Street on the project side of the street."

As shown in Table 5-1 and 6-1, even with the added traffic they still show a LOS of "D" and state that this is acceptable. However, if a more realistic number of trips taking westbound Nutmeg to southbound Washington in the morning, and northbound Washington between 2:30 and 4pm were considered there might be a different result. This increase in traffic is very concerning, especially given that the initial study neglected to consider the busiest part of the day.

- E. Following on this I noted some inconsistencies in the report regarding the driveway on Nutmeg. It is referred to as a right turn only in some places while in others it states "full access". The traffic report recommendations include:

"Recommendation 3.1: Driveway 2 & Nutmeg Street (#3) – The following improvements are necessary to accommodate site access:

- Project to install a stop control on the southbound approach and construct a southbound right turn lane, and restripe the westbound approach to accommodate a 2nd westbound through lane. **The Project is to install a raised median in order to prohibit left turns into and out of Driveway 2, restricting access to right-in/right-out only.”**

A few of the referenced tables are copied here:

Table 3-2

Roadway Segment Capacity Analysis for Existing (2019) Conditions

#	Roadway	Segment Limits	Roadway Section	LOS Capacity ¹	Existing (2019)	V/C ²	LOS ³	Acceptable LOS	General Plan Classification
1	Washington Av.	North of Nutmeg St.	4U	25,900	11,066	0.43	A	C	Secondary
2	Washington Av. ⁴	South of Nutmeg St.	4D	34,100	20,028	0.59	A	C	Secondary
3	Nutmeg St.	East of Washington Av.	2D	12,950	10,971	0.85	D	C	Secondary

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ These maximum roadway capacities have been extracted from the following source: City of Murrieta General Plan 2035 (Table 5.4-3).

² v/c = Volume to Capacity ratio

³ LOS = Level of Service

⁴ There is no roadway capacity for a 2-lane divided roadway. As such, capacity has been estimated by dividing the capacity for a 4-lane Major Arterial in half.

Table 4-1

Project Trip Generation Summary

Land Use	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates¹									
Multifamily Housing (Low-Rise) (2-floors)	DU	220	0.11	0.35	0.46	0.35	0.21	0.56	7.32

Land Use	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary									
Market Rate Apartments	210	DU	22	74	97	74	44	118	1,538

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² DU = Dwelling Units

Table 5-1

Intersection Analysis for E+P Conditions

#	Intersection	Traffic Control ²	Existing (2019)				E+P ³			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Washington Av. & Driveway 1	CSS	Future Intersection				12.7	14.3	B	B
2	Washington Av. & Calle Del Oso Oro/Nutmeg St.	TS	38.4	43.2	D	D	40.5	44.6	D	D
3	Driveway 2 & Nutmeg St.	CSS	Future Intersection				9.7	10.8	A	B

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement

³ Assumes site adjacent roadway improvements that would be implemented by the Project.

Table 6-1

Intersection Analysis for EAP (2022) Conditions

#	Intersection	Traffic Control ²	Existing (2019)				EAP (2022) ³			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Washington Av. & Driveway 1	CSS	Future Intersection				12.9	14.8	B	B
2	Washington Av. & Calle Del Oso Oro/Nutmeg St.	TS	38.4	43.2	D	D	43.7	51.1	D	D
3	Driveway 2 & Nutmeg St.	CSS	Future Intersection				9.8	10.9	A	B

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement

³ Assumes site adjacent roadway improvements that would be implemented by the Project.

Parking

I have noticed that apartment and condominium complexes in Murrieta tend to have too little on-site parking. The surrounding streets are often lined with cars and the residents of the complex have a long walk from their car to their home. (examples: the condos on Davenport Way and Silverado Apartment Homes, although I have noticed many more)

Although each unit has one garage space, it is very common these days for people to use that space for storage, rather than parking. The additional parking spaces are 183 for residents and 52 for guests for a total of 235. While this may meet the minimum requirements, in a practical sense it is not sufficient for residents and guests to be able to park on site. Unlike other sites where street parking is available, both Nutmeg and Washington are busy streets that will not safely allow for on-street parking so residents will need to park in shopping center parking lots (risking tickets) or nearby neighborhoods. Both options will necessitate long walks for residents, and having extra cars parked in nearby neighborhoods will be a burden to existing residents.

Aesthetics

I was able to attend the community meeting for this project last year and I was extremely disappointed in the overall look of the project. The 3 story units are completely out of place in this part of Murrieta, where the only structure taller than 2 stories is a church steeple. In addition, the overall architecture looked like a modern prison (to quote another resident in attendance). West Murrieta is the more historic area of our city and much of the existing architecture ties into the city's rural, "western" roots. Although the report showed views from ONE current residence, the negative impacts of such big and tall structures on appearance of the entire area will be significant.

Such a modern, rigid, stark, glassy structure will stand out (in a bad way) and be an eyesore. As a resident, I ask the developer to consider a modified façade theme that fits the rural heritage of West Murrieta.

In summary, I am concerned about an increase in traffic (especially during school drop off and pick up hours), lack of sufficient on-site parking, and unappealing architecture will cause a negative impact on the current residents of West Murrieta. I request the assistance of the City of Murrieta to work with the developer to make some changes to this proposed project to reduce these impacts. Such changes could include reducing the building height to 2 stories maximum (helping with traffic, parking, appearance, and resident's quality of life), contributing to improvements at the Washington/Nutmeg intersection (to improve traffic flow for both current and new residents in the area), and changing the architectural style to fit the overall "look and feel" of West Murrieta.

I would be glad to meet with you and/or the developer to share these concerns in person and work on ways to improve the project to make it an asset for West Murrieta.

Regards,

Kathryn Elliott

NOP COMMENT LETTER #46

Michael James Schaaf

State Bar # 82791

Riverside County Bar Association Building
4129 Main Street, Suite 305, Riverside, California 92501
Phone: (951)784-1775 Fax: (951)784-1772

July 15, 2020

Sent via facsimile

Mr. James Atkins
Associate Planner @ City of Murrieta
1 Town Square
Murrieta, CA 92562

Subject: Development Plan DP-2019-1997
Washington/Nutmeg Multifamily Development Project

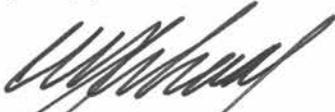
Dear Mr. Atkins:

This letter is regarding the subject Development Plan. I am homeowner in Murrieta. My house is located on Washington Street directly across from the planned development. I am adamantly opposed to this development.

In addition to the tremendous increase in traffic resulting from the proposed development, the aesthetics of the surrounding area will be significantly impacted. Not only the views from the homes on the eastern side of the development-towards the Santa Rosa Plateau, but the views from the homes on the western side, along Washington St. will have significant impact on them.

I am very interested in attending any and all future public meetings regarding this matter.

Very truly yours



Michael James Schaaf
Attorney at Law
23602 Kathryn Street
Murrieta, CA 92562

MJS/jjc

SUMMARY OF COURT CASES

CEQA and View Rights

Posted on [March 13, 2015](#) by [Admin](#)

By *Keith Turner and Justin Escano*

Another possible weapon for arsenal for view rights claims is the *California Environmental Quality Act (CEQA)*. In a nutshell, the CEQA law provides that if a public and private development project may create a significant environmental impact, then an Environmental Impact Report (EIR) must be prepared, analyzing the potential impacts and possible mitigation alternatives.

The CEQA definition of “environment” is very broad, and includes “the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance.” Various California court decisions have considered whether both public and private view rights should be addressed by EIRs for various type of projects.

For instance, in *Ocean View Estates Homeowners Association, Inc. v. Montecito Water District* (2004) 116 Cal.App.4th 396, plaintiff-homeowners used CEQA to object to a Water District’s plan to build a four-acre aluminum cover for a Reservoir on the grounds that the change of view would be a significant negative aesthetic impact. The Plaintiffs’ view of the reservoir would change from looking “like a very large swimming pool trying to pass as a lake” (“the sight of clear blue water in a densely vegetated area with diverse topographic relief and an overall green framework from landscaping, provides a striking and unique visual feature, albeit ... artificial”) to a pitched aluminum cover, which over time would oxidize to a dull gray, extended over four acres, 15 feet tall.

The court rejected the water district “common law right to a private view” argument, starting the under CEQA the District is not “relieved from considering the impact of its project on such views.” The court also rejected the argument that the mere fact that the project only affected a few private views did not mean as a matter of law that the project impact was not significant.

However, the court did accept plaintiffs’ argument that the aluminum cover could cause a significant negative aesthetic impact on both public and private views. In support of that argument, plaintiffs showed that neighboring property owners, members of plaintiff homeowner’s association, and even the county planning and development department expressed concerns about the aesthetic impact of the project. Moreover, plaintiffs presented photographic evidence that the proposed aluminum cover would be visible from public hiking trails and surrounding private properties.

