

## **ATTACHMENT 1. Public Comments and Responses**

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**CITY OF MURRIETA  
MADISON AVENUE STREET IMPROVEMENTS  
(CIP NO. 8357)  
AND  
WESTERN WATER  
WATER LINE & SEWER LINE IMPROVEMENTS  
(CONTRACT MA22-056)**

**SCH No. 2026030360**

**Lead Agency:**  
**CITY OF MURRIETA**  
1 Town Square  
Murrieta, California 92562

**Preparer:**  
**KLEINFELDER**  
770 First Avenue, Suite 400  
San Diego, California 92101

**April 21, 2026**

## **PUBLIC COMMENTS AND RESPONSES**

### **Background**

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the City of Murrieta Street Improvements and Western Water Waterline and Sewer Line Improvements Project in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (Sections 15070 and 15072) procedures. The Draft Initial Study concluded that the proposed project would not result in any significant unavoidable impacts and that all impacts would be reduced to less than significant with implementation of the mitigation measures identified.

The Draft IS/MND was released for public and agency review from March 9, 2026, to April 7, 2026, and was available on the City of Murrieta and Western Water websites at:

[www.murrietaca.gov/290/Public-Notices](http://www.murrietaca.gov/290/Public-Notices)

and

<https://westernwaterca.gov/522/Public-Notices>

Six (6) comment letters/emails were received during the 30-day public review period.

None of the comments received during the public review period of the Draft IS/MND raised any environmental issues regarding the adequacy of the Draft IS/MND. Therefore, no revisions or clarifications to the Draft Initial Study were required, and all conclusions presented in the Draft Initial Study are confirmed.

**LIST OF PERSONS AND PUBLIC AGENCIES THAT COMMENTED ON THE DRAFT INITIAL STUDY**

Table 1 presents a list of the comment letters received on the Draft IS/MND during the public review period, including the author of the comment letter, and the date of the comment letter. Comment letters were numbered for reference purposes. A copy of the comment letter with a response to those comments is provided on the pages that follow.

**Table 1 List of Comment Letters**

<b>Letter No.</b>	<b>Commenter</b>	<b>Date</b>
<b>AGENCIES</b>		
<b>A.1</b>	California Department of Transportation	03/10/26
<b>PERSONS</b>		
<b>P.1</b>	Joseph Pisciotta	03/09/26
<b>P.2.a</b>	Julie Parker	03/09/26
<b>P.2.b</b>		03/10/26
<b>P.3</b>	Joseph Chen Family Living Trust	03/10/26
<b>P.4</b>	Weng Li Wang	03/13/26

## A.1. California Department of Transportation, Victor Flores

A.1

### Karibia Baillargeon

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**From:** Flores, Victor F@DOT <Victor.F.Flores@dot.ca.gov>  
**Sent:** Tuesday, March 10, 2026 4:05 PM  
**To:** John Karamitsos; External, jhitch  
**Cc:** Patel, Janki@DOT  
**Subject:** Madison Avenue Street Improvements and Western Water, Water and Sewer Lines - SCH: 2026030360 - Murrieta

#### External Email

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Hello Jeff and John,

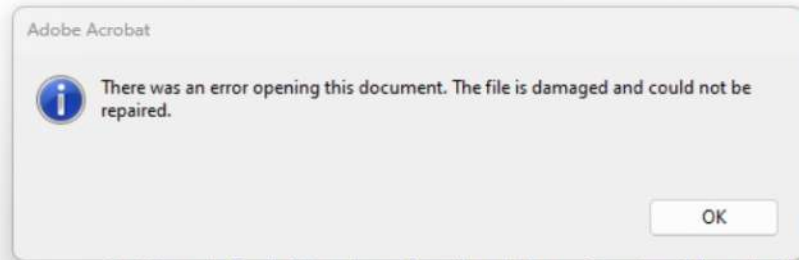
I would like to inform you that the TIA file appears to be damaged. I attempted to open it using several different methods but was unable to access the document.

1.

I became aware of the issue when I located the project on CEQAnet. Overall, I do not see any obvious concerns at this time and do not anticipate the need for further review. However, we would like to retain a copy of the TIA for our records. Could you please provide a working copy of the file?

2.

- Southbound: Two left turn lanes, One through lane, One shared through right turn lane;



- Southbound: Two left turn lanes, Two through lanes, One shared through-right turn lane;

- Eastbound: One left turn lane. One through lane. One shared through right turn lane:

Please note that any permanent work or temporary traffic control that encroaches onto Caltrans' right-of-way requires a Caltrans-issued encroachment permit.

