

**AMENDMENT TO THE AGREEMENT WITH
THE CITY OF MURRIETA AND CONSULTANT**

Amendment No.: Two

Original Agreement Title (“Agreement”): Agreement For Professional Services With The City Of Murrieta

Original Agreement Project Name: General Plan Cleanup

Original Agreement Effective Date: July 2, 2024

Current Agreement Termination Date (after any existing Amendments): July 2, 2027

Consultant Name: RICK

Brief Description of Scope of Services (“Services”): General Plan Cleanup

Prior Amendments, if any (no. and effective date): 1 - March 4, 2025

This Amendment to the Agreement, made effective on the date executed by the City by and between the City of Murrieta, a Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of California ("City"), and the above referenced Consultant with reference to the following facts which are acknowledged by each party as true and correct:

RECITALS

Whereas, City is a general law city, formed and existing pursuant to the provisions of the California Government Code.

Whereas, City and Consultant entered into an Agreement on the Effective Date set forth above for the Services.

Whereas, City and Consultant wish to amend the Agreement as further set forth herein.

AMENDMENT

NOW, THEREFORE, it is agreed by and between the parties as follows:

1. The above recitals are true and correct.
2. The following terms of the Agreement are hereby amended to read as follows:

The Total Not-To-Exceed Contract Amount (“Contract Sum”) is increased by \$184,669 from the prior amount of \$803,404 to a new Total Not-To-Exceed Contract Amount of \$988,073.

The Scope of Services in Exhibit A is further amended to include the following General Plan Cleanup Agreement Tasks 7-8 as further set forth in Exhibits A-1 and A-2 attached hereto and incorporated herein:

Task 7.0 Traffic Model Re-Run with Warm Springs Parkway (Scope Augmentation)
Task 8.0 Keyhole Overlay

3. All other conditions of the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to the Agreement to be executed on the dates set forth below.

Signature Page to Follow.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF MURRIETA

ATTEST:

By: _____

By: _____

Cristal McDonald, City Clerk

Date: _____

Date: _____

APPROVED AS TO FORM

ALESHIRE & WYNDER, LLP

By: _____

Tiffany Israel, City Attorney

CONSULTANT:

By: _____

By: _____

Name:

Name:

Title:

Title:

Date: _____

Date: _____

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairperson of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. (Cal. Corp. Code § 313.) Appropriate attestations shall be included as may be required by the bylaws, articles of incorporation or other rules or regulations applicable to Consultant's business City.

October 22, 2025

Sydney Rankmore
Rick Engineering
5620 Friars Road
San Diego, CA 92110

Subject: Scope Augmentation #1 – Murrieta General Plan 2035, Circulation Element Update

Dear Sydney:

Fehr & Peers was retained by Rick Engineering to update the City of Murrieta's Circulation Element as part of the overall General Plan 2035 update process. Phase 1 was authorized on October 15, 2024 for \$95,741 and Phase 2 was authorized on August 27, 2025 for \$56,120 – a total contract value of \$151,861.

Fehr & Peers has been requested to perform services outside of the authorized scope of work consisting of additional data collection, additional land use coordination for model inputs, additional traffic modeling to evaluate updated land use and changes in the roadway network, updated segment/intersection level of service (LOS) and vehicle miles traveled (VMT) assessment, updates to the circulation map, and review and update to the City's TIA Guidelines (VMT portion). Detailed scope of work is below.

The fee to conduct the scope augmentation services is \$33,985, which would bring the total contract value to \$185,846. With optional Task 4 included the additional total additional fee would be \$98,635 and would bring the total contract value to \$250,496.

Task 1 – Investigate Roadway Network & Land Use Validation

Fehr & Peers will conduct a high-level investigation of the removal of Warm Springs Parkway (between Keller and Baxter), presenting a 2035 model delta map with and without the segment, as well as a band width volume plot map for Baxter Road between Warm Spring and Whitewood. These preliminary findings will highlight potential cascading impact on adjacent intersections and segments to provide to the City Staff for consideration in roadway network associated with the General Plan.

Fehr & Peers will work with the Prime to validate land use data for use in the traffic assessment. This will utilize prior household (HH) growth rates, and typical employment and retail employment per HH ratios that would result in appropriate outputs for the LOS and VMT assessments. This task includes up to four meetings between the Project Team to validate these data.

Fehr & Peers will work with Rick Engineering to investigate and validate the final land use file relative to the proper performance of the traffic model.

Task 2 – Traffic Model Coding & Re-Run

Fehr & Peers will utilize the final land use file and re-code the roadway network file with the following changes: downgrade Whitewood Road between Murrieta Hot Springs and Los Alamos from a 4-lane Major to a 4-lane Secondary. Two alternative roadway network files will be used in Task 3 – one with Warm Springs Parkway between Keller and Baxter, and one without Warm Springs Parkway between Keller and Baxter.

Fehr & Peers will re-code the final land use and two roadway network alternatives into the model to re-run the 1) Proposed General Plan Buildout (2035 PP) and 2) Proposed General Plan Buildout (2045 PP), and 3) Approved General Plan No Project (2045 NP) model scenarios for both the with and without Warm Springs Parkway segment.

Task 3 – Technical Analysis

Following the model re-runs, Fehr & Peers will re-calculate the segment LOS (one additional location added) and VMT metrics. Intersection LOS will be prepared for the study intersections provided by the City for up to 17 locations (within existing Phase 2 budget); this will include collection of 13 new segment counts at flagged low ADT volume locations in the prior submittal and new intersection counts at the 17 intersections. A brief technical analysis memo will be prepared for both alternatives, outlining the differences between the two scenarios (segment LOS, VMT analysis, and intersection LOS), which the City will review to determine the one alternative that will be used in the General Plan.

Fehr & Peers will prepare the final Circulation Element maps attentive to the selected alternative, as well as export final General Plan segment LOS, VMT analysis, and intersection LOS tables.

Task 4 (Optional) – Additional Intersection LOS Assessment

Should the City seek to fully assess the requested 43 locations this task would be authorized to include the 26 additional intersections in the technical analysis for both with and without Warm Springs Parkway; this would include the cost for additional counts at the additional locations, and assumes we will receive the City's base network Syncro file. The deliverable will be a Syncro file and LOS in table form.

Task 5 – TIA Guidelines Review & Update

Fehr & Peers will review the City's existing TIA Guidelines, specifically the VMT portion of the guidelines. An outline of recommendations will be prepared following the review of the guidelines, and a discussion with the City to determine the appropriate changes to implement. Fehr & Peers will then submit a draft update to the guidelines for review, followed by a final submittal.

Fehr & Peers concurrently is waiting to be authorized to support WRCOG agencies on updated guidelines primary focused on developing new small project screening criteria. Should the WRCOG project be authorized after this Task 6 authorization, we can update the contract accordingly.

Fehr & Peers can complete all tasks on a time & materials basis for an amount not to exceed \$33,985 or \$98,635 if the optional task is authorized.

Task	Fee
Task 1 – Investigate Roadway Network & Land Use Validation	\$3,370
Task 2 – Traffic Model Coding & Re-Runs	\$5,130
Task 3 – Technical Analysis	\$10,875
<i>Task 4 (optional) – Additional LOS Intersection Assessment</i>	\$64,650
Task 5 – TIA Guidelines Review & Update	\$14,610
Total	\$33,985
<i>Total With Optional Task 4</i>	<i>\$98,635</i>

If you have any questions or comments, please contact Trevor Lien at t.lien@fehrandpeers.com. We look forward to continuing our work with you on this Project.

Sincerely,

FEHR & PEERS

Trevor Lien

Trevor Lien

Senior Engineer / Planner | Project Manager

Steve Brown

Steve Brown

Senior Vice President

OC24-1091 Scope Augmentation #1 – Murrieta General Plan 2035, Circulation Element Update



Exhibit A-2

November 13, 2025

Carl Stiehl
1 Town Square
Murrieta, CA 92562
cstiehl@murrietaca.gov

SUBJECT: PROPOSAL FOR OVERLAY ZONE

PROJECT UNDERSTANDING

The City of Murrieta is seeking to establish an Overlay Zone within the “keyhole area,” which incorporates approximately 300 acres. This area is challenged by topography, the absence of key infrastructure (notably water and sewer), provision of services by Eastern Municipal Water District (EMWD), and high fire hazards, cultural resources, and sensitive habitat zones.

The Overlay Zone will aim to accomplish two primary objectives:

1. **Transfer of Development Rights (TDR):** Establish a framework that allows density to be transferred between properties within the keyhole area while preserving the area’s overall residential development potential.
2. **Annexation and Infrastructure Coordination:** Support a long-term pathway for annexation into EMWD and Metropolitan Water District (MWD) service areas, including the identification of phasing, lift station requirements, and financing mechanisms.

The overall goal of the Overlay Zone is to allow greater development flexibility, including transfer of dwelling unit densities between parcels while preserving the area’s overall residential development potential. The overlay will facilitate a range of residential types (e.g., single-family and multi-family) and identify eligible sender and receiver sites. This will be done in a way that maintains CEQA compliance without triggering the need for an Environmental Impact Report (EIR).

SCOPE OF WORK

1.0 Preparation of Draft Overlay Zone

1.1 Baseline Review and Constraints Analysis

The Consultant will review existing zoning classifications and in particular, development standards; land use designations; and the Jacobs infrastructure report provided by City staff to establish the physical and regulatory baseline. We will conduct detailed GIS analyses to identify and illustrate environmental and infrastructure constraints such as fire hazard severity zones, biological resources, cultural sites, steep slopes, and unserved parcels. This analysis will determine the most suitable parcels to serve as sender sites (constrained or low-infrastructure

areas) or receiver sites (developable or service-adjacent areas). In addition, we will review the draft Objective Design Standards to ensure integration and correlation with the overlay zone standards/criteria.

The Consultant will create a Constraints and Opportunities Map which will identify candidate sender and receiver sites.

1.2 Development of TDR Framework

The Consultant will develop a clear regulatory mechanism and program for transferring residential development rights within the keyhole area. The framework will:

- Establish a strong nexus and policy foundation in the General Plan that articulates the public purpose for the sending and receiving areas.
- Establish baseline density and total allowable build-out for the overlay area.
- Define sender and receiver eligibility criteria.
- Clearly define the “bundle of rights”: Set transfer ratios (e.g., 1:1 or context-based ratios, and any other transferable rights).
- Establish sender and receiver development standards.
- Establish a method for determining valuation.
- Describe how transfers are executed, recorded, and tracked, including any banking or brokering rights.
- Explore incentive options for receiver parcels, such as minor flexibility in height or lot coverage.
- Establish clear framework for project-level implementation

The items listed above will be consolidated into a TDR Framework Memorandum and will summarize the recommended approach.

1.3 Trail System and Park Requirements

The Consultant will develop objective requirements for an internal trail system within the keyhole area’s approximately 300 acres, as well as preliminary provisions for a potential future park area. These requirements will establish enforceable standards that guide the design and placement of trails, including preferred alignments adjacent to conserved open space areas, minimum dimensions, and conceptual cross-sections. The requirements will be developed to ensure consistency with City park and recreation policies and will provide sufficient specificity for staff to apply during future development review.

If directed by the City, the Consultant will also explore the feasibility of incorporating parkland into the overlay concept based on ongoing discussions about recreation needs in the area. Depending on the level of detailed required, additional funds may be requested for this task.

1.4 Integration of Infrastructure and Annexation Provisions

In coordination with EMWD and City staff, the Consultant will incorporate provisions linking future development to the availability of water and sewer infrastructure. The overlay will outline annexation prerequisites, phasing triggers, and cross-references to EMWD service standards and future (potential) Community Facilities District (CFD) financing. The findings from this work

will be summarized in an Infrastructure and Annexation Coordination Memo which will inform the environmental work described in Task 3.

1.5 Draft Overlay Standards and Mapping

Based on the above analyses, and following outreach activities described in Task 2, the Consultant will prepare the full draft Overlay Zone language (purpose, applicability, transfer procedures, and infrastructure coordination standards) along with supporting visual materials. Exhibits will include an updated zoning map, sender/receiver parcel map, and conceptual density transfer and infrastructure phasing diagrams.

As a part of this effort, the Consultant will ensure the Overlay Zone standards correlate with the City's forthcoming Residential Objective Design Standards currently being developed. This will include integrating references to applicable Objective Design Standards within the Overlay text and confirming that any project utilizing the Overlay Zone remains subject to all current and applicable City development regulations in effect at the time of application. The intent is to ensure that projects cannot rely on the Overlay Zone to avoid compliance with updated Objective Design Standards once adopted.

Task 1 Deliverables:

- Constraints and Opportunities Map
- Draft TDR Framework Memorandum
- Trail System and Park Requirement Recommendations
- Infrastructure Standards and Annexation Coordination Memo
- Administrative Draft DTOZ (text + exhibits)
- Screencheck Draft DTOZ
- Public Review Draft DTOZ
- Final Draft DTOZ

2.0 Community and Stakeholder Outreach

The Consultant will conduct two (2) stakeholder meetings with property owners and key developers that have interests and/or active projects in the keyhole area on the following topics:

1. **Meeting #1** will be focused on informing stakeholders of the City's intent to adopt the Overlay Zone, hear from stakeholders regarding key issues, site constraints, needs and priorities, and gather general feedback on the Overlay Zone proposal.
2. **Meeting #2** will be focused on presenting the Administrative Draft Overlay Zone to key stakeholders to gain feedback on the proposed approach.

The Consultant will be responsible for preparing a logistics plan, developing presentation materials, and facilitating the meeting. A detailed meeting summary will be prepared to document the input received and highlight key issues and opportunities. The City will be responsible for creating the list of stakeholders that would be invited to the meeting, providing noticing of the meeting and securing a meeting location. EMWD will be an important partner in supporting those meetings. In addition to stakeholder engagement, the Consultant will

coordinate a total of five (5) meetings with Eastern Municipal Water District (EMWD) to discuss infrastructure limitations, annexation requirements, infrastructure financing, and the potential need for a regional lift station, among other potential topics.

Task 2 Deliverables:

- Stakeholder meeting logistics plan (x2)
- Stakeholder meeting materials, including:
 - Presentation
 - Handouts or exhibits
- Meeting input summary memo (x2)
- EMWD meeting notes and minutes

3.0 Environmental Compliance

To support the adoption of the Overlay Zone, the Consultant will complete the required environmental review under the California Environmental Quality Act (CEQA). Because the project involves a zoning action, we anticipate that it may result in potentially significant impacts that can be mitigated and therefore assume that a Mitigated Negative Declaration (MND) will be required under CEQA. This will involve preparing an Initial Study and Draft Negative Declaration to evaluate potential environmental impacts of the proposed overlay. The Consultant will coordinate closely with City staff to ensure the environmental documentation aligns with the project's scope and avoids triggering a full Environmental Impact Report (EIR). Because the Overlay Zone "project" will be established at a programmatic level and no actual land transfers, infrastructure projects, or annexations will occur as a result of the proposed project, we anticipate that a Negative Declaration/Mitigated Negative Declaration will be sufficient. That will be confirmed however, through the Initial Study analysis. The Administrative Draft Initial Study and Negative Declaration will be submitted for review, followed by a Screencheck Draft that incorporates City feedback. After revisions are made, a Final Draft Initial Study and Negative Declaration will be prepared for public circulation and adoption. This scope assumes no additional technical studies are required to support CEQA compliance.

In the event through the initial analysis, no impacts are identified, the analysis for the Overlay Zone will be included in the Addendum otherwise being prepared for the General Plan Cleanup Update. In the event through the initial analysis, that significant impacts are anticipated that trigger a full EIR, an augment to this scope and fee that addresses the work effort associated with an EIR will be required.

Task 3 Deliverables:

- Administrative Draft Initial Study / Negative Declaration (IS/ND)
- Screencheck Draft IS/ND
- Final Draft IS/ND

4.0 Project Management and Adoption Hearing Support

The Consultant will provide project management support throughout the duration of the Overlay Zone project, including regular coordination with City staff to track progress, managing the budget and schedule, coordinating check-in meetings, and maintaining alignment with project goals and timelines. The Consultant will also assist with the adoption process by preparing materials for and attending up to one Planning Commission and one City Council hearing. This includes supporting staff in developing presentations and responding to questions from decision-makers during public hearings.

Task 4 Deliverables:

- Presentation materials for Planning Commission and City Council hearings

Table 1 - Cost Estimate

Task Number	Task	Estimated Cost
1.0	Preparation of Draft Overlay Zone	\$33,280
2.0	Community Outreach	\$12,740
3.0	Environmental Compliance	\$20,720
4.0	Project Management and Adoption Hearing Support	\$11,200
	Reimbursable Expenses (Outreach Materials/Production)	\$500
	TOTAL	\$86,034

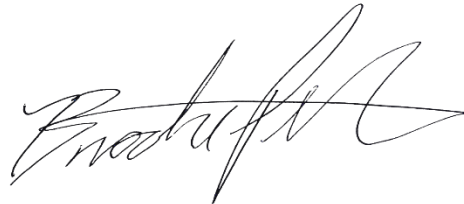
Please note, a 10% contingency has been added to the total cost. Additional details about the estimated cost are provided in the attached excel sheet. Fees will be billed monthly as the work progresses, and the net amount shall be due within thirty (30) days from the date of receipt of the invoice in the City's office.

Thank you for the opportunity to submit a proposal. If you have any questions regarding this proposal, please contact us at (619) 389-8875 or via email at srankmore@rickengineering.com and bpeterson@rickengineering.com.

Thank you,



Sydney Rankmore
Project Manager



Brooke Peterson
Principal-In-Charge