In the end, the court held that plaintiffs had provided substantial evidence to support the argument that the project may have a significant negative aesthetic impact. Thus, defendant was forced to prepare a full EIR analyzing the potential impacts.

The court reached a similar conclusion in *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597. Here, plaintiffs challenged a proposed subdivision project on the grounds that it would obstruct ocean views from a neighboring public park. Plaintiffs presented photographs from different vantage points within the park, many showing the location story poles placed on the proposed project and the potential impact on ocean views. Both plaintiffs and defendants used expert testimony regarding the view impacts. Defendants argued that any aesthetic impacts had already been mitigated by changes to the construction plans, and therefore were not significant impacts.

Again, the court ruled that a potential significant impact existed, partly because of the extent of the debate between the parties. “[I]n the course of the extensive lay and expert testimony and other evidence on the view issue during the hearings, the City effectively acknowledged the impact of the subdivision on the Gardens’ views could be a potential significant environmental impact.” *Id.* at 1604. Like *Ocean View Estates*, defendants here were forced to prepare a full EIR.

In both of the above cases, EIRs were required when a potential significant aesthetic impact was shown by substantial evidence. However, once an EIR is ordered, the agency preparing the EIR has greater discretion in determining what is “significant.”

In *Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, residents of a mobile home community tried to use CEQA to object to a 96-unit condominium development, which when viewed from the grade of the plaintiffs’ property, would be equivalent to a two-to three-story building and block their view.

The City of Oceanside had already prepared an EIR that analyzed the project’s impact on the surrounding community, including the impact on ocean views. In the EIR, the City concluded that the project was designed and modified to protect views from *public* vantage points. The protection of these public views was in line with City’s local coastal program to maintain existing view corridors through public rights-of-way and protect public enjoyment of the area’s scenic resources. However, as to *private* views, the City determined that any impact on private views was not significant, so long as public views were protected.

On review, the Court of Appeal held that the EIR’s analysis and conclusions regarding the project’s impact on surrounding private views was proper. Under CEQA guidelines, an EIR must identify “significant environmental effects” of a proposed project. “Environment” means physical conditions existing within the area which will be affected by a proposed project, including land, air, water, and “objects of aesthetic significance.” Thus, impact on views can create aesthetic issues which an EIR must address.

However, the lead agency preparing the EIR has discretion as to what qualifies as a “significant” impact, based on the nature of the affected area. “In exercising its discretion, a lead agency must necessarily make a policy decision in distinguishing between substantial and insubstantial adverse environmental impacts based, in part, on the setting.” *Id.* at 493. If the agency determines that a project’s impact is insignificant, the EIR need only contain a brief statement addressing the reasoning behind that conclusion.

Here, the City of Oceanside determined that any impact on private views was not a “significant” environmental effect that required analysis in the EIR. The EIR concluded that the policy standards of the City’s general plan, redevelopment plan, local coastal program, and zoning ordinances protected public views, but not private views. The court agreed, and held that the City’s decision not to protect private views was not an abuse of discretion that warranted reversal of the certification of the EIR.

Under CEQA and *Mira Mar Mobile*, a reviewing agency has broad discretion in certifying EIRs, and a court will only overrule where there is an abuse of discretion. This means that the EIR does not have to require the best, or even a more reasonable, course of action. “[The Court’s] role is to determine whether the challenged EIR is sufficient as an information document, not whether its ultimate conclusions are correct.... ‘We may not set aside an agency’s approval of an EIR on the ground that an opposite conclusion would have been equally or more reasonable.’” *Mira Mar Mobile, supra*, 119

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Cal.App.4th 477, at 486 [Internal citations omitted]. “As long as the EIR makes a complete and good faith effort at full disclosure, and its conclusions are supported by substantial evidence, its conclusions will not be overturned by a court”. *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 954.

Thus, in *Mira Mar Mobile*, the EIR concluded that protection of private views was not envisioned by any of the City’s policies; therefore, impact on private views was not a significant environmental impact that required changes to the project.

The bottom line is that CEQA can be a good weapon, but like all weapons, the attorney using needs to be trained and know what he is doing.

Mira Mar Mobile Community v. City of Oceanside, Super. Ct. No. GIN021552

The Court of Appeal, Fourth District, recently issued an opinion rejecting a challenge to the City of Oceanside's certification of a Supplemental Environmental Impact Report (Final SEIR) for a 96-unit condominium development which allegedly would block ocean views and breezes enjoyed by neighboring plaintiff Mira Mar Mobile Community (Mira Mar). The case is of particular interest to projects that might have visual impacts on private parties and projects that might require mitigation of habitat loss via preservation.

The project involved two high-density condominiums ranging in height from 45 to 65 feet set on a 7.5 acre vacant parcel located within the City's Downtown Redevelopment Project Area and adjacent to plaintiff's community. Plaintiff alleged four deficiencies in the EIR:

1. failure to identify feasible project alternatives;
2. inadequate analysis of the project's impact on plaintiff's property;
3. inadequate mitigation of impacts on coastal sage scrub; and
4. insufficient findings.

The Court of Appeal rejected all of plaintiff's assertions.

The court held that the EIR properly considered the impact on views from plaintiff's property and that the EIR may focus on the project's impacts on public views. The court wrote "[u]nder CEQA, the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons." The court found that an agency has discretion in determining substantial impacts, and that it was proper for the City to determine that only impairment of public views, as opposed to private views, would be considered significant. This may clarify the recent *Ocean View Estates Homeowners Assoc., Inc. v. Montecito Water District* case where the court held that visual impacts include private as well as public views.

The court also confirmed that it is appropriate for lead agencies to look to local planning thresholds when defining the visual impact standard. In this case, the City looked to the local coastal program, part of which sought to protect "public enjoyment of Coastal Zone scenic resources," to find that a significant visual impact is only one which affects the public and that they need only analyze the impact from public vantage points.

The court similarly rebuffed plaintiff's arguments that the mitigation of the impact on coastal sage scrub was inadequate. The court approved the mitigation which involved the creation of new sage scrub habitat, the restoration of disturbed habitat, and the preservation of undisturbed habitat. Acknowledging that the project will result in a .23 acre net loss in habitat, the court found that substantial evidence in the record supported the determination that the project would not have a significant impact on this resource. This case may be helpful to those seeking to use preservation of habitat as a mitigation measure. Recent case law has sent mixed signals on the question of whether preservation can be a mitigation measure, as at least one court rejected the idea arguing that preservation does not replace developed land, see *Friends of the Kangaroo Rat* (recently depublished), yet another recent court found that preservation moderates the effects of urbanization and thus mitigates development. *South County Citizens for Responsible Growth*

v. City of Elk Grove (unpublished). The *Mira Mar* decision strengthens the latter position by recognizing preservation of scrub habitat as an acceptable mitigation measure.

This case also included an important holding regarding alternatives analysis. The EIR included a different high density alternative. The court agreed with plaintiffs that inclusion of the high-density alternative which had greater impacts than the proposed project was inappropriate since it did not further CEQA's purpose, they found the error to be harmless.

Cal.App.4th 477, at 486 [Internal citations omitted]. “As long as the EIR makes a complete and good faith effort at full disclosure, and its conclusions are supported by substantial evidence, its conclusions will not be overturned by a court”. *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 954.

Thus, in *Mira Mar Mobile*, the EIR concluded that protection of private views was not envisioned by any of the City’s policies; therefore, impact on private views was not a significant environmental impact that required changes to the project.

The bottom line is that CEQA can be a good weapon, but like all weapons, the attorney using needs to be trained and know what he is doing.

APPENDIX 8.4

**GENERAL PLAN AMENDMENT
BACKGROUND SUPPORT**

RESOLUTION NO. 99-679

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA
ADOPTING GENERAL PLAN LAND USE ELEMENT REVISION 98-156,
AMENDING THE LAND USE ELEMENT MAP, DESIGNATIONS, POLICIES,
BUILDOUT PROJECTIONS AND TEXT**

WHEREAS, Section 65300 of the Government Code mandates that the City adopt a comprehensive General Plan for the physical development of the City; and

WHEREAS, Section 65302 (a) of the Government Code further stipulates that the City adopt a Land Use Element describing the general location, distribution, and intensity of land uses; and

WHEREAS, Section 65358 of the Government Code provides for the establishment of amendments to the General Plan when the City finds that the change is in the best interest of the community and furthers the protection of the health, safety, and welfare of the community; and

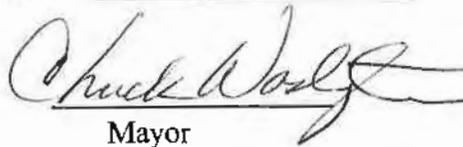
WHEREAS, The Planning Commission reviewed the recommended amended land uses and buildout projections and recommend approval of such to the City Council; and

WHEREAS, Pursuant to the California Environmental Quality Act of 1970 as amended to date, the recommended land use is within the scope of the General Plan EIR, adopted by the City Council on June 21, 1994; and

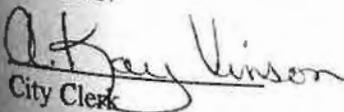
NOW THEREFORE, based on the above information, the recommendations of the Planning Commission and the public input, the City Council adopts Land Use Element amendment 98-156 revising the land use plan, designations, buildout projections, policies, and text.