For information regarding the Encroachment Permit application and submittal requirements, contact:

**Caltrans Office of Encroachment Permits**  
464 West 4th Street, Basement, MS 619  
San Bernardino, CA 92401-1400  
(909) 383-4526  
[D8.E-permits@dot.ca.gov](mailto:D8.E-permits@dot.ca.gov)  
<https://dot.ca.gov/programs/traffic-operations/ep>  
**Important Note:** All new permit applications must now be submitted

A.1

through our new CEPS Online Portal at: <https://ceps.dot.ca.gov/>

Please be advised that LDR's point of contact role will conclude upon the completion of the development entitlement process. Once project is entitled, the Encroachment Permit Office will serve as the primary point of contact moving forward.

Thank you again for including Caltrans in the review process. Should you have any questions regarding this response, or for future notifications and requests for review of new projects, please email [LDR-D8@dot.ca.gov](mailto:LDR-D8@dot.ca.gov).

Sincerely,



**Victor Flores**

Associate Transportation Planner  
Local Development Review Branch  
D8 Division of Transportation Planning  
(909) 925-7520  
[Victor.F.Flores@dot.ca.gov](mailto:Victor.F.Flores@dot.ca.gov)

**Comment:**

1. Requests copy of TIA Report.
2. No concerns identified and no further review necessary.

**Response:**

1. and 2. No environmental issues regarding the adequacy of the Draft IS/MND raised. Kleinfelder provided and confirmed successful transmittal of TIA.

## P.1. Joseph Pisciotta, Joe Carrol Photography

P.1

### Karibia Baillargeon

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**From:** joseph pisciotta <jp411info@gmail.com>  
**Sent:** Monday, March 9, 2026 1:02 PM  
**To:** John Karamitsos  
**Subject:** Madison Ave Improvements.

You don't often get email from jp411info@gmail.com. [Learn why this is important](#)

#### External Email

Hello Mr. Karamitsos., This is from Joe of Joseph Carroll Photography at 25958 Madison Ave Murrieta. I have some questions about the proposed project on Madison Ave.

1. When is the project supposed to start?
2. How long will it take to finish the project?
3. Will our driveways be blocked for a period of time. And is this going to be difficult for our customers to get to our property?
4. Since it looks like a pretty wide 4 lane wide project with bike paths and sidewalks, is this going to take land from the front of our property?
5. If we want to connect to the water & sewer does that cost for the connection?

1.  
-  
5.

Thanks,  
Joe  
Joseph Carroll Photography  
[jp411info@gmail.com](mailto:jp411info@gmail.com)  
text 951-201-3534

**Comment:**

1. and 2. Questions regarding project timeline.
3. Question driveway access during project construction and implementation.
4. Question regarding right-of-way dedication/easements.
5. Question regarding water and sewer connection costs.

**Response:**

1. – 4. Jeff Hitch, City of Murrieta Engineer provided parcel-specific information regarding grade changes affecting subject property, project timing and access during construction activity as indicated in Draft IS/MND.
5. Yes, there would be separate connection fees and construction fees for property owners requesting services. Current fees, which are subject to change, are listed on the Western Water website.

**P.2a. and P.2b. Julie Parker**

P.2.a

**Karibia Baillargeon**

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**From:** Julie Parker <parkerjulie72@gmail.com>  
**Sent:** Monday, March 9, 2026 1:21 PM  
**To:** John Karamitsos  
**Subject:** Madison Avenue Street Improvements

You don't often get email from parkerjulie72@gmail.com. [Learn why this is important](#)

**External Email**

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Hello,

I recently received notice regarding the Madison Avenue Street Improvements / Western Water, Water & Sewer Line Project in the City of Murrieta. I live at **26090 Madison Ave, Murrieta, CA 92562**, and I had a few questions about how the project may affect the property.

1. Will the property require any **right-of-way dedication or easement** as part of the road widening or utility installation? If so, approximately how many feet from the current frontage would be affected?
2. Will the **driveway access** for the property change in any way, such as relocation, narrowing, or restrictions on turning movements once the project is completed?
3. What is the **anticipated construction timeline**, and how long might construction activity take place directly in front of the property?

1.  
-  
3.

If available, I would also appreciate any **maps or design plans showing the improvements near my address**.

Thank you for your time and assistance.

Best regards,  
Julie

P.2.b

**Karibia Baillargeon**

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**From:** Julie Parker <parkerjulie72@gmail.com>  
**Sent:** Tuesday, March 10, 2026 1:48 PM  
**To:** John Karamitsos  
**Subject:** Re: Madison Avenue Street Improvements

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**External Email**

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Hello John,

Thank you for your response and for the information regarding the Madison Avenue Street Improvements project.

I had a couple of additional questions regarding utilities for the existing residential properties along Madison Avenue.

Will existing residential properties be required to abandon private wells and connect to Western Water as part of this project, or will private wells still be permitted for homes that currently rely on them?

1.

Also, many homes in this area use septic systems. Will the installation of sewer infrastructure require existing properties to connect to the sewer system or abandon their septic systems?

2.

Thank you for your time and assistance. I appreciate any clarification you can provide.

On Mar 9, 2026, at 2:23 PM, John Karamitsos <JKaramitsos@kleinfelder.com> wrote:

Hello Ms. Parker,

Thank you for your message.

The proposed project is estimated to begin sometime in 2027 and would take approximately 18 months to complete.

Access to your, and all other property would be continuously provided throughout construction activity.

The City staff will be contacting you separately from this process regarding any right-of-way issues.

Please review the draft CEQA Initial Study/Mitigated Negative Declaration at this link on the City of Murrieta website: [Public Notices | Murrieta, CA](#).

I can work with you on providing more detailed plans soon.

Thank you,  
John

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**From:** Julie Parker <parkerjulie72@gmail.com>  
**Sent:** Monday, March 9, 2026 1:21 PM  
**To:** John Karamitsos <JKaramitsos@kleinfelder.com>  
**Subject:** Madison Avenue Street Improvements

You don't often get email from [parkerjulie72@gmail.com](mailto:parkerjulie72@gmail.com). [Learn why this is important](#)

**External Email**

Hello,

I recently received notice regarding the Madison Avenue Street Improvements / Western Water, Water & Sewer Line Project in the City of Murrieta. I live at **26090 Madison Ave, Murrieta, CA 92562**, and I had a few questions about how the project may affect the property.

1. Will the property require any **right-of-way dedication or easement** as part of the road widening or utility installation? If so, approximately how many feet from the current frontage would be affected?
2. Will the **driveway access** for the property change in any way, such as relocation, narrowing, or restrictions on turning movements once the project is completed?
3. What is the **anticipated construction timeline**, and how long might construction activity take place directly in front of the property?

If available, I would also appreciate any **maps or design plans showing the improvements near my address**.

Thank you for your time and assistance.

Best regards,  
Julie

**Comment:**

2.a.1 Question regarding right-of-way dedication/easements.

2.a.2 Question regarding driveway access.

2.a.3 Question regarding project timeline.

2.b.1 Question regarding future water well requirements.

2.b.2 Question regarding future septic system requirements.

**Response:**

2.a.1 – 3. Jeff Hitch, City of Murrieta Engineer provided parcel-specific information regarding grade changes affecting subject property, project timing and access during construction activity as indicated in Draft IS/MND.

2.b.1 and .2. There would be no connection requirement; property owners with wells and/or septic systems may continue to use them.

### P3. Joseph Chen, Chen Family Living Trust

P.3

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**Karibia Baillargeon**

**From:** Joseph Chen <joseph.chen29@yahoo.com>  
**Sent:** Tuesday, March 10, 2026 12:40 PM  
**To:** John Karamitsos  
**Subject:** Madison Street Improvements

[You don't often get email from joseph.chen29@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email

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Dear Mr. Karamitsos:

First of all, we appreciate very much for the notice on the subject street improvements project. Since our property is located on 26295 Madison Avenue, we believe that will be much affected by the project! Therefore, we sincerely hope that please kindly provide us more detailed information if possible! Your kind attention to this request will be highly appreciated!

1.

Best regards,  
Joseph Chen  
Chen Family Living Trust

Sent from my iPhone

**Comment:**

1. Question regarding project effect on subject property.

**Response:**

1. No environmental issues regarding the adequacy of the Draft IS/MND raised. Jeff Hitch, City of Murrieta Engineer provided parcel-specific information regarding grade changes affecting subject property, and project timing as indicated in Draft IS/MND.

## P4. Weng Li Wang

P.4

### **Karibia Baillargeon**

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**From:** Weng Lih Wang <wenglih@gmail.com>  
**Sent:** Friday, March 13, 2026 12:24 PM  
**To:** John Karamitsos  
**Subject:** Madison Avenue street improvemet

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#### **External Email**

If the city of Murrieta decides to go forward with the proposed project; Will the land owner around the project be singled out and charged with new fee or Tax associated with the project?

1.

**Comment:**

1. Question regarding new property owner fees or taxes associated with the project.

**Response:**

1. No fees or new taxes would be assessed by the City. Western Water fees would be limited to those associated with property-owner requested new connections.