the future of southern california

Murrieta

General Plan Update

DRAFT

Murrieta General Plan 2035

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Element Adoption Dates

Land Use Element
TBD

Economic Development Element
TBD

Circulation Element
TBD

Infrastructure Element
TBD

Healthy Community Element
TBD

Conservation Element
TBD

Recreation and Open Space Element
TBD

Air Quality Element
TBD

Noise Element
TBD

Safety Element
TBD

Housing Element
TBD

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Chapter 1
Introduction

1.1 OVERVIEW

The Murrieta General Plan is a document required by California law that provides a foundation for City policies and actions. It guides both the physical development of Murrieta and the provision of public infrastructure and services.

This General Plan places particular emphasis on economic development and keeps Murrieta in front of current policy topics, including sustainability and health. It is rooted in ten community priorities that were developed through an extensive community involvement process.

1.2 ABOUT THE GENERAL PLAN

GENERAL PLAN TOPICS

California law requires each city and county to have an adopted General Plan. State law specifies that each jurisdiction's General Plan address seven "elements," or topics: land use, circulation, housing, conservation, open space, noise, and safety. Cities are also allowed to include additional elements on matters of particular importance within that community.

The Murrieta General Plan includes the following chapters:

- **Introduction:** Purpose and contents of the General Plan, its relationship to California law, background on Murrieta, the planning process that was followed for the General Plan Update, and the community priorities that shaped the General Plan goals and policies.

- **Vision:** Context for the General Plan, including major policy initiatives behind the General Plan Update.

- **Land Use Element:** Growth, development, redevelopment, conservation, and preservation. Parameters and desired locations for land uses such as residential, commercial, industrial, civic/institutional, parks, and open space are mapped and described.

- **Economic Development Element:** Strength and diversity of the economy, jobs, retail, and revenue for public services.

- **Circulation Element:** Transportation systems within the City that provide for automobile, truck, transit, bicycle, and pedestrian movement.
- **Conservation Element:** Biological resources, cultural resources, energy resources, solid waste reduction, sustainable development, and green building.
- **Recreation and Open Space Element:** Open space and recreation opportunities including natural open spaces, linear open space, trails, and public and private recreation facilities.
- **Air Quality Element:** Air pollution and greenhouse gases.
- **Noise Element:** Noise from various sources, including transportation corridors and commercial areas.
- **Infrastructure Element:** Facilities for water, wastewater, flood control, and drainage.
- **Safety Element:** Natural and manmade hazards including seismic hazards, flood potential, hazardous materials incidents, fire hazards, transportation hazards and crime.
- **Healthy Community Element:** Ensuring a healthy community by addressing such topics as pedestrian and bicycle safety, access to nutritional foods, mental health, physical activity and environmental justice.
- **Housing Element:** The Housing Element was updated in a separate process but is part of the updated General Plan. It addresses local and regional needs for housing.

USE AND PURPOSE OF THE GENERAL PLAN

The role of each community's General Plan is to act as a constitution for development and the foundation upon which all land use decisions are to be based. Land use decisions encompass not only zoning, but also circulation, infrastructure, design, open space, and other factors. The Murrieta General Plan is a policy document to assist and guide local decision-makers. The General Plan also identifies land uses and their distribution throughout the City. To be considered consistent with the General Plan, a project must not only be consistent with the Land Use Plan, but it must also further the goals of all elements of the General Plan and must meet the intent of its goals and policies.

The General Plan is to be used by the City Council to make funding and budget recommendations and decisions. City Staff will use the General Plan to regulate building and development and to make recommendations on projects to the Planning Commission and City Council. The General Plan will also be used by residents, neighborhood groups, City Council and Commissions, and developers to understand the City's long-range plans, to evaluate land use changes, and to evaluate specific development proposals.

A General Plan is a legal document that must meet specific State requirements for content. The Murrieta General Plan meets or exceeds the requirements set forth in the *California Government Code* Section 65300 et seq. The General Plan is an integrated, internally consistent statement of the official land use policy for the City of Murrieta. The Plan addresses each issue prescribed by State law as it applies to Murrieta. The Plan contains land use and circulation maps. It also contains text that identifies goals, sets forth policies, and identifies implementation strategies.

The *California Environmental Quality Act* (*CEQA*) requires all local and State governmental agencies to consider the environmental consequences of projects over which they have a discretionary authority. CEQA Statutes (*Public Resources Code* Section 21065) define a project as "an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." Therefore, the City of Murrieta, as the lead agency, was required to prepare and certify an Environmental Impact Report (EIR) for the General Plan Update.

The General Plan EIR is a public document that assesses the overall environmental effects of the Plan update at a program level of detail and indicates ways to reduce or avoid possible environmental damage. The Program EIR generally analyzes the broad environmental effects of the General Plan Update, and provides a baseline, or "first tier," against which future projects implemented under the General Plan 2035 horizon will be evaluated. Where subsequent *CEQA* documentation is required for a future project, the City must implement the applicable mitigation measures developed in the Program EIR, and focus its analysis on site-specific issues that cannot otherwise be addressed at a program or policy level of analysis.

The Program EIR is to be used as a companion document with the General Plan.

ADMINISTERING THE GENERAL PLAN

It is the intent of the City Council to implement this General Plan by establishing planning goals and policies based on the Plan, developing ordinances and regulations to implement the Plan, and providing the requisite staff resources. The City Council is also aware that its intention to implement this General Plan is based on the availability of funding and that some goals, policies, and programs may take longer to achieve if funds are unavailable.

Once adopted, the General Plan does not remain static. As time goes on, the City may determine that it is necessary to revise portions of the text, amend the land use map, or add policies or programs to reflect changing circumstances or philosophy.

State law provides direction on how cities can maintain the General Plan as a contemporary policy guide: it requires each planning department to report annually to the City Council on "the status of the plan and progress in its implementation" (*Government Code* Section 65400[b]). The City Council may respond to the Development Services Department review by setting goals for the coming year.

AMENDING THE GENERAL PLAN

It is necessary to periodically review, update, and revise the General Plan. State law permits General Plan amendments up to four times per year for each mandatory element (*Government Code* Section 65358[b]). Optional elements are permitted by State law (*Government Code* Section 65303), and once adopted, the optional elements carry the same legal weight as the seven mandated elements.

1.3 ABOUT MURRIETA

SETTING

The City of Murrieta is located in southwestern Riverside County, between the Santa Ana Mountains and San Jacinto Mountains, where the I-15 and I-215 Freeways meet. This scenic area with creeks, hot springs, and rolling hills has been the site of various settlements dating back to prehistoric times, and Murrieta's downtown reflects the history of the town site that was established in 1884. Incorporated in 1991 with a population of approximately 24,000, Murrieta is now home to over 100,000 people.

Surrounding communities include Menifee, Temecula, Wildomar, and unincorporated Riverside County; refer to *Exhibit 1-1*, *Regional Location Map*. The San Diego County border is just south of Temecula, and Orange County lies on the other side of the Santa Ana Mountains to the west.

Murrieta's "crossroads" location has made it possible for many people to live here and enjoy affordable housing, excellent schools, and "small town feeling" lifestyle while commuting to jobs elsewhere. Originally founded as a stop along the California Southern Railway, the City looks forward to an extension of the Metrolink commuter line from Corona or Perris into southwest Riverside County, and to a potential station for California's High Speed Rail that has been proposed in the vicinity of the I-15/I-215 junction.

LANDSCAPE

The City's Corporate Boundary and Sphere of Influence comprises 41.96 square miles, of which 33.61 square miles is located within the City Limits. The average elevation within the City is approximately 1,110 feet above mean sea level (AMSL).

Murrieta sits below the Santa Rosa Plateau of the Santa Ana Mountains. The Hogbacks Ridge runs through the northeastern part of the City. Other mountain ranges are visible in the distance: the San Jacinto Mountains to the east, and the Santa Margarita and Agua Tibia ranges to the south.

The two main creeks and their tributaries flowing through Murrieta are Murrieta Creek in the western portion and Warm Springs Creek to the east. Open space lines these waterways. Murrieta Hot Springs Road got its name from mineral-rich springs that once attracted travelers who sought their healing properties.

For most of the twentieth century, Murrieta was most notable for dry farming and producing grain and other agricultural products. In the 1960s, the area was known for the breeding of fine racehorses. This heritage is still reflected in the large-lot rural areas near the base of the Santa Ana Mountains and along Los Alamos Road, and in the remaining agricultural land.

By 2009, approximately one-third of the land within Murrieta's City limits was developed with residential uses. Commercial centers and business parks are located along the freeways and major streets, while industrial uses are found in the South Murrieta Business Corridor and west side of the City. Murrieta is still growing, with just over one-third of the land considered to be vacant.

HISTORY

Paleo-Indian Period. Archaeological research and tribal oral traditions in the Murrieta-Temecula area suggests that prehistoric occupation of the valley dates back thousands of years. There are a number of long-term village complexes and habitation sites located in Murrieta, which are valuable resources. The remnants of early villages as well as the local art and ethnographic accounts provide an important record of Murrieta's early occupation by Native Americans.[1]

Late Period. It is generally assumed that the Late Period began approximately AD 500 to 750, and its termination is widely accepted as AD 1769, the date of the beginning of permanent European occupation of California. The Luiseno Peoples occupied the Murrieta-Temecula area and called themselves Payomkawichum before the influx of European settlers and the Mission Period. There are also many Luiseno place names within the Murrieta area. Several village complexes were located within the City's boundaries; one that has been definitively identified by the Tribe is Qengva, which is in the southwest part of Murrieta. To the north of Qengva is 'avaa'ax, referring to the cottonwood trees along Murrieta Creek. To the east is the "The Owls' Nest" or Muula Putee, which is located on what residents know as the Hogbacks in the Los Alamos area. Flowing beside these prominent hills to the south is the Santa Gertrudis River or Totpa, a very important water source.[2]

Spanish and Mexican Periods. Both the San Luis Rey and the San Juan Capistrano Missions claimed the territory for cattle raising and used local vaqueros to manage their cattle herds. They likely used Los Alamos Road to travel from the Alamos grasslands to the missions. Soon after Spain lost control of Mexico and the missions closed, the entire Murrieta area was divided among three land grants: Rancho Temecula, San Jacinto Rancho, and Rancho Santa Rosa.[3]

American Period. As travel along the Santa Fe Trail and Southern Emigrant trails during the early American Period brought more settlers, settlement occurred along the Santa Ana and San Jacinto waterways. The Southern Pacific Railroad line from Los Angeles through the San Gorgonio Pass was completed in 1876. In 1883, the California Southern Railway allowed for

[1] City of Murrieta *General Plan*, June 21, 1994.

[2] Ibid.

[3] Ibid.

travel through the Cajon Pass and down to San Diego through what is now western Riverside County.

By the late 1880s and early 1890s, there was growing discontent between Riverside and San Bernardino, its neighbor 10 miles to the north. After a series of instances in which charges were claimed about unfair use of tax monies to the benefit of the City of San Bernardino only, several people from Riverside decided to investigate the possibility of a new county. Joined by San Diego County residents in the Temecula and San Jacinto Valleys and the desert region who were tired of living so far from their county seat, they petitioned the State legislature, held an election, and on May 9, 1893 formed Riverside County.

Further developments in Riverside County included Banning and Beaumont in the San Gorgonio Pass; Hemet south of San Jacinto; Moreno Valley east of Riverside; Perris, Lake Elsinore, Murrieta and Temecula along the California Southern Railroad; Palm Springs, Palm Desert, Indio and Coachella along the Southern Pacific route to Yuma; and Blythe on the Colorado River. The trains were used to transport settlers into the area, creating a period of agricultural and land development. Transportation, agriculture, and the control of water have continued to be central themes in the settlement, development, and growth of Riverside County.[4]

The Murrieta area was originally included in Mission San Luis Rey's lands as part of Rancho Temecula. After secularization, other ranchos were carved from Rancho Temecula, including the Pauba, La Laguna, and Little Temecula Ranchos. By the mid-19th century, Murrieta's land area was bisected by the Southern Emigrant Trail, which ran through western Riverside County in a similar alignment to the current I-15 Freeway. The trail, which also served as the route of the Butterfield Overland Stage, went through a major stop called "Alamos," the Spanish word for cottonwoods, located near the present-day intersection of Cherry and Jefferson Avenues in Murrieta. Another branch of the Southern Emigrant Trail veered northward from Temecula to Box Springs near present-day Moreno Valley, roughly following the present-day route of I-215 Freeway.[5]

The City of Murrieta was named after Don Juan Murrieta, a Spaniard who originally settled in the Merced region of the San Joaquin Valley. Don Juan Murrieta eventually drove his herds of sheep southward to southern California, and after bringing 100,000 sheep to southwestern Riverside County (along with several business partners), purchased 52,000 acres of the Temecula and Pauba ranchos from Vincent de Laveaga of San Francisco in 1873. Juan and his brother Ezekiel Murrieta deeded a right-of-way to the California Southern Railway in 1882 and soon thereafter announced their plans to subdivide a town called "Murrietaville" along the railroad.[6,7]

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[4] Robinson, W.W. 1979. *Land in California*. Berkeley and Los Angeles: University of California Press.

[5] Lech, Steve. 2004. *Along Old Roads. A History of the Portion of Southern California that Became Riverside County, 1772–1893*. Published by the Author.

[6] Garrison, Arlean V. 1963. *My Children's Home—A History of Murrieta, California*. Published by the author.

[7] Ibid 4.

In 1884, before they could make their plans a reality, the Murrieta brothers were bought out by the Temecula Land and Water Company, which immediately subdivided a portion of its new holdings. The subdivided lands included 14,500 lots that were generally 40 acres in size, as well as some larger tracts ranging from 200 to 4,000 acres each for large-scale agriculture.[8] At the heart of the subdivision was the Murrieta town site, which consisted of 160 acres divided into 537 lots near the railroad depot. The original grid layout of streets included Kalmia, Juniper, and Ivy Streets which ran northeast to southwest; and Washington, Clay, and Hayes Streets, which ran northwest to southeast. The town increased rapidly during the boom years that affected many railroad-adjacent towns in southern California in the late 1880s.[9]

By 1886, the town included a post office, depot, large hotel, restaurant, two general stores, a hardware and furniture store, school, livery stable, lumber yard, butcher shop, laundry, blacksmith shop, church, newspaper called *The Era*, and two physicians. By 1890, the town had a population of 800.[10] When Riverside County was formed in 1893, Murrieta was designated one of 12 original judicial townships and the 40th election precinct.[11]

Washington Avenue, 1917. Credit: E. Hale Curran Collection.

[8] Ibid 6.

[9] Ibid 5.

[10] Ibid 6.

[11] Gunther, Jane Davies. 1984. *Riverside County, California, Place Names: Their Origins and Their Stories*. Rubidoux Printing Co., Riverside, California.

Washington Avenue, 1917. From left to right, H.C. Thompson, A.K. Small, Dr. Sturgis, and Harry Thompson.
This building still stands, although the façade has changed over the years. Credit: E. Hale Curran Collection.

The Santa Fe Railroad acquired California Southern Railway after a wet winter in 1883–1884 ruined a large stretch of their newly-created railway through the Temecula Valley. The connection was reconstructed; however, their purchase was not financially profitable. After they completed a line through the San Jacinto Valley, the California Southern alignment became somewhat redundant as well. In 1891, after a wet winter flooded and washed out the California Southern tracks in Temecula Valley, Santa Fe drastically curtailed rail service through Murrieta. Murrieta became the end of a rail spur from Corona and not a stop along any major thoroughfare.[12] This, in addition to the broader southern California real-estate bust in the 1890s, dampened Murrieta's growth as a town. After a short-lived attempt in the 1890s to attract "gentleman planters" to the area with an irrigation district aimed at supporting widespread groves of deciduous fruits, the area settled into a more bucolic existence.[13] Daily train service continued into Murrieta until 1935, after automobile use had become a well-established alternative to train travel in southern California.[14]

[12] Ibid.

[13] Ibid 5.

[14] Ibid 6.

Murrieta Depot, 1898. Standing in front are Depot Agent O.W. Miller and his daughter Evelyn. Credit: E. Hale Curran Collection.

After the close of the rail line in 1935, the land boom ended. By 1947, the town had an estimated population of 1,200. In that same year, the Murrieta Fire Protection District was formed. Civic accomplishments in the 1950s included a new town hall (1956) and the formation of the Murrieta Valley Chamber of Commerce (1959). In the 1960s, the area became known for the breeding of fine racehorses.

From the 1890s through the late 20th century, Murrieta's land use and local economy was largely based on dry-farming grains (barley, wheat, and oats), and Murrieta's identity was influenced by established farms of vast rolling fields of seasonal grasses. Murrieta was largely a town consisting of grain farmers who drove huge teams of horses pulling combine harvesters over the fields of the Antelope Valley, the Santa Rosa Plateau, and the Alamos district. Murrieta farmers also grew potatoes, alfalfa, vegetables, and grape vineyards, as well as orchards of olive, cherry, pear, apple, fig, and nectarine trees.[15]

[15] Alter, Ruth C., Kathleen A. Crawford, and Scott A. Moomjian. 2004. Murrieta Historical Resources Inventory Update. Prepared for the City of Murrieta by Archaeos, May 2004.

Built in 1918, the grain elevator is pictured here in 1958. It was operating until 1983 and still stands, west of downtown. Credit: E. Hale Curran Collection.

One exception to the community's dominant agricultural identity was the regionally-popular Murrieta Hot Springs. Located along present Murrieta Hot Springs Road just east of I-215, the mineral-rich springs have been used by people for thousands of years. The Luiseño called the springs Cherukanukna Hakiwuna and their extensive use of the springs is reflected in the numerous habitation sites and artifacts identified nearby. Visitors in the late 19th century determined that the springs had healing properties, and Murrieta Hot Springs became part of a rapidly growing network of Southern California destinations for health-seekers. In 1887, a Pasadena syndicate bought the hot springs, along with over a thousand acres of land. After several years of new owners, Murrieta Hot Springs was purchased by Fritz Guenther in 1902. It prospered under the family's ownership for nearly 70 years, expanding from 200 acres of ranch land and a few decrepit buildings into over 500 acres of prime resort spa, complete with

bathhouses, tiled pools, hotels, great halls, stables, gardens, and hiking trails; however, by 1969, profits declined due to laws prohibiting gambling, and affordable air travel enticed families to take their vacations elsewhere. Murrieta Hot Springs was sold again, continuing its decline over the years until the spa was closed in 1990 and the resort was auctioned off.[16] Since that time, the Murrieta Hot Springs have been acquired by the Calvary Chapel Bible College, who has been restoring many of the buildings to their former glory.

City Incorporation. Renewed residential growth in Murrieta began in the 1980s with the improvement of I-15 and I-215 Freeways and subsequent migration of thousands of San Diego and Orange County residents' farther inland in search of affordable suburban housing. The 1980 Census recorded approximately 2,200 residents in Murrieta; however, by 1990, the population had soared to over 24,000 residents. This rapid residential growth between 1980 and 1990 led Murrieta to incorporate as a general law City in 1991.

Following incorporation, Murrieta started its own police department and took control of the 46-year-old Fire Protection District. The first Murrieta General Plan was adopted in 1994. The City of Murrieta established its own public library in 1998 and built a larger facility for it in 2007 in Town Square, a 34-acre site on the edge of downtown where Murrieta's City Hall, Police Department, Fire Department, Senior Center, and Library encircle a town green and amphitheater. The first building completed in Town Square was the Police Department, in 2002. Murrieta's first park intended to serve the entire City soon started taking shape, with the first phase of Los Alamos Hills Sports Park completed in 2006.

Murrieta's residential growth continued to increase the population, to approximately 44,280 people in 2000 and 85,000 in 2005. As of 2009, the City's population is estimated to be 100,714.[17]

PEOPLE

As described above, the City of Murrieta's total population has approximately quadrupled in size since its incorporation, from 24,334 in 1992 to 100,714 in 2009.

The largest age group for the City of Murrieta is the mature working age population of people from 35 to 64 years of age. According to 2006-2008 American Community Survey estimates, this age group comprised about 35 percent of the total population in the City. Children made up the second largest age group, with about 31 percent of Murrieta's population under 18. Residents from 18 to 34 years old made up about 25 percent of the population, representing the entry level and less experienced working age population. Older adults over 65 years old made up the smallest age group for the City of Murrieta at approximately 9 percent in 2008.

[16] Ibid.

[17] California Department of Finance, 2009.

The 2006-2008 American Community Survey estimated that over one-quarter of the people in Murrieta identified themselves as Hispanic or Latino, of any race. Of the remaining population, over one-half of the residents were White, between 5 and 10 percent were Asian, and 4 to 6 percent identified themselves as Black or African American. Census 2010 will provide more exact information on the age and ethnicity of Murrieta residents.

ECONOMY

In 2009, employment opportunities in Murrieta are primarily driven by local household demand for products and services. The largest employment sectors are retail trade, with large employers such as Wal-Mart and Home Depot; local government, which includes schools and the City of Murrieta; and health care, including Southwest Healthcare. Together, such local-serving businesses provide nearly 78 percent of the jobs in Murrieta in 2008.[18]

The remaining 22 percent of jobs in Murrieta are export-base, meaning that their products or services are demanded outside Murrieta at the regional level or beyond. This type of business brings outside dollars into the community. Large employers in this sector include American Industrial Manufacturing Service and Cryoquip, Inc.

Murrieta has an educated, skilled labor force that is not accommodated by local jobs. Instead, 87 percent of the local labor force commutes outside of Murrieta to work.[19] This mismatch presents an opportunity to develop Murrieta's economic base by promoting economic diversification, particularly within the manufacturing, professional, scientific and technical, information and finance, and insurance sectors.

Economic Catalysts

A look at the surrounding regional economy indicates that Murrieta has the potential to attract firms that offer higher skilled jobs — especially due to its educated and skilled resident labor force, land use development opportunities, existing regional freeway accessibility, and plans for future transit.

Building on an existing strength, Murrieta is seeking to offer more opportunities for higher education closer to home. An extension facility of Azusa Pacific University is already located in Murrieta, and extension facilities of other institutions are found in neighboring cities. A satellite campus for California State University (CSU) San Marcos opened in Temecula through a cooperative effort by the City of Murrieta, City of Temecula, and Temecula Valley Unified School District, in which Murrieta provided a grant for tenant improvements. This cooperative effort brought the first four-year California State University to the Temecula Valley. In December 2008, the Murrieta City Council approved an 11.5-acre project called the Murrieta Education Center that is envisioned to accommodate satellite facilities for several colleges as well as a workforce development center. Located in the South Murrieta Business Corridor, the complex

[18] Source: Stanley R. Hoffman Associates.

[19] Ibid.

will house these facilities in two five-story buildings, with complementary retail planned for another building.

The opening of Loma Linda University Medical Center-Murrieta in 2011 is another economic catalyst as it expands the existing health care cluster. This teaching hospital will be poised for development that complements the facility.

A high-speed rail station in Murrieta, if constructed, would become a major catalyst for growth. Such a station is tentatively planned near the I-15/I-215 interchange.

1.4 2011 GENERAL PLAN UPDATE PROCESS AND COMMUNITY INPUT

In August 2009, the City entered into a contract with RBF Consulting to undertake a comprehensive General Plan Update, which culminated in the 2011 General Plan.

UNDERSTANDING MURRIETA

In this initial phase, the General Plan Team reviewed existing plans and studies, conducted site visits, and collected new data needed for the General Plan.

VISIONING PROCESS

The first phase of community participation in the General Plan Update was called "visioning" because it asked the community to help define a vision of what Murrieta should be in the future. Participation opportunities included workshops and surveys, as described below. The input received from the community through these various opportunities shaped the community priorities that are described in the Vision Chapter, and which were originally presented in the Community Vision Report.

Outreach

In January 2010, the City of Murrieta kicked off an outreach campaign to raise public awareness of the General Plan Update process and opportunities to participate. Early outreach efforts included "information centers" at City Hall and the Library, presentations to business groups, and staffed tables at local retailers (Wal-Mart) and the City's Recreation Expo. Outreach continued throughout the process with updates to the project website, press releases, and email newsletters.

Online Survey

Residents were invited to participate in an online survey from January 8 to February 8, 2010 and describe what about Murrieta they wanted to stay the same, the challenges they felt Murrieta needs to overcome, and their hopes for Murrieta's future (Treasures, Challenges, and Visions). There were 94 responses to the visioning survey.

Workshops

Visioning workshops began with the same questions as the survey, asking for ideas on Treasures, Challenges, and Visions. Participants then worked in groups to provide further direction on the popular topics. Students at Vista Murrieta High School participated in a youth visioning workshop which engaged 48 students from grades 9-12 on January 22, 2010 and led students to create vision statements for Murrieta. This was followed by two workshops for the community at large, held at Murrieta Mesa High School on the evening of Thursday, January 28, 2010 and duplicated on the morning of Saturday, January 30, 2010. Over 60 people participated in these community workshops, suggesting objectives and action steps for several topics.

A visioning workshop was held for the rural Los Alamos area on April 13, 2010. Approximately 50 participants did a Treasures, Challenges, Visions exercise and then worked in groups to write vision statements for the Los Alamos area.

Feedback on Community Priorities

A summary of the initial visioning input was placed online and provided a detailed description of participation in the survey and workshops. In that summary, the General Plan Team distilled all input into several "community priorities" for the future of Murrieta. The public was then asked to provide feedback on these community priorities through a second online survey and a room-wide polling exercise at the land use workshop on March 27, 2010.

A *Community Vision Report* presented the ten final community priorities, a summary of visioning activities, and verbatim input from the community. The report was posted on the General Plan Update website in August 2010.

LAND USE DIRECTION

The next major phase in the planning process considered and analyzed different scenarios for land use change, with many opportunities for community input.

Before commencing work on the General Plan Update, the City Council decided on four "Focus Areas" that were targeted for land use change:

- North Murrieta Business Corridor
- Clinton Keith/Mitchell Area
- Golden Triangle North (Central Murrieta)
- South Murrieta Business Corridor

These areas included key locations along freeway corridors that are suitable for major land development and redevelopment to carry out the City Council's economic development strategy. It also included rural residential areas north of Clinton Keith Road that are adjacent to major new development along I-215.

Through the General Plan Update process, three additional areas were identified:

- Multiple Use 3 (MU-3) – Land Use Change
- Historic Murrieta Specific Plan – Policy Input
- Los Alamos Hills – Policy Input

Community Workshops

The General Plan Team sought input on land use changes in five Focus Areas from local residents, property owners, and other stakeholders by holding a series of land use workshops from March to June 2010. A community workshop was held on March 27, 2010 in which participants worked in groups to provide general direction on land use in the five Focus Areas.

Local meetings were held in each of the Focus Areas to discuss land use in those areas. Formats of these meetings were tailored to the needs for each area. Generally, the first meeting for each area asked participants for open-ended input on land use, and a follow-up meeting presented land use alternatives for additional feedback. These meetings were held as follows:

- North Murrieta Business Corridor – March 23 and June 2, 2010
- Clinton Keith/Mitchell – March 25 and June 8, 2010
- South Murrieta Business Corridor – March 29, 2010
- Multiple Use 3 (MU-3) Area – April 22 and June 7, 2010
- Golden Triangle North – May 3 and June 10, 2010

The input received at those meetings, and submitted in writing, was summarized in the *Land Use Summary Report: Community Workshop and Land Use Area Meetings*, which was posted on the General Plan Update website in June 2010.

City Council and Planning Commission Workshops

Joint meetings of the City Council and Planning Commission were held on June 23, 2010 and July 6, 2010, so these officials could review a series of land use alternatives for five Focus Areas and provide direction to City Staff and the General Plan Team on a Recommended Land Use Alternative.

GOALS AND POLICIES / GENERAL PLAN DRAFTS

"Goals for a Healthy Murrieta" Workshop

A public workshop on October 21, 2010 had the dual purpose of obtaining direction on General Plan Update goals and hearing ideas on how Murrieta can be a healthy community. A brief presentation at the beginning of the workshop reviewed the purpose and progress of the General Plan Update. The presentation then described the relationships between the built environment and health, and provided information on health in Murrieta. Groups of participants were asked to write goals that could help the City to achieve the Community Priorities derived in the visioning process, and to suggest ways to promote health while pursuing those goals.

City Council and Planning Commission Workshops

Two joint workshops of the City Council and Planning Commission were held on November 30, 2010 and January 11, 2011 to provide a preview of the major features of the updated General Plan, in anticipation of the release of the public review draft. Presentations at these workshops reviewed some of the draft goals and policies, and introduced the concept of separating the land use map from the zoning map. Public comments were received at both workshops.

1.5 2020 FOCUSED GENERAL PLAN UPDATE PROCESS AND COMMUNITY INPUT

In 2019, the City contracted with RICK Engineering to prepare a Focused General Plan Update. Major components of the 2020 Focused General Plan Update include:

- Additions, deletions, or modifications to the 2011 General Plan goals, policies, exhibits and implementation to address changes in State law enacted since the adoption of the 2011 General Plan.
- Update of General Plan development projections to the year 2035.

- Update of the Land Use Element with a new land use designation (Innovation) and a revised mix and location of land use designations in six key areas.
- Revisions/streamlining of focus area goals, policies, text, and exhibits

New policy issues that are addressed in the 2020 Focused General Plan Update include:

- Wildfire Risks and Preparation (SB 1249),
- Climate Adaptation and Resiliency (SB 379),
- Transitions to Vehicle Miles Traveled (VMT) analysis away from Level of Service (LOS) (SB 743), and
- Environmental Justice (SB 1000).

The first public workshop (Workshop #1) was held at the Multi-Purpose Room, Vista Murrieta High School, 28251 Clinton Keith Road, Murrieta on November 17, 2018 (10 am – 1 pm). Workshop #1 presented information on key topics including:

- Project Overview
- Land Use Planning Program
- Changes in State Law since 2011
- Climate Change
- Circulation
- Water Resources

Workshop #1 afforded opportunities for members of the public to speak with the Project Team and to provide input on the various topics presented at the workshop. Approximately 60 individuals attended workshop #1 and a great deal of feedback was received.

Members of the Project Team and City staff also provided a tent at the City's annual Festival of Trees celebration on December 1, 2018 (5 pm – 7 pm) in order to reach out to the community and discuss the Project. The Project Team presented the same materials that were included at Workshop #1 to interested members of the public that stopped by the tent.

During November and December 2018, 31 surveys were received from property owners and/or members of the public which helped the Project Team and City staff to prepare the land use plan for the following public workshop in March 2019.

The second public workshop (Workshop #2) was held at the City of Murrieta Senior Center 5 Town Square, Murrieta on Saturday, March 16, 2019 (10:00am – 1:00pm). Workshop #2 presented information on key topics including:

- Project Overview
- Project Updates on the General Plan
- The Draft General Plan Land Use Policy Map 2035
- The Notice of Preparation (NOP) for the Supplemental Environmental Impact Report (SEIR)

During Workshop #2, the Project team and City staff gave project updates, presented the draft land use plan and collected feedback from the community. Approximately 50 people attended the workshop.

1.6 COMMUNITY PRIORITIES

The ten community priorities below describe the vision that members of the public provided for the future of their community during the preparation of the 2011 General Plan. The priorities guided the goals and policies in the 2011 General Plan and the 2020 Update.

- **Sustainable Economy.** Pursue economic vitality and longevity by attracting higher education and growing a base of clean industry, while maintaining the current housing affordability.
- **Transportation.** Improve roadway networks to reduce traffic, and provide a citywide system of bicycle lanes and recreational trails that improve accessibility without a car.
- **Infrastructure and Services.** Improve health care within the City, and continue to provide excellent school, police, fire, library, and recreation services.
- **Community Character.** Protect and foster a strong sense of community and safety, as well as the "small town" feeling.
- **Governance.** Promote community involvement and provide for a fiscally sound future.
- **Recreation and Culture.** Provide abundant parks and facilities for recreational activities, and cultural amenities.
- **Natural Environment.** Protect the natural beauty of the mountains, hills, and waterways.
- **Historic Downtown Murrieta.** Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.
- **Youth Amenities.** Provide ample activities for all ages of youth, and jobs for teens.
- **Rural Areas.** Preserve elements of Murrieta's rural heritage.

SUSTAINABLE ECONOMY

Pursue economic vitality and longevity by attracting higher education and growing a base of clean industry, while maintaining the current housing affordability.

Community members expressed a desire for economic development that would lead to more jobs—including high-paying jobs and jobs for teens—and fully occupied retail centers. Participants hoped to see development in Central Murrieta. They noticed local signs of the economic downturn, expressing concerns about commercial vacancies, foreclosures, and lower housing values. However, participants also considered the affordability of housing in Murrieta to be an asset.

To stimulate economic development, workshop groups suggested providing higher education, infrastructure, and incentives, as well as promoting downtown. One group felt that high-speed rail could provide an opportunity. Another group suggested constructing office buildings for large employers. Some areas of growth the groups identified were medical and bio-tech industries, “green” businesses, mixed use, and hotels. Hotel locations were suggested near the Loma Linda University Medical Center and in Central Murrieta, north of Murrieta Hot Springs Road between the 1-15 and 1-215 Freeways. Participants saw opportunities for Murrieta due to assets such as freeway access and an educated workforce.

Participants recognized the role of the City and the General Plan in directing land use and growth. They expressed the need to manage growth in order to provide adequate infrastructure and services, or to preserve certain qualities of the community that they value.

TRANSPORTATION

Improve roadway networks to reduce traffic, and provide a City-wide system of bicycle lanes and recreational trails that improve accessibility without a car.

Transportation systems are important to Murrieta residents to help them reach other regional destinations and to travel within the city. Participants said that Murrieta was conveniently located, but many would rather be able to work, shop, dine, and recreate in Murrieta instead of driving out of town.

Time spent in the car is clearly an issue for Murrieta residents, with many participants citing traffic as a concern — both on local streets and at freeway interchanges. Even teens brought up traffic as a challenge for the community. As individuals and in groups, participants suggested more connections for Clinton Keith, Diaz, Winchester, Washington, and Ynez, as well as more freeway overpasses and north/south connectivity to Temecula. Participants asked for more roads to be paved.

Community members also hoped to see a City-wide system of bicycle lanes. They sought recreational trails (including equestrian trails) that connect parks and open space, hoping that they could access these amenities without needing to drive. As discussed in the Natural Environment section above, a workshop group proposed a park with trails along the Murrieta Creek from Wildomar to Temecula. Another group echoed this group's suggestion of linking trails to Historic Downtown.

Groups discussing transportation also suggested developing other modes of transportation: Safe Routes to School, wheelchair-accessible connectivity, a trolley, golf carts in Historic Downtown, improved bus service, and rail connections to San Diego and Orange County.

INFRASTRUCTURE AND SERVICES

Improve health care within the City, and continue to provide excellent school, police, fire, library and recreation services.

Many participants considered Murrieta's school system to be a community treasure, and hoped it would continue to be strong in the future. They also valued the police and fire departments, recreation services, library, and senior center.

Health care was a concern — in particular, hospital services — and participants looked forward to the new Loma Linda University Medical Center. Participants desired more opportunities for higher education. They made suggestions for infrastructure, including facilities for water, sewer, and stormwater. Services suggested by participants included services for the homeless or near-homeless, and animal shelters.

COMMUNITY CHARACTER

Protect and foster a strong sense of community and safety, as well as the "small town" feeling.

Community members described Murrieta as safe, and placed importance on keeping it that way. Participants felt that Murrieta was great for families and wanted the community to be a safe, healthy environment for children in the future. Teens strongly valued the safety and sense of community they felt in Murrieta.

Residents expressed that Murrieta had a "small town" feel and sense of community. They valued community events and considered other people in Murrieta to be an asset.

Participants, including teens, referred to Murrieta as "clean," adding suggestions for more trees or landscaping, and image improvement. Participants expressed a desire for Murrieta to have a distinct identity.

GOVERNANCE

Promote community involvement and provide for a fiscally sound future.

Participants valued the opportunity to be involved in their community, including the General Plan Update workshops. They expressed concern about interference in Murrieta from special interests or excessive regulation from higher levels of government. Participants hoped for a fiscally sound future for Murrieta. They wanted leaders with vision, a responsive local government, communication with residents, and coordination with neighboring communities.

RECREATION AND CULTURE

Provide abundant parks and facilities for recreational activities, and cultural amenities.

Many comments related to recreation and culture. Community members value parks and outdoor activities. Suggestions for additional recreational facilities included a dog park, aquatic facility, and a skating rink. One workshop group suggested building a campground and also suggested that volunteers could contribute to recreation, for instance through an “adopt a trail” program.

Participants expressed a need for more dining and night life in Murrieta. Others hoped for more arts and culture events and facilities, such as a concert hall. One workshop group wanted to see cultural amenities that would attract residents aged 18-30.

NATURAL ENVIRONMENT

Protect the natural beauty of the mountains, hills, and waterways.

Community members value the natural beauty and clean air of Murrieta. Mountains, hills, and waterways were listed as treasures, with several calling out the Santa Rosa Plateau in particular. Participants cited open space as a treasure, and participants including youth expressed that natural areas should be retained in the future.

Participants identified that preservation would need to be balanced with development and the need to prevent flooding around waterways. Participants also identified property rights as a concern as it relates to preservation.

A workshop group that focused on open space and trails cited several benefits of quality of life, property values, sense of community, recreation, and wildlife preservation. This group suggested that connections between open space should be designed to work for people as well as for wildlife, and proposed a park with trails along the river from Wildomar to Temecula; they also suggested removing cement from the riverbed to allow groundwater recharge.

HISTORIC DOWNTOWN MURRIETA

Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.

Participants placed importance on Murrieta's historic downtown and Town Center, describing their envisioned downtown as "magical," "bustling," "prosperous," and "vibrant."

YOUTH AMENITIES

Provide ample activities for all ages of youth, and jobs for teens.

The General Plan Update Team heard directly from youth at Vista Murrieta High School, in a workshop attended by 48 students. These teens valued the schools, parks, programs and activities available in Murrieta, but felt a great need for more options in recreation, night life, and shopping. Teens wanted activities that they could do with their families, as well as with their friends. They also wanted more jobs, and opportunities to be involved in the community.

Teen participants suggested a teen night club, while a group of younger workshop participants asked for a pre-teen dance club. Another popular youth suggestion was a recreation/teen center. Teens also wished for more variety in shopping, and healthier restaurant options.

Suggestions from adults regarding youth included a teen center, activities, sports, mentoring and job skills training.Teens wrote their own vision statements for Murrieta, presented below.

Youth Vision Statements
Written by Vista Murrieta High School Students – January 22, 2010

"Murrieta is a diverse community in which the inhabitants can enjoy fine dining, activities, entertainment as well as the safety and security to raise families. It is also a place with a healthy environment and thriving economy. It is well designed, efficient and aesthetically pleasing."

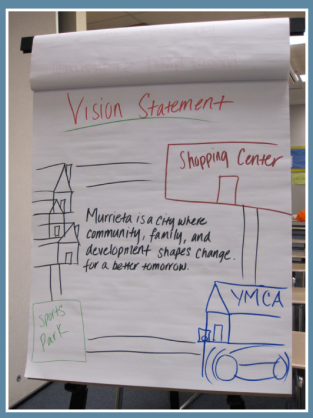
"Murrieta is still a safe place with a variety of entertainment and safe activities for families and kids to enjoy together."

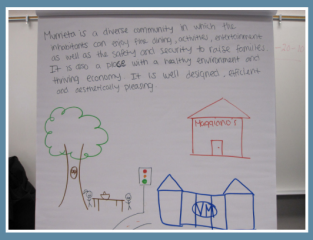
"The City of Murrieta is a safe and secure place to raise families and offers outstanding education in our great school districts. It is a diverse community that offers job opportunities and entertainment for kids as well as young adults."

"Murrieta is a city where community, family, and development shapes change for a better tomorrow."

"Murrieta is a city with an emphasis on safety, education, and opportunity in order to progress into an ideal society. Youth are able to feel close to those around them in the community while having a good time. Murrieta is a place that meets the wants and needs of the people."

"Murrieta is now a community with positive family and youth recreations, where education and safety is valued and first priority. Where there is less traffic, more economical opportunities for growth, and a clean environment."





RURAL AREAS

Preserve elements of Murrieta's rural heritage.

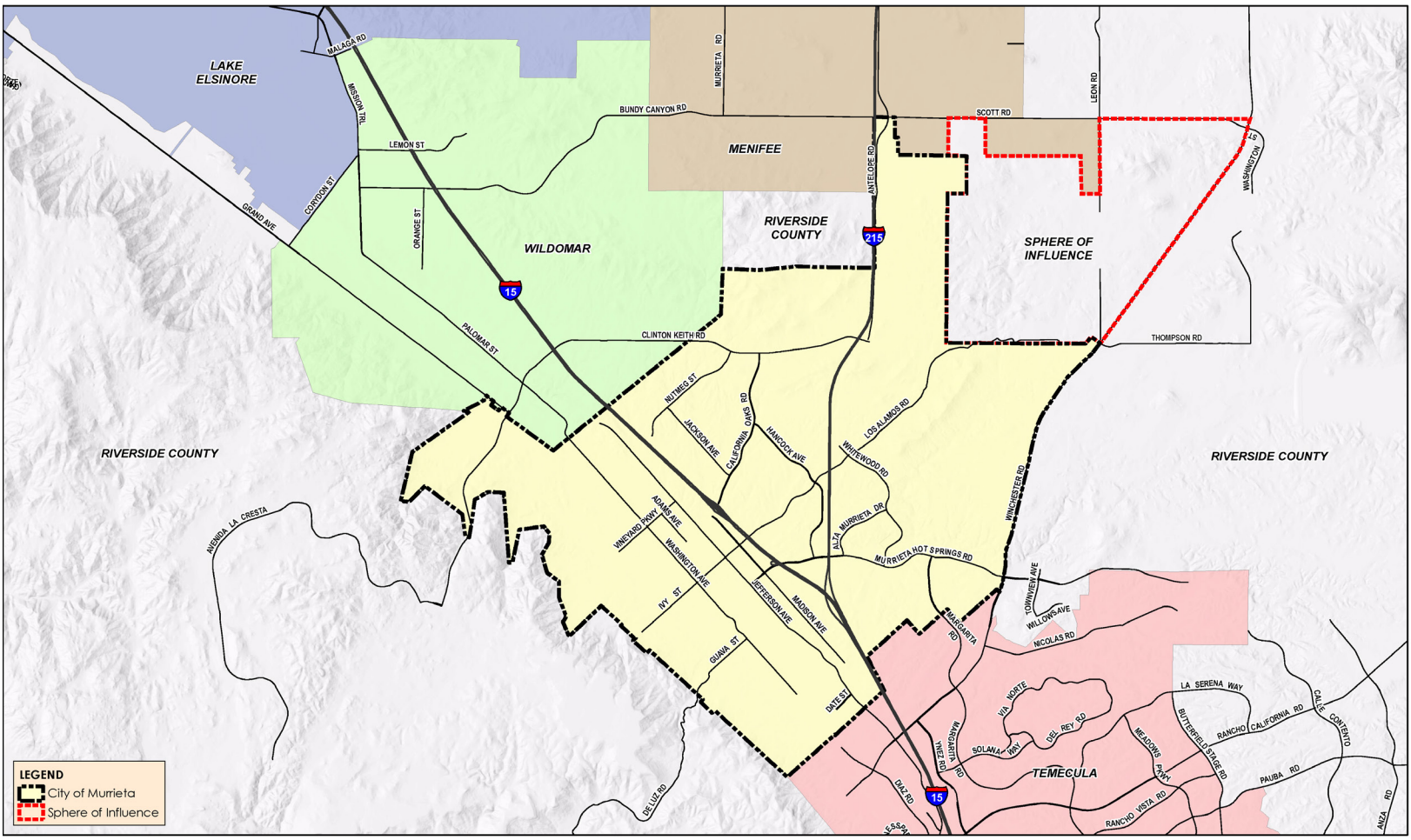
Community members value the "small town" feel around Murrieta, although they want the preservation of rural areas to be balanced with urban growth. Participants also expressed a need for additional infrastructure in rural areas, such as roads, water, and sewer.

There were several different components of this "small town" character that participants valued. Some wanted a feeling of openness, space, and country landscapes. Others cited the freedom to keep animals, ride horses, and grow food—or to have more privacy.

Residents in the Los Alamos area offered visions for their neighborhood that sought these types of rural elements, as well as large lot sizes and limited regulation, while providing more urban infrastructure.

Other participants suggested maintaining a rural feel by using elements such as split-rail fences, swales instead of curbs, greenways, and trails. One workshop group suggested ensuring compatible land uses near rural and agricultural areas. A survey participant proposed a living farm museum.

Exhibit 1-1, Regional Location Map



RICK ENGINEERING COMPANY

Scale in Feet
0 6,000 12,000
North

Date of Exhibit: 1/10/2019
ESRI World Imagery & World Transportation Basemaps

Regional Location Map
Exhibit 1-1

Chapter 2
Vision

2.1 OVERVIEW

In 2020, the City of Murrieta completed a focused update of the Murrieta General Plan - the basic policies developed in the 2011 document that shape public and private development and the infrastructure that supports it have not been substantially changed. This General Plan Update addresses current policy issues and sets the course through 2035. The ten community priorities detailed in Section 1.6, describe the vision for the future of Murrieta.

Workshops during the 2011 and 2020 General Plan Update processes confirmed that residents value the "sense of community" and "quality of life" in Murrieta because of the advantages it offers, including:

- **Accessibility.** Murrieta is centrally located between San Diego and cities in Los Angeles and Orange Counties. In addition, Palm Springs and the desert communities are less than an hour drive from Murrieta. This provides accessibility to jobs, entertainment, and other regional attractions.

- **Educated Workforce.** Statistics show that the level of education for Murrieta residents is generally higher that other cities, with nearly 32% of its residents with a BA or advanced degree and 63% have attended college.

- **High Quality Schools.** Murrieta's high quality schools consistently exceed the State's exemplary mark!

- **Growing Regional Technology and Medical Hub.** Class A offices and business parks, as well as the new Loma Linda University Medical Center, support the community with resources, services, and employment.

- **Range of Housing.** Murrieta boasts a range of housing, from traditional single-family, estate and equestrian homes, to town-homes.

- **Safety.** The City of Murrieta has consistency been identified as one of the safest cities in California and the United States.

- **Quality of Life.** Close to 600 acres of parkland, miles of hiking and riding trails, Jack Nicklaus and Robert Trent Jones, Sr. designed golf courses, high-tech public library, and community events are all valued community amenities and services.

2.2 VISION 2035

A vision is an aspiration; it describes what people hope to see in the future, not necessarily what is true today. Pursuing the vision means translating broad priorities into more particular policies and actions.

Murrieta's vision is to build upon the great quality of life it currently has as a safe and family-oriented community, with top ranked K-12 schools, and recreational amenities, by capitalizing upon its community and economic strengths to be a regional employment destination for medical and technology hubs, employment centers, specialty retail, higher education, and a four-year State University. This emphasis on Economic Development marks a deliberate effort to direct investment toward building a strong economic base, a "sense of community, and great quality of life for generations to come.

EMPHASIS ON ECONOMIC DEVELOPMENT AND QUALITY OF LIFE

Murrieta's growth has largely been driven by residential development, but the 2011 and 2020 General Plan Updates mark a deliberate effort to direct investment toward building a strong economic base. Before starting the General Plan Update, the Murrieta City Council identified economic development as the City's top priority. To support that priority, the City Council established a Comprehensive Development Strategy presenting the 20-year vision that Murrieta will be a diversified business hub for Southwest Riverside County and North San Diego County.

The Economic Development Department's campaign to attract businesses and jobs has been aided by policies that provide a "business friendly" environment. The City has developed programs to streamline the permitting process, assisted developers with location, financing and fees, and encouraged entrepreneurial projects. All of these elements provide a climate of certainty to developers, which further strengthen Murrieta's reputation in being known as a city more businesses choose to locate. The Program Environmental Impact Report for the General Plan Update is another great tool, which developers can use to expedite entitlements and tier environmental documents – this also makes Murrieta a very attractive city for development.

To achieve this vision, the City seeks to encourage private sector investment in the creation of high paying jobs, income, and wealth through economic diversification. The City is focusing efforts to attract a variety of businesses, higher educational institutions, and health care facilities. A full range of quality new development will be part of this effort, including retail centers, corporate/technology parks, hotels, and upscale restaurants.

The 2020 General Plan Update revisions continue to align City policy with this emphasis on economic development, by directing public investments in infrastructure and promoting the development of shovel-ready sites. It targets key locations in its north and south freeway corridors for changes in land use and zoning that support the development of medical, educational, commercial, and business clusters. These key locations include the areas around the Loma Linda University Medical Center-Murrieta and the Murrieta Education Center as the economic catalysts.

Economic development is strongly linked to overall quality of life and two other major themes of the General Plan Update: sustainability and becoming a healthy community. Commuting is one example of a connection between these themes. When more are jobs available closer to home, Murrieta residents can reduce the amount of time that they spend commuting. This should reduce emissions from their cars, which benefits both the environment and human health. It would also provide residents with more time to spend in healthy activities with their families, enjoying the many parks, trails, events, and amenities of Murrieta.

The Vision describes the major opportunities and policy direction behind the 2011 and 2020 General Plan Updates. It also takes into account the characteristics of this community that should be maintained, as the City grows and matures. Those characteristics help create a sense of community, and promote involvement and participation in local government, schools, and community organizations.

Sustainability is commonly defined as the ability to meet current needs without compromising the ability of future generations to meet their own needs. In other words, it involves balancing current demands with future ones, and allowing natural and human resources to maintain their productivity and abundance.

Since the natural environment is an important part of Murrieta's identity and a resource that residents value, pursuing environmental sustainability is a way to enhance one of the City's major assets. In this pursuit, Murrieta can also promote community health and provide a quality of life that drives a strong economy. Throughout the 2020 General Plan Update, goals and policies are included that reflect continuing to create a great quality of life, through sustainable qualities and a healthy community.

Chapter 3
Land Use Element

3.1 INTRODUCTION

The Land Use Element establishes the anticipated patterns of development activity and land use that support, implement, and enhance the City's future vision. The Land Use Element will provide the primary guidance in the way Murrieta grows and changes through 2035. It will serve as the City's primary policy guidance tool for land use decision-making and expresses the type, intensity, and distribution of land uses.

A key component of the Land Use Element is the Land Use Policy Map, which depicts the location of the permitted type and density/intensity of all land uses within the City. Other components include a summary of existing land uses in the City, quantification of 2035 buildout, and the fundamental goals and policies that provide the framework for land use planning and decision making in the City.

The following Community Priorities relate most directly to this Element:

- Pursue economic vitality and longevity by attracting higher education and growing a base of clean industry, while maintaining the current housing affordability.
- Protect and foster a strong sense of community and safety, as well as the "small town" feeling.
- Preserve elements of Murrieta's rural heritage.
- Protect the natural beauty of the mountains, hills, and waterways.
- Provide abundant parks and facilities for recreational activities, and cultural amenities.

3.2 AUTHORITY FOR ELEMENT

California *Government Code* Section 65560 (a) requires that the General Plan address:

> *"...a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land."*

3.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The Land Use Element is intended to enhance the community through the application of land use policies that reflects the community's current and envisioned needs. Murrieta recognizes that the effective management of growth and change must address the key factors in order to influence the successful implementation of the community's priorities.

GROWTH AND CHANGE

The City of Murrieta's General Plan includes both the incorporated City Limits and the Sphere of Influence. The Planning Area is comprised of 26,852 acres (41.96 square miles) of which 21,511 acres (33.61 square miles) is located within the City Limits and 5,341 acres (8.34 square miles) is located within the City's Sphere of Influence. The County of Riverside is currently responsible for the administration of land use decisions within the Sphere of Influence.

Table 3-1, *Existing Land Use Summary*, provides a breakdown of existing land uses on the ground by use type for the year 2009 and the percentage of area for each use within the City.

SPECIFIC PLANS

Prior to the incorporation of the City, the County of Riverside utilized Specific Plans to guide growth for large tracts of land in Murrieta. Subsequent to the City's incorporation, Specific Plans continued to be a useful tool in guiding development policy in the City of Murrieta. As of January 2011, the City of Murrieta has 12 adopted Specific Plans within its jurisdiction, as shown on *Exhibit 3-1*, *Specific Plans*, which illustrates the location and currently approved buildout for each specific plan.

Table 3-1
Existing Land Use Summary[1]

Land Use	Acres	Percent of Area
Single-Family Residential	6,560.08	30.50
Multiple-Family Residential	238.35	1.11
Mobile Home	1,036.26	4.82
Commercial Retail	612.15	2.85
Commercial Restaurant	28.66	0.13
Commercial Recreational	20.57	0.10
Commercial Office	127.04	0.59
Commercial Hotel/Motel	1.90	0.01
Commercial	32.64	0.15
Industrial	254.11	1.18
Public/Institutional	229.26	1.07
Parks and Recreation/Open Space	148.53	0.69
Golf Course	518.83	2.41
Miscellaneous (easements, etc.)	41.38	0.19
Cemetery	9.84	0.05
Agricultural	1,011.09	4.70
Vacant	7,291.23	33.90
Roads	3,348.69	15.57
TOTAL CITY ONLY	**21,510.60**	**100.00**
Sphere of Influence	5,340.95	
TOTAL WITH SPHERE OF INFLUENCE	**26,851.55**	

Notes:
[1] Existing Land Use summary based upon available Riverside County Tax Assessor Data, 2009. Uses defined utilized county land use codes and represent a general description of the existing type of use on a parcel. Does not include the Sphere of Influence.

Specific Plan 276 (The Triangle)

Specific Plan 276 was adopted on October 30, 1990 by the County of Riverside and is known as the Triangle Specific Plan. The Specific Plan is located generally east of the I-15 Freeway, west of the I-215 Freeway, and south of Murrieta Hot Springs Road.

Specific Plan 276 (The Triangle) proposes a plan for a 1,767,914 square foot regional shopping center/mall, comprised of retail, office, restaurant, entertainment, and hotel uses on approximately 64 acres (refer to *Table 3-2*, *Specific Plan 276 (The Triangle*). The Specific Plan proposes development of the area within three phases and envisions a Regional Mall on approximately 51.5 acres containing eight major anchor tenants, a food court, multi-screen cinema complex, and smaller retail shops. The remainder of the site is proposed to include eight free-standing building pads with restaurants, retail shops, office space, hotel, and financial services. The Specific Plan includes development standards, including Commercial Design Guidelines.

Table 3-2
Specific Plan 276 (The Triangle)

Land Use	Acres	Square Feet
Regional Commercial	51.5	1,566,714
Office/Retail	2.9	90,000
Restaurant	3.0	11,200
Hotel	4.5	90,000
Retail	1.6	10,000
TOTAL	**63.5**	**1,767,914**

Copper Canyon Specific Plan (SPM 9)

The Copper Canyon Specific Plan was adopted on April 26, 1996. The Specific Plan is comprised of 579 acres located in the western portion of the City, adjacent to the City's western City limit. The Copper Canyon Specific Plan proposes development of a mixed-use master planned community with up to 1,027 dwelling units on 291.5 acres, 14.1 acres of neighborhood commercial uses, 18.8 acres of recreational park areas, 55.0 acres of natural open space, and 17.2 acres of roadways. A 167.3-acre 18-hole golf course and 5.1 acre golf clubhouse are also proposed along with a conference center. The golf course and clubhouse have not been constructed. Refer to *Table 3-3*, *Copper Canyon Specific Plan*.

Table 3-3
Copper Canyon Specific Plan

Land Use	Acres	Dwelling Units
Single-Family Residential	291.5	1,027
Neighborhood Commercial	14.1	
Recreational Park	18.8	
Natural Open Space	55.0	
Roadways	17.2	
Golf Course (Not Built)	167.3	
Golf Clubhouse/Conference Center (Not Built)	5.1	
TOTAL	**579.0**	**1,027**

Creekside Village Specific Plan (SPM 15)

The Creekside Village Specific Plan was adopted in May 2002 and amended in August 2003. The Specific Plan consists of approximately 145 acres located east of the I-215 Freeway and south of Murrieta Hot Springs Road and its intersection with Whitewood Road. The Specific Plan proposes 500 residential units on 97.74 acres, 10.03 acres for an elementary school, 19.28 acres of natural creek and related vegetation, 4.43 acres for greenways/village green, and 13.64 acres for roadways and runoff treatment basins (refer to *Table 3-4*, *Creekside Village Specific Plan*). The Specific Plan includes four potential alternatives with Alternative 3 allowing up to 780 residential units and an elementary school. The Specific Plan includes land use regulations and design standards for the area. Alternative 4 is the final negotiated plan, based upon settlement of a lawsuit and court approved agreement.

Table 3-4
Creekside Village Specific Plan

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family Residential	13.33	7,200	50
Single-Family Residential	29.82	6,000	170
Single-Family Residential	20.25	5,500	110
Single-Family Residential	34.34	5,000	170
Elementary School[1]	10.03		
Greenways/Village Green	4.82		
Open Space (Creek & Buffer)	19.28		
Collector/Major Road ROW	6.49		
Landscaped Slope Banks	4.43		
Runoff Treatment Basins	2.33		
TOTAL	**145.12**		**500**

sf = square feet

Notes:
[1] Replacing the elementary school with residential lots adds 50 lots for a total of 550 lots.

Golden City Specific Plan (SPM 5)

The Golden City Specific Plan was originally adopted in November 1996. Substantial Conformance No. 1 was approved in June 1999. Amendment No 1. was approved in September 2008 to allow 42 acres for a professional office park district. The Golden City Specific Plan is located in the northern portion of the City. It is generally located east of Antelope Road and the I-215 Freeway, west of the City's Sphere of Influence, north of Baxter Road and south of Brian's Way. The Specific Plan is comprised of approximately 248 acres. The Specific Plan allows for 502 dwelling units on 148.8 acres. Non-residential uses include professional office park (42.0 acres), fire station (5.3 acres), open space (34.3 acres), neighborhood park (11.6 acres), green belts (1.5 acres), and detention basins (4.5 acres); (refer to *Table 3-5*, *Golden City Specific Plan*). The development guidelines provide for a Neo-traditional planned community, providing a close integration of land uses.

Table 3-5
Golden City Specific Plan

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family 1 Residential[1]	126.7	Minimum 6,000	405
Single-Family 2 Residential	22.1	Minimum 6,000	97
Professional Office Park	42.0		
Fire Station	5.3		
Open Space	34.3		
Neighborhood Park	11.6		
Greenbelts	1.5		
Detention Basins	4.5		
TOTAL	**248**		**502**

Notes:
[1] Includes 10 acres for a school site.
Reflects development potential per Substantial Conformance No. 1 (99-047) and Amendment No. 1 (2008).

Greer Ranch Specific Plan (SPM 2)

The Greer Ranch