Section 1. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED ON July 20 **1999.**


Mayor

ATTEST:


City Clerk

(Seal)

STATE OF CALIFORNIA}

}SS

COUNTY OF RIVERSIDE}

I, A. Kay Vinson, City Clerk of the City of Murrieta, California, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the City Council on the 20th day of July, 1999 by the following vote:

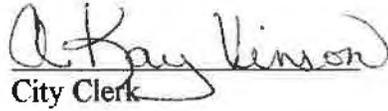
AYES: Enochs*, Ostling, Seyarto, van Haaster and Washington

NOES: None

ABSENT:

ABSTAIN: *Enochs with respect to site #7

(Seal)


City Clerk

BUDGET WORKSHOP: OPERATING BUDGET, CAPITAL IMPROVEMENT PLAN AND ANNUAL FEE REVIEW

Mayor Washington called the workshop to order at 3:10 p.m. Present were: Enochs, Ostling, Seyarto, van Haaster and Washington. Absent: None.

Finance Director Teri Ferro reviewed the Fire District budget. She indicated the 1999-2000 budget reflects increased revenues of \$408,777. Relative to expenditures, major changes include six new paramedics, negotiations for the Memorandum of Understanding, one-time savings from PERS, and purchase of combitube equipment. Council discussed the revenue from ambulance service and transfers.

Ms. Ferro displayed the Library budget which reveals an increase in revenues from the previous year of \$20,700, without any general fund transfer. The Library expenditures include four staff members plus approximately \$20,000 for contract services, collections development of \$45,000, payback to the general fund of \$12,500, increase for facility usage for a full year, and a small contingency of \$4,445. Council Member van Haaster inquired about the charge for administrative services for the Fire Department but not for the Library.

The Community Services District budget was explained by Ms. Ferro and Parks Superintendent Jim Holston. Revenues project an increase of \$141,935 with a continued general fund allocation of \$440,000. Differences in expenditures were discussed as well as the separate budgets for local zone assessments. Council asked about the status of the tree replacement program. City Manager Steve Mandoki communicated reserves were increased by \$600,000 because of a settlement with Riverside County from the previous Community Services Area. Council requested a percentage report of all reserve accounts, and a total of all miscellaneous accounts. Ms. Ferro indicated overhead expenses have been allocated to 11 budgets.

The General Fund budget was examined. Projected revenues reveal an increase of \$1,223,848. Council inquired about the amount of property tax that comes to the City, approximately 22 cents from each dollar of which the general fund receives 7.5 cents, fire 11.5 cents, and library 3 cents. Ms. Ferro indicated the proposed budget does not include revenue or cost for services related to Murrieta RogersDale, U.S.A. The general fund budget is balanced at \$11,352,015 plus an unbudgeted contingency of \$200,000. Budgets were summarized for the City Council, City Attorney and itemization of total litigation including outside attorneys, Administration, departmental allocation of overhead expenses, Personnel, Risk Management, Solid Waste Management, Community Information, Non-Departmental account and memberships/participation discussed at goal-setting session and benefits from support to the Chamber of Commerce, and Building Maintenance.

Assistant City Manager Lori Moss reviewed the Economic Development budget. Council discussed delaying the community survey to a non-election year. Other budgets discussed by Ms. Ferro were budgets for the City Clerk, Finance, Business License, Planning, Building and Safety, Engineering, Development Services Support and Maintenance. Ms. Ferro and Acting Chief Porter commented on the Police budget, highlighting overtime, leased vehicles and computers, radios, and CAD upgrade. Ms. Ferro summarized changes with budgets for Code Enforcement, Community Services - Street

Lighting, and Park Maintenance.

Council recessed at 6:00 p.m. and reconvened at 6:12 p.m.

Ron Holliday, Chair of the Community Steering Committee, discussed their review of the budget. He presented the need for community information consisting of a City magazine five times a year plus 1/4 page advertisements. He said the Committee agreed with the \$200,000 contingency and continued payment to the Chamber of Commerce of \$60,000 for specific services. In addition the Committee suggested not funding the Southwest Economic Development Commission and redirecting the \$60,000 to another economic development group. From the unallocated funds of \$335,792, they recommended expenditure of \$35,000 for a lobbyist, an increase in economic development of \$100,000, and \$200,000 for general reserves to meet goal of 35%.

Finance Director Ferro summarized the 5-year Capital Improvement Plan and priority classification. She displayed 19 new circulation projects, facilities, parks, and six new traffic signals which are unfunded. Ms. Ferro said the Priority A projects are currently funded. Council discussed the status of sidewalk installation to the high school and middle school.

Community Steering Committee Chair Holliday said the Committee made the following three recommendations: 1) Old Town Murrieta Historic Park moved to Priority A without eliminating any other Priority A projects; 2) Consider what could be built with bonds on civic center site with debt payment of COP on City Hall and Police Station property, selling price of properties to facilitate transition and building costs; and 3) Installation of traffic signal at California Oaks and Skyview Ridge prior to signal at Clinton Keith and Calle del Oso Oro.

Council Member Enochs suggested analyzing the ability and cost to obtain property for the Old Town Murrieta Historic Park, so the project could be moved from Priority B to Priority A. Council Member Seyarto suggested that public safety improvements to Clinton Keith be added to the CIP. Council Member van Haaster also discussed inclusion of a block wall at the Police Station. Council Member Seyarto asked staff to consider adding police officers instead of overtime, increasing salaries for fire fighters, increasing employees' salaries who were low in the compensation study, addition to CIP, hiring a lobbyist and computer systems analyst.

Council adjourned the workshop at 6:56 p.m.

CALL TO ORDER: Mayor Washington called the regular meeting to order at 7:10 p.m.

ROLL CALL: Present: Enochs, Ostling, Seyarto, van Haaster and Washington
Absent: None

PLEDGE OF ALLEGIANCE

INVOCATION - Pastor Mona Davies, Trinity Chapel

PRESENTATION: Golden Triangle Ham Radio Club Proclamation

Mayor Washington read a proclamation declaring June 21-27, 1999 as Amateur Radio Week.

APPROVAL OF AGENDA

Action: Council Member Enochs moved and Seyarto seconded to approve the agenda by moving item 14, the General Plan Amendment Land Use Element Update, to follow item 17; continuing all Register of Demands, items 3, 19, and 21 to June 22, 1999; and continuing item 17, Status of Line D and E Flood Control Design and Permits, to July 20, 1999, motion carried unanimously.

PUBLIC COMMENTS:

Barbara McLean, Murrieta, commented on divisive tactics used by Voters Against RogersDale (VARD) to obtain signatures on referendum petitions, saying private investors should be allowed to determine the feasibility and wishing their efforts were more constructive.

Ron Holliday, Murrieta, said he gathered signatures for a community center and set up near VARD signature gatherers. He expressed distress that a difference of opinion has degraded to character assassinations of the Council. Mr. Holliday thanked all the Council Members for their dedication.

Gary Bryant, Murrieta, commented on professionalism of VARD signature gatherers. He said a referendum is guaranteed in the State Constitution, and their referendum is on the importance of RogersDale and legislation by all citizens. Mr. Bryant said the petition is in three parts and identifies specific sections of resolutions so exhibits are not required. He said their intent is to get the measure on the November 2 ballot, and the City Clerk's duties for certification are ministerial.

DEPARTMENT/COMMISSION ANNOUNCEMENTS:

Parks and Recreation - Jim Holston, Parks Superintendent, announced the Third Annual Father's Day Car Show at Cal Oaks Sports Park on June 20. In addition he shared the City will host an Eighth Anniversary Celebration on July 3 at Cal Oaks Sports Park from 3:00 p.m. to 8:00 p.m. with activities throughout the afternoon and an evening concert.

Library - Diane Alter, Librarian, asked Rob Bonham, Boy Scout Troop 534, to share his plans for a flag pole dedication at the Library in conjunction with the City's Anniversary Celebration. They conveyed activities will begin at 8:00 a.m. on July 3, 1999 with a pancake breakfast, party jump and face painting. Scout Bonham invited everyone to attend.

GOVERNING BODY ANNOUNCEMENTS:

Seyarto: Said he believed some people were misled about the RogersDale petition, since some friends signed a petition about RogersDale, mistakenly thinking it was favoring construction of RogersDale. He asked the City Clerk about the process for removing signatures from the petition, and learned it could be done in writing to the City Clerk prior to the petition being submitted for filing.

Enochs: Thanked Rob Bonham for volunteering to do the flag pole dedication and activities at the Library.
Commented on the Father's Day Car Show, saying Council Member Ostling has a DARE race car, and he will have Fire Chief Allen drive his 1937 truck.

Ostling: Thanked Dale, Dean and Dave Carson of Transit Sales International for donation of a bus for a mobile operating center for police and fire.

Washington: Conveyed he, Jim Miller, Development Services Director; and Stephen Mandoki, City Manager, will serve as a team to work on the Los Alamos Hills project. Expressed that he thinks Voters Against RogersDale may be providing misleading information; and he asked that information on RogersDale be made available at the police and fire stations.

APPROVAL OF CITY COUNCIL CONSENT CALENDAR ITEMS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13

Action: Council Member van Haaster moved and Seyarto seconded to approve City Council consent calendar items 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13. On roll call the vote was:
AYES: Enochs, Ostling, Seyarto, van Haaster and Washington
NOES: None

- 1. **WAIVED READING OF ALL ORDINANCE INTRODUCTIONS ON THIS AGENDA AND READ BY TITLE ONLY**
- 2. **MINUTES**

Action: Approved the following minutes:
June 1, 1999, 4:00 p.m. Study Session and 7:00 p.m. Regular Meeting
June 3, 1999, 7:00 p.m. Adjourned Regular Meeting
June 7, 1999, 4:00 p.m. Adjourned Regular Meeting.

- 3. **REGISTER OF DEMANDS**

Action: Continued to June 22, 1999.

- 4. **ORDINANCE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE MURRIETA REDEVELOPMENT PROJECT**

Action: Adopted Ordinance 208-99 Approving and Adopting the Redevelopment Plan for the Murrieta Redevelopment Project.

- 5. **INTENT TO FORM A LANDSCAPING AND STREET LIGHTING DISTRICT NO.99-1 FOR COPPER CANYON AND ADOPT RESOLUTIONS**

Action: Adopted the following:
Resolution 99-660 Ordering the Preparation of Plans, Specifications, Cost Estimate, Diagram, Assessment and Report Pursuant to the Provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, for Proceedings for Formation of a District;
Resolution 99-661 Approving the Engineer's Report for Formation and Annual Levy of Assessment for Fiscal Year in a District Within said City;

Resolution 99-662 Declaring Its Intention to Form a Landscaping and Street Lighting District and to Provide for an Annual Levy and Collection of Assessments for Certain Maintenance Pursuant to the Provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, and Setting a Time and Place for Public Hearing Thereon.

6. INTENT TO FORM A LANDSCAPING AND STREET LIGHTING DISTRICT NO.99-2 FOR FIESTA DEVELOPMENT AND ADOPT RESOLUTIONS

Action:

Adopted the following:

Resolution 99-663 Ordering the Preparation of Plans, Specifications, Cost Estimate, Diagram, Assessment and Report Pursuant to the Provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, for Proceedings for Formation of a District;

Resolution 99-664 Approving the Engineer's Report for Formation and Annual Levy of Assessment for Fiscal year in a District Within said City;

Resolution 99-665 Resolution of the City Council Declaring Its Intention to Form a Landscaping and Street Lighting District and to Provide for an Annual Levy and Collection of Assessments for Certain Maintenance Pursuant to the Provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, and Setting a Time and Place for Public Hearing Thereon.

7. NOVEMBER 2, 1999 GENERAL MUNICIPAL ELECTION

Action:

Adopted the following:

Resolution 99-666 Calling and Giving Notice of the Holding of a General Municipal Election to be Held in said City on Tuesday, November 2, 1999 for the Election of Certain Officers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; and Requesting the Registrar of Voters to Conduct the Election;

Resolution 99-667 Setting Forth Regulations for Candidates for Elective Office, Pertaining to Materials Submitted to the Electorate and the Cost Thereof, and Requiring Candidates for City Offices to Pay the Cost of Candidates Statements, for the General Municipal Election to be Held in said City on Tuesday, November 2, 1999.

8. SUMMARILY VACATING A DRAINAGE EASEMENT OVER LOT "P" AND "Q" OF TRACT 21691-1 LOCATED NORTH OF JEFFERSON AVENUE AND MAGNOLIA STREET

Action:

Adopted Resolution 99-668, Drainage Facility Easement Vacation of Tract 21691-1, Lot "P" and "Q".

9. CITY PROJECT NO.98-158; LEFT TURN LANE, LOS ALAMOS ROAD AT SHOSHONEE DRIVE; FEDERAL AID PROJECT NO. STPLH - 5464(014) PROGRAM SUPPLEMENT AGREEMENT NO.004-M; RECOMMENDED APPROVAL; CALTRANS LETTER DATED MAY 7, 1999

Action: Adopted Resolution 99-669 Authorizing the Mayor to Sign Supplemental Agreement No. 004-M of the City Master Agreement No. 08-5464 with Caltrans.

10. **CONSTRUCTION SURVEYING SERVICES FOR IMPROVEMENTS TO THE I-15 AND I-215 INTERCHANGES AT MURRIETA HOT SPRINGS ROAD AND IMPROVEMENTS TO MURRIETA HOT SPRINGS ROAD**

Action: Authorized Execution of an agreement in the amount of \$246,204 with David Evans and Associates, Inc. to provide construction surveying services for improvements to the I-15 and I-215 interchanges at Murrieta Hot Springs Road and Improvements to Murrieta Hot Springs Road.

11. **CONSTRUCTION SUPPORT ENGINEERING SERVICES FOR IMPROVEMENTS TO THE I-15 AND I-215 INTERCHANGES AT MURRIETA HOT SPRINGS ROAD**

Action: Authorized Execution of an agreement in the amount of \$54,304 with CDC Engineering, Inc. to provide construction support services for construction of the new bridges at the I-15 and I-215 interchanges at Murrieta Hot Springs Road.

12. **NOTICE OF COMPLETION FOR IMPROVEMENTS COMPLETED IN AD 98-1, WASHINGTON AVENUE, GRIZZLY RIDGE**

Action: Accepted the improvements completed on Washington Avenue in AD 98-1 by T.A. Rivard, Inc. and directed the City Clerk to Record the Notice of Completion and release bonds in accordance with State Law and City Ordinances.

13. **ADDENDUM TO DATA TICKET CONTRACT TO INCLUDE PROCESSING OF ADMINISTRATIVE CITATION FINES**

Action: Approved the Addendum to the Data Ticket Contract.

15. **PUBLIC HEARING: 1998 DELINQUENT TRASH HAULING CHARGES AND ADOPTION OF A RESOLUTION ACCEPTING AND CERTIFYING THE DELINQUENCY ROLL FOR COLLECTION WITH PROPERTY TAXES**

Al Vollbrecht, Sr. Management Analyst, presented the staff report. Mayor Washington opened the public hearing. There being no comments, the public hearing was closed.

Action: It was moved by Seyarto and seconded by Ostling to adopt Resolution 99-670 Affirming the Report of Delinquent Refuse Charges and Directing Their Collection with Property Taxes. On roll call the vote was:
AYES: Enochs, Ostling, Seyarto, van Haaster and Washington
NOES: None

16. **COMMISSION/BOARD/COMMITTEE APPOINTMENTS**

City Clerk A. Kay Vinson indicated Tim Shepard should be added to the list of Planning

Commission applicants. Applicants for the Planning Commission appearing before the Council were Richard Gibbs, Steve Gorehoff, Don Haas, Peter McCrohan, Gene Rothstein, Richard Wright, Tim Shepard and Carmela Rincon Loelkes.

Based on the ballots, City Clerk Vinson announced Richard Wright received three votes on the first ballot. On a subsequent ballot, Carmela Rincon Loelkes received three votes.

Considered for the Public Safety Commission were applicants Michael Burnaz, Terrence McGill, and William Sutton. City Clerk announced Michael Burnaz and Terrence McGill were selected.

Applicants considered for the Transportation & Traffic Commission were Ted Odegard and Gary Thomasian. Selected was Ted Odegard.

Appearing before the Council for appointment to the Community Services Commission were Richard Carr and Jan Fletcher. Also considered was Joy Hemme. Selected were Richard Carr and Jan Fletcher as the senior representative.

Applicants for the Community Steering Committee appearing before the Council were: Christalee Caldwell, Ron Goggia, Linda Heyer, Ron Holliday, Gene Rothstein, and Tim Shepard. Selected were Christalee Caldwell as youth representative, Ron Goggia as senior representative, Linda Heyer and Ron Holliday.

- Action: Council member van Haaster moved and Seyarto seconded to:
- a) Accept the resignation of John Schwab from the Community Steering Committee; and
 - b) Appoint Richard Wright and Carmela Rincon Loelkes as Planning Commissioners for terms expiring June 30, 2002.
 - c) Appoint Michael Burnaz and Terrence McGill as Public Safety Commissioners, Burnaz term expiring June 30, 2000 and McGill term expiring June 30, 2002; and
 - d) Appoint Ted Odegard as a Transportation and Traffic Commissioner, term expiring June 30, 2002; and
 - e) Appoint Richard Carr and Jan Fletcher as the senior representative on the Community Services Commission, terms expiring June 30, 2002; and
 - f) Appoint Christalee Caldwell as youth representative, Ron Goggia as senior representative, Linda Heyer, and Ron Holliday to the Community Steering Committee, terms expiring June 30, 2002.

Motion carried unanimously.

Mayor Washington thanked Brian Padberg for his service to the community, specifically on the Planning Commission.

- Action: Council Member Seyarto moved and Ostling seconded to appoint Council Members Warnie Enochs and Jack van Haaster to the Library Board, contingent on their terms on the City Council. Motion carried unanimously.

City Clerk A. Kay Vinson administered Oaths of Office to Jan Fletcher, Richard Carr, Carmela

Rincon Loelkes, Richard Wright, Christalee Caldwell, Ron Goggia, Linda Heyer and Ron Holliday.

Council recessed at 8:40 p.m. and reconvened at 8:50 p.m.

17. STATUS OF LINE D AND E FLOOD CONTROL DESIGN AND PERMITS

Action: Continued to July 20, 1999.

14. CONTINUED PUBLIC HEARING GENERAL PLAN AMENDMENT, LAND USE ELEMENT UPDATE

The public hearing being closed to public comment, Mayor Washington continued the hearing for the purpose of Council decision making.

Ed McCoy, Senior Planner, discussed modified policy LU-1.1aa; and by consensus Council agreed to the policy.

Jim Miller, Development Services Director, commented on Los Alamos Road, LU-4.2A, and Council consensus was to agree with the GPAC wording.

Council added sites to be discussed including items 307, 308, 309, 310 and 311; the latter two being referred to the Planning Commission.

Action: By consensus Council approved category A items plus added areas 307-MU3, 308-MU2 and 309-SF1.

Action: Following discussion, Council consensus was as follows:

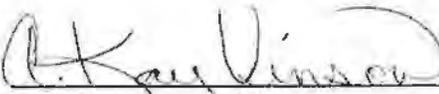
- Area 1 SF 10,000
- Area 2 MF1
- Area 3 SF 10,000 sf
- Area 202 SF1
- Area 4 NC
- Area 5 SP
- Area 10 RR/MPO
- Area 106 MU3
- Area 108 NC
- Area 110 ER2/MPO
- Area 130 ER2
- Area 201 BP/MPO
- Area 105 MF2
- Area 301 MF2
- Area 103 RR
- Area 101 RR
- Area 102 RR
- Area 302 CC

Action: It was moved by Seyarto and seconded by van Haaster to continue the public hearing on the General Plan amendment to 7:00 p.m. on July 6, 1999 in the Council Chambers at Murrieta City Hall. Motion carried unanimously.

CLOSED SESSION: CONFERENCE WITH LABOR NEGOTIATOR REGARDING NEGOTIATIONS WITH MANAGEMENT AND CONFIDENTIAL EMPLOYEES (G.C. 54957.6) - Continued to 5:00 p.m., June 22, 1999.

ADJOURNMENT

Action: At 10:35 p.m., it was moved and seconded to adjourn the meeting to 5:00 p.m. June 22, 1999 to the Council Chambers at Murrieta City Hall.


A. Kay Vinson, CMC/AAE
City Clerk

APPENDIX 8.5
FISCAL IMPACT ANALYSIS



FINAL REVIEW DRAFT FISCAL IMPACT ANALYSIS

NUTMEG/WASHINGTON APARTMENTS MURRIETA, CA

**Attorney Work-Product
Attorney-Client Communication**

Prepared for:

Barton L. Buchalter, Esq.

March 31, 2021

PREPARED BY:



T H E N A T E L S O N D A L E G R O U P , I N C .
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Introduction

This report evaluates the fiscal impacts that would result from development of the proposed Nutmeg/Washington residential apartment project (“project”) in the City of Murrieta (“City”). The project site is located at intersection of Washington Avenue and Nutmeg Street in Murrieta. The existing site is vacant commercial land. The proposed project is a multi-family residential development (210 apartments).

Organization of the Report

This introduction summarizes the project description and describes the scope of the study. Chapter 2 provides an Executive Summary of the study findings. Chapter 3 describes the methodology used for the analysis. Appendices A through C provide the detailed fiscal impact calculations.

Scope of the Study

The fiscal impact analysis focuses on annually-recurring impacts to the City’s General Fund, in addition to the following funds: Gas Tax, Measure T (Transactions and Use Tax), Community Services, Fire, and Library. The analysis generally follows the fiscal impact methodology proposed in the fiscal analysis of the Murrieta General Plan Update, prepared by Stanley R. Hoffman Associates¹. It excludes one-time costs such as processing costs related to new development. It is assumed that these costs would be offset by related revenue sources such as development impact fees, plan check fees, developer reimbursements, etc.

Project Description

Table 1, below, provides a summary of key project characteristics, including number of apartment units, average rental rates, average household income levels, average household sizes (and associated project resident population), and estimated assessed value. The estimates are used as inputs to the fiscal model.

TABLE 1
KEY PROJECT CHARACTERISTICS AND FISCAL MODEL ASSUMPTIONS
NUTMEG/WASHINGTON APARTMENT PROJECT
CITY OF MURRIETA

Variable	Value / Factor
Apartment Units	210
Average Monthly Rental Rate	\$2,668
Average Household Income Level	\$91,481
Average Household Size	2.02
Project Resident Population	424
Estimated Assessed Value	\$85,000,000

Source: The Natelson Dale Group, Inc. (TNDG), Appendices A-C.

¹ General Plan Update Fiscal Analysis, City of Murrieta, Stanley R. Hoffman Associates. January 10, 2011.

Executive Summary

As shown in Table 2, on the following page, the project is projected to generate approximately \$399,300 in annual recurring revenue to the City. Approximately \$191,100 will accrue to the General Fund, with the remaining \$208,200 accruing to the other City funds. The project is expected to generate about \$191,600 in annual City expenditures, with General Fund expenditures totaling \$118,100 (about 62% of total expenditures). Thus, the project would generate a total net fiscal benefit of about \$207,700, including a General Fund net fiscal benefit of approximately \$73,000.

TABLE 2
SUMMARY OF IMPACTS TO GENERAL FUND AND OTHER FUNDS
NUTMEG/WASHINGTON APARTMENT PROJECT
CITY OF MURRIETA

Fund Category	Annual Amount
<u>General Fund Revenues</u>	
Property Tax	\$50,403
Property Tax in lieu of VLF	47,309
Property Transfer Tax ¹	N/A
Sales & Use Tax	79,204
Franchise Taxes	12,269
Business License Tax	519
Motor Vehicle In Lieu Tax	289
Chrg for Svc-Waste Management	1,151
<i>Total General Fund Revenues</i>	<u>\$191,143</u>
<u>Other Funds Revenues</u>	
Gas Tax Fund	\$10,844
Measure T Transactions and Use Tax	68,634
Community Services Fund	12,098
Murrieta Fire District	103,458
Library Fund	13,142
<i>Total Other Funds Revenues</i>	<u>\$208,177</u>
<i>Total Revenues - General Fund and Other Funds</i>	\$399,320
<u>General Fund Expenditures</u>	
General Government	\$14,588
Animal Control	2,080
Police	82,234
Development Services	9,285
Public Works	9,864
<i>Total General Fund Expenditures</i>	<u>\$118,051</u>
<u>Other Fund Expenditures</u>	
Community Services Fund	\$12,927
Murrieta Fire District	51,694
Library Fund	8,890
<i>Total Other Funds Expenditures</i>	<u>\$73,510</u>
<i>Total Expenditures - General Fund and Other Funds</i>	\$191,561
<i>Net Impact General Fund</i>	\$73,092
<i>Net Impact General Fund and Other Funds</i>	\$207,759

Note: 1. conservatively excluded this potential revenue item due to the developer's intention to hold this property as a long-term investment.

Source: TNDG, Appendices A to C

Fiscal Impacts – Study Methodology

This section of the report describes the methodology used to forecast fiscal revenues and costs related to the proposed project. The report broadly follows the recommended fiscal impact methodology provided in the City's General Plan Update, Fiscal Analysis².

Scope of the Analysis

The analysis focuses on annually-recurring impacts to the City of Murrieta's General Fund and other relevant funds. New General Fund revenues would be generated from the following sources:

- Property Tax
- Property Tax in Lieu of Vehicle License Fees (VLF)
- Sales & Use Tax (from residents' purchases at Murrieta businesses)
- Franchise Taxes
- Business License Tax
- Motor Vehicle In Lieu Tax (from State)
- Charges for services-Waste Management

Other funds revenues would be generated from the following sources:

- Gas Taxes
- Measure T Transactions and Use Tax
- Community Services
- Murrieta Fire District
- Library Fund

The analysis forecasts the following General Fund costs related to the proposed project:

- Animal Control
- Police Protection
- Development Services
- Public Works

In addition, other funds expenditures would include the following:

- Community Services Fund
- Murrieta Fire District
- Library Fund

² City of Murrieta General Plan Update, Appendix S: Fiscal Analysis. Stanley R. Hoffman Associates, January 10, 2011.

Overview of Forecasting Methodology

Following the city's fiscal guidelines, the analysis forecasts all General Fund expenditures, except for General Government, based on per capita (i.e., per resident) factors derived the City's Fiscal Year 2020-2021 Operating Budget. On the revenue side, the most significant revenues are based on case study methodologies (documented in Appendices C and D) that reflect customized factors for the proposed project. However, some revenue items (as documented in Appendix B) are based on per capita factors. The basic methodology for developing the per capita factors involves the following steps:

- Identify the budget line items that would be impacted on an annually-recurring basis due to the development of the proposed project.
- Calculate the City's existing per capita cost (or income) for each line item by dividing the total (citywide) annual amount by the relevant population. For expenditure (or revenue) categories that primarily relate to residential land uses, the relevant population is the City's total resident population. For expenditure (or revenue) categories that relate to both residential and non-residential land uses the combined resident and "daytime" employee populations ("service population") in the City are the relevant population for purposes of calculating per capita cost (and revenue) factors. For budget categories affected by residential development and non-residential development, the analysis assumes that one job is equivalent to 0.5 residents. See Tables B-3 to B-4 (Appendix B) for the derivation of the per capita cost factors and Tables B-1 to B-2 for the derivation of the per capita revenue factors.
- Apply the derived per capita factors to the project's projected resident population to forecast the project's cost/revenue impacts in the relevant City budget categories.

Fiscal Revenues-General Fund

The specific assumptions for each revenue item are described below. The actual calculations are shown in Appendices A and B.

Assessed Valuation Assumptions. Property taxes (as well as property taxes in lieu of VLF fees) are projected based on the project's anticipated development value. The projected assessed value is based the applicant's estimate. See Appendix A, Tables A-3 for the project's incremental assessed value calculation (total assessed value less existing assessed value).

Property Taxes. Appendix A, Table A-4, provides a forecast of the annual property tax revenue to be generated by the proposed project. Of this total, 6.13% would accrue to the City's General Fund³. The project would generate approximately \$50,400 in incremental property tax revenue per year.

Property Tax in Lieu of VLF Fees. In addition to the standard property tax revenues, the City also receives separate property tax payments from the State in lieu of VLF revenues. This separate property tax line item accrues to the City's General Fund. The amount the City receives from the State increases annually based on the percentage increase in the City's total assessed valuation. Appendix A, Table A-5 provides a forecast of the Property Tax in Lieu of VLF revenue that the proposed project would generate to the City's General Fund. As shown in the table, the project would generate approximately \$47,000 in new Property Tax In Lieu of VLF revenue per year.

³ Tax allocation factors for Tax Rate Area (TRA) 024-082 were provided by the Riverside County Auditor-Controller's office.

Off-Site Sales and Use Tax. Projections of off-site sales tax revenue (i.e., from purchases that project residents make in retail facilities in the City of Murrieta) are based residents' expected income levels (derived from anticipated monthly apartment rent estimates) and related spending potentials (see Appendix C, Tables C-4 and C-7). The projections of sales tax revenue assumes that taxable sales would equal approximately \$357 per \$1,000 in new household income levels. As shown on Table A-7, the retail spending of project residents would generate approximately \$68,600 per year in City sales tax revenue. Along with the standard 1% sales tax rate, Use Tax revenue is allocated to cities from countywide and statewide pools. Each City's allocation is proportionate to its share of countywide sales tax revenue. Based on ratios derived from the latest available budget data, the analysis projects use tax at 15.4% of sales tax revenue (Table C-7).

Business License Taxes. Business license taxes are based on the city's existing fee schedule, as shown in Table A-9. The project is projected to generate about \$500 per year in business license taxes.

Use of Money and Property – Interest Income. Interest income is calculated at 0.52% of recurring General Fund revenues. The fiscal analysis assumes interest earned for future growth at 50 percent of its current rate, or at 0.26% percent of annual recurring revenues (Table B-1).

Per Capita Revenue Projections. The following General Fund revenue categories are projected on a per capita basis: Franchise taxes, Motor Vehicle in Lieu, Charges for Services-Waste Management, Lease/Rental Income, Fines and Forfeitures, and Other Revenues. These calculations are detailed in Appendix B, Table B-1.

Fiscal Revenues – Other Funds

Gas Tax Fund. The state gasoline tax is projected at \$25.58 per capita (Table B-1). These funds are specially restricted to research, planning, construction, improvement maintenance and operation of public streets.

Measure T Transactions and Use Tax. Measure T is a one percent (1%), general purpose, Transaction and Use Tax approved by Murrieta voters in November, 2018. As the City's budget notes, "*funds from Measure T have been directed primarily to programs and services that will directly benefit residents, local businesses and visitors; and to provide fiscal sustainability through the funding of reserves and the establishment of new sustainability funds*". Based on projected new taxable sales, the project would generate approximately \$68,600 in new Measure T Revenue (Table A-8).

Community Service Fund. Table B-1 provides a summary of the projection basis for Community Services Fund revenues. Revenue projections are as follows:

- *Assessments* are projected at \$45.00 per apartment unit
- *Charges for Services* are projected at \$5.42 per capita
- *Use of Money and Property* is projected at 3.0% of recurring Fund revenues

Fire Fund. Table B-1 provides a summary of the projection basis for Fire Fund revenues. Revenue projections are as follows:

- *Property Taxes* are projected at 11.1% of the 1% property tax levy
- *Assessments* are projected at \$40.00 per apartment unit
- *Charges for Services* are projected at \$5.12 per service population
- *Use of Money and Property* is projected at 1.1% of recurring Fire District revenues
- *Fines and Forfeitures* are projected at \$0.23 per service population

Library Fund. Table B-1 provides a summary of the projection basis for Library Fund revenues. Revenue projections are as follows:

- *Property Taxes* are projected at 1.6% of the 1% property tax levy
- *Charges for Services* are projected at \$0.07 per capita
- *Use of Money and Property* is projected at 0.8% of recurring Library Fund revenues
- *Fines and Forfeitures* are projected at \$0.42 per capita

Fiscal Costs-General Fund

The specific assumptions for each affected General Fund cost category are summarized in Appendix B, Table B-3. Projected expenditures for Animal Control, Police Protection, Development Services⁴, and Public Works are based on per capita and per service population cost factors. General Government costs include the administrative/overhead function of City government (see Appendix C, Table C-2 for a list of General Government categories). As shown on Table C-2, these administrative/overhead costs account for approximately 18.8% of other General Fund (non-administrative/overhead) costs. General Government costs are projected at a marginal rate of 75 percent, or about 14.1 percent of other General Fund costs.

Fiscal Costs-Other Funds

Appendix B, Table B-4 shows the projection basis and cost factors for other city funds. The Community Services and Fire Funds expenditures are projected on a service population basis, while the Library Fund is projected on a per capita basis.

⁴ Includes Economic Development, Code Enforcement, Planning, and Building & Safety.

APPENDIX A - SUMMARY FISCAL TABLES

Table A-1
Summary of Annual Impacts to General Fund and Other Funds
Nutmeg/Washington Apartment Project
City of Murrieta

Fund Category	Annual Amount
General Fund Revenues	
Property Tax	\$50,403
Property Tax in lieu of VLF	47,309
Property Transfer Tax ¹	N/A
Sales & Use Tax	79,204
Franchise Taxes	12,269
Business License Tax	519
Motor Vehicle In Lieu Tax	289
Chrg for Svc-Waste Management	1,151
<i>Total General Fund Revenues</i>	<u>\$191,143</u>
Other Funds Revenues	
Gas Tax Fund	\$10,844
Measure T Transactions and Use Tax	68,634
Community Services Fund	12,098
Murrieta Fire District	103,458
Library Fund	13,142
<i>Total Other Funds Revenues</i>	<u>\$208,177</u>
<i>Total Revenues - General Fund and Other Funds</i>	\$399,320
General Fund Expenditures	
General Government	\$14,588
Animal Control	2,080
Police	82,234
Development Services	9,285
Public Works	9,864
<i>Total General Fund Expenditures</i>	<u>\$118,051</u>
Other Fund Expenditures	
Community Services Fund	\$12,927
Murrieta Fire District	51,694
Library Fund	8,890
<i>Total Other Funds Expenditures</i>	<u>\$73,510</u>
<i>Total Expenditures - General Fund and Other Funds</i>	\$191,561
Net Impact General Fund	\$73,092
Net Impact General Fund and Other Funds	\$207,759

Note: 1. Analysis conservatively excludes this potential revenue item due to the developer's intention to hold this property as a long-term investment.

Source: The Natelson Dale Group, Inc. (TNDG.)

Table A-2
Land Use / Project Assumptions for Fiscal Impact Analysis
Nutmeg/Washington Apartment Project
City of Murrieta

Variable	Amount
Apartment Units	210
Average Household Size	2.02
Total Project Population	424
Project Assessed Value	\$85,000,000

Source: TNDG, Tables C-4 and C-6; Applicant.

**Table A-3
Incremental Assessed Value Estimate
Nutmeg/Washington Apartment Project
City of Murrieta**

Variable	Amount
Projected Assessed Value	\$85,000,000
Less Existing Assessed Value	2,719,696
Net Impact on Assessed Value	<u>\$82,280,304</u>

Sources: Riverside County Assessors Office; TNDG, Tables A-2 and C-3.

Table A-4
Total Property Tax Increment to Relevant City Funds
Nutmeg/Washington Apartment Project
City of Murrieta

Variable	Fund Share	Amount
Total Increase in Assessed Value		\$82,280,304
Total Property Tax Increment @ 1.0% of Assessed Value		\$822,803
General Fund Share	0.0613	\$50,403
City Library Fund Share	0.0156	\$12,837
City Fire Fund Share	0.1115	\$91,702

Sources: Riverside County Auditor-Controller; TNDG, Tables A-3 and C-5.

Table A-5
Projected Property Tax In Lieu of Vehicle License Fees (VLF)
Nutmeg/Washington Apartment Project
City of Murrieta

Variable		Total Amount
VLF/Property Tax Comp - FY 2020-21	<i>A</i>	\$8,450,168
City of Murrieta Taxable Assessed Valuation, FY 2020-21	<i>B</i>	\$14,696,634,000
Net Incremental Assessed Value from Project	<i>C</i>	\$82,280,304
Percentage Increase over FY 2020-21 Base Assessed Value	$D = C / B$	0.6%
New VLF/Property Tax Comp	$E = D \times A$	\$47,309

Sources: State Board of Equalization (SBOE), Assessed Property Values by City; City of Murrieta, FY 2020-21 Operating Budget; TNDG, Table A-4.

Table A-7
Estimate of New City Off-Site Sales Tax
Nutmeg/Washington Apartment Project
City of Murrieta

Variable		Amount
Total Taxable Sales - 2019 (City of Murrieta)	A	\$1,402,017,580
Aggregate Household Income - 2019 (Citywide)	B	\$3,924,298,752
Taxable Sales per \$1,000 in HH income	$C = A / (B/1000)$	\$357.27
Total New Household Income (\$1,000s)	D	\$19,211
New Taxable Sales	$E = C \times D$	\$6,863,422
City Sales Tax Revenue @ 1.0%	$F = E \times 1.0\%$	\$68,634
Use Tax Rate	G	15.4%
City Use Tax Revenue	$H = F \times G$	\$10,570
City Sales and Use Tax Revenue	$I = F + H$	\$79,204

Sources: U.S. Census Bureau, 2019: ACS 1-Year Estimates; California Department of Tax and Fee Administration (CDTFA), Cities by Type of Business - Table 4; TNDG, Tables C-4 and C-7.

Table A-8
Estimate of New City Off-Site Sales Tax
Nutmeg/Washington Apartment Project
City of Murrieta

Variable		Amount
New Taxable Sales	A	\$6,863,422
Measure T Transaction and Use Tax	B	1.0%
City Measure T Revenue	$C = A \times B$	\$68,634

Sources: U.S. Census Bureau, 2019: ACS 1-Year Estimates; California Department of Tax and Fee Administration (CDTFA), Cities by Type of Business - Table 4; TNDG, Table A-7.

Table A-9
Estimate of New Business License Fee Revenue
Nutmeg/Washington Apartment Project
City of Murrieta

Fee Schedule - Category I Business		Amount
Flat Rate for gross receipts to \$500,000		\$75
Incremental Business License Fee: gross receipts \$3.5M - \$4.0M		\$255
Total Flat Fee	A	\$330
Business License Fee for gross receipts exceeding \$4.0M	B	0.0075%
Estimated Gross receipts exceeding \$4.0M	C	\$2,514,023
Additional Business License Fee	D = B x C	\$188.55
Total Estimated Business License Fee	E = A + B	\$518.55

Source: City of Murrieta, Schedule of Business License Fee Categories and Rates; Applicant.

APPENDIX B - CITY OF MURRIETA BUDGET-RELATED FISCAL FACTORS

**Table B-1
 Projected Recurring Revenue Factors and Assumptions
 City of Murrieta General Fund, Measure T, and Gas Tax Fund
 Nutmeg/Washington Apartment Project**

Revenue Category	Proposed FY 2020-21 Budget	Projection Basis	Projection Factor
<u>Taxes</u>			
Property Taxes- General Fund	\$8,186,216	General Fund Share of 1% Basic Property Tax on Assessed Valuation (AV)	6.1% of 1% property tax (A-4)
Property Tax In Lieu of Motor Vehicle Tax (VLF)	8,450,168	Assessed Valuation	0.6% of existing Property Tax in Lieu of VLF (A-5)
Sales Tax	18,449,670	Taxable Sales	1.0% of taxable sales
Use Tax	n/a	Sales Tax	15.4% use tax as a percent of sales tax (A-7)
Franchise Taxes	3,838,447	Service Population	\$28.94 per service population
Business License Tax	804,773	Flat fee + incremental %	\$330 flat fee + percentage of incremental gross receipts (A-9)
Transient Occupancy Tax	1,360,315	Not Projected	--
Motor Vehicle in lieu tax	78,877	Resident Population	\$0.68 per capita
Chrg for Svc-Waste Management	360,000	Service Population	\$2.71 per service population
License and Permit	1,492,168	Not Projected	--
Intergovernmental	737,000	Not Projected	--
Charges for Services	2,265,784	Not Projected	--
<u>Use of Money and Property</u>			
Interest-Income	250,000	Share of Non-Interest recurring revenues	0.26% of recurring General Fund revenues
Lease/Rental-Income	200,000	Resident Population	\$1.73 per capita
Fines and Forfeitures	351,000	Service Population	\$2.65 per service population
Reimbursement- Damage City	12,000	Not Projected	--
Contributions	2,000	Not Projected	--
Other Revenue	176,376	Service Population	\$1.33 per service population
Transfer In	821,923	Not Projected	--
Total Revenues & Transfers In	47,836,717		
Gas Tax Fund	2,955,663	Resident Population	\$25.58 per capita
Measure T Transactions and Use Tax	16,000,000	Taxable Sales	1.0% of taxable sales
Total General Fund Revenues, Measure T & Gas Tax	\$66,792,380		

Sources: City of Murrieta, FY 2020-21 Operating Budget; SRA Associates, General Plan Update Fiscal Analysis; TNDG, Table C-1.

Table B-2
Projected Recurring Revenue Factors and Assumptions
City of Murrieta Other Funds
Nutmeg/Washington Apartment Project

Revenue Category	Proposed FY 2020-21 Budget	Projection Basis	Projection Factor
<u>Community Services Fund</u>			
Assessments	\$1,886,680	Dwelling unit	\$45.00 per dwelling unit
Charges for Services	626,000	Population	\$5.42 per capita
Use of Money and Property	119,135	Share of non-interest	3.0% of recurring CSD Fund revenues
Contributions	1,000	Not Projected	--
Transfers - In	1,468,452	Not Projected	--
Total	4,101,267		
<u>Fire Fund</u>			
Taxes	11,993,070	Fire District Share of 1% Property Tax	11.1% of 1% property tax levy
Assessments	1,525,200	Per unit basis	\$40.00 per dwelling unit
Intergovernmental	500,000	Not Projected	--
Charges for Services	678,980	Service Population	\$5.12 per service population
Use of Money and Property	173,636	Share of non-interest	1.1% of recurring Fire District Revenues
Fines and Forfeitures	30,000	Service Population	\$0.23 per service population
Contributions	3,000	Not Projected	--
Other Revenue	19,000	Not Projected	--
Transfers - In	1,550,464	Not Projected	--
Total	16,473,350		
<u>Library Fund</u>			
Taxes	2,007,352	Library Fund Share of 1% Property Tax	1.6% of 1% property tax levy
Charges for Services	8,850	Population	\$0.07 per capita
Use of Money and Property	18,600	Share of non-interest	0.8% of recurring Library Fund Revenues
Fines and Forfeitures	48,000	Population	\$0.42 per capita
Contributions	44,500	Not Projected	--
Other Revenue	2,200	Not Projected	--
Transfers - In Fund Balance	293,526	Not Projected	--
Total	2,423,028		
Total Other Funds	\$22,997,645		

Sources: City of Murrieta, FY 2020-21 Operating Budget; SRA Associates, General Plan Update Fiscal Analysis; TNDG, Table C-1 and C-5.

**Table B-3
 Projected Recurring Expenditure Factors and Assumptions
 City of Murrieta General Fund
 Nutmeg/Washington Apartment Project**

Expenditure Category	Proposed FY 2020-21 Budget		Projection Basis	Projection Factor
	Total Budget	Adjusted Budget		
General Government	\$7,680,004	n/a	Case Study	14.1% of direct operating costs
Animal Control	\$566,898	n/a	Population	\$4.91 per capita
Police	26,520,318	25,727,818	Service Population	\$193.95 per service population
<u>Development Services</u>				
- Economic Development	598,069	n/a	Service Population	\$4.51 per service population
- Code Enforcement	707,511	622,511	Service Population	\$4.69 per service population
- Planning	1,851,829	1,283,829	Service Population	\$9.68 per service population
- Building & Safety	1,975,067	400,439	Service Population	\$3.02 per service population
Public Works	4,177,131	3,086,031	Service Population	\$23.26 per service population
Non-Departmental / Transfer Out	4,479,649	n/a	Not projected	--
Total General Fund	\$48,556,476			

Sources: City of Murrieta, FY 2020-21 Operating Budget; SRA Associates, General Plan Update Fiscal Analysis; TNDG, Tables C-1 and C-2.

Table B-4
Projected Recurring Expenditure Factors and Assumptions
City of Murrieta - Other Funds
Nutmeg/Washington Apartment Project

Expenditure Category	Proposed FY 2020-21 Budget		Projection Basis	Projection Factor
	Total Budget	Adjusted Budget		
Community Services Fund	\$4,101,267	\$4,044,207	Service Population	\$30.49 per service population
Fire Fund	\$16,473,350	\$16,172,900	Service Population	\$121.92 per service population
Library Fund	\$2,423,028	2,423,028	Population	\$20.97 per capita
Total - Other Funds	\$22,997,645			

Sources: City of Murrieta, FY 2020-21 Operating Budget; SRA Associates, General Plan Update Fiscal Analysis; TNDG, Table C-1.

**Table B-5
City of Murrieta Other Funds Revenue Projections
Nutmeg/Washington Apartment Project**

Fund	Projected Revenue
<u>Community Services Fund</u>	
Assessments	\$9,450
Charges for Services	\$2,297
Use of Money and Property	\$351
Total	\$12,098
<u>Fire Fund</u>	
Taxes	\$91,702
Assessments	8,400
Charges for Services	2,170
Fines and Forfeitures	96
Use of Money and Property	\$1,090
Total	\$103,458
<u>Library Fund</u>	
Taxes	\$12,837
Charges for Services	28
Fines and Forfeitures	176
Use of Money and Property	101
Total	\$13,142

Sources: TNDG; Tables A-4 and B-2.

APPENDIX C - OTHER FISCAL IMPACT AND PROJECT FACTORS

**Table C-1
Demographic and Economic Assumptions
Nutmeg/Washington Apartments
City of Murrieta**

Variable	Amount/Factor
<u>Population and Housing</u>	
Total Resident Population	115,561
Household Population	115,132
Group Quarters Population	429
<u>Housing Units</u>	
Total	37,363
Single Detached	27,607
Single Attached	1,344
Two to Four	911
Five Plus	5,833
Mobile Homes	1,668
Occupied	35,518
Employment	34,183
<u>Service (Effective) Population</u>	
Total Resident Population	115,561
Employee Population Weighed @ 50% ¹	17,092
Total Service Population	132,653

Note: 1. For budget categories affected by residential development and non-residential development, the analysis assumes that one job is equivalent to 0.5 residents.

Sources: California Department of Finance (DOF), Table E-5; Southern California Association of Governments (SCAG), Demographics and Growth Forecast, September 2020; TNDG.

**Table C-2
 Projected General Government Costs
 Nutmeg/Washington Apartments
 City of Murrieta**

General Government Categories	2020-21 GF Budget
City Council	\$140,112
City Attorney	\$600,000
City Manager	\$1,534,613
Administrative Services	\$383,730
Human Resources	\$1,034,941
City Clerk	\$1,141,254
Finance	\$1,897,379
Community Events & Promotions	\$284,340
Homeless Program	\$50,000
Non-Departmental	\$613,635
Total General Gov't Cost	\$7,680,004
General Fund Total	\$48,556,476
General Fund (non-Gen Gov't)	\$40,876,472
General Government Functions @	18.8% of other General Fund costs
Overhead at Marginal Rate of 75%	14.1%

Sources: City of Murrieta, FY 2020-21 Operating Budget; SRA Associates, General Plan Update Fiscal Analysis; TNDG.

Table C-3
Estimate of Existing Valuation
Nutmeg/Washington Apartments
City of Murrieta

Parcel Number	Acres	Assessed Value
906020092	4.81	\$849,452
906020013	4.89	935,122
906020012	4.89	935,122
Total		<u>\$2,719,696</u>

Note: ERAF = Educational Research Augmentation Fund.

Source: Riverside County Auditor-Controller

Table C-4
Average Household Income Estimates
Nutmeg/Washington Apartments
City of Murrieta

Unit Type	No.	Size (square feet)	Avg. Rent	Average HH Income
1BR	88	659	\$2,100	\$72,000
2BR	88	1,180	\$3,000	\$102,857
3BR	34	1,660	\$3,280	\$112,457
TOTAL / AVG	210	1,039	\$2,668	\$91,481

Note: Monthly rent is assumed to equal 35% of average household income.

Sources: Applicant; TNDG

Table C-5
General 1% Property Tax Breakdown by District
Nutmeg/Washington Apartments
City of Murrieta

District	District Name	TRA 024-082
01 0000	GENERAL PURPOSE	0.0000000
01 1001	GENERAL	0.1160452
02 2495	CITY OF MURRIETA	0.0612576
02 2498	CITY OF MURRIETA LIBRARY	0.0156011
03 4501	MURRIETA UNIFIED	0.3480808
03 4520	MURRIETA UNIFIED B&I	0.0000000
03 9201	MT SAN JACINTO JR COLLEGE	0.0431556
03 9830	ELSINORE AREA ELEM SCHOOL FUND	0.0788721
03 9896	RIVERSIDE CO OFC OF EDUCATION	0.0457945
04 1110	RIV CO REGIONAL PARK & OPEN SP	0.0037801
04 1351	FLOOD CONTROL ADMIN	0.0025565
04 1367	FLOOD CONTROL ZN 7	0.0136256
04 1852	CSA 152	0.0000000
04 4025	MURRIETA CEMETERY	0.0024921
04 4265	MURRIETA CITY CSD	0.0000000
04 4341	MURRIETA FIRE PROT DIST-CITY	0.0538057
04 4343	MURRIETA FIRE POR CO FIRE- CITY	0.0576446
04 5300	SO. CALIF, JT(19,30,33,36,37,56)	0.0000000
04 5351	MWD WEST 1302999	0.0000000
04 5701	WESTERN MUNICIPAL WATER	0.0000000
28 4711	ELS MURRIETA ANZA RESOURCE CONS	0.0000000
88 7109	ERAF FUND	0.1572884
Total		1.0000000

Note: ERAF = Educational Research Augmentation Fund. TRA = Tax Rate Area

Source: Riverside County Auditor-Controller

Table C-6
Average Household Size by Housing Type
Nutmeg Apartments
Cities of Murrieta and Temecula (combined)

Housing Type	Household Size					Total	Avg. HH Size
	1	2	3	4	5+		
<u>Owner-Occupied</u>							
2-4 DU	154	203	95	43	15	510	2.19
5-19 DU	114	102	70	60	0	346	2.22
20-49 DU	0	19	0	13	0	32	2.81
50+ DU	0	19	0	0	0	19	2.00
Total	268	343	165	116	15	907	2.22
<u>Renter-Occupied</u>							
2-4 DU	429	498	410	235	235	1,807	2.84
5-19 DU	1,343	1,995	879	766	484	5,467	2.60
20-49 DU	664	335	160	120	156	1,435	2.31
50+ DU	904	608	280	169	70	2,031	2.02
Total	3,340	3,436	1,729	1,290	945	10,740	2.49
<u>Overall-Occupied</u>							
2-4 DU	583	701	505	278	250	2,317	2.70
5-19 DU	1,457	2,097	949	826	484	5,813	2.58
20-49 DU	664	354	160	133	156	1,467	2.32
50+ DU	904	627	280	169	70	2,050	2.02
Total	3,608	3,779	1,894	1,406	960	11,647	2.47

Sources: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates; TNDG.

Table C-7
Derivation of Use Tax Rate
City of Murrieta

City of Murrieta		Amount
Use Tax		
County Pool		\$2,452,072
State Pool		7,983
Total Use Tax	A	\$2,460,055
Point-Of-Sale Sales Tax	B	\$15,995,226
Use Tax Rate	C = A / B	15.4%

Sources: City of Murrieta Sales Tax Update, Q2, 2020; TNDG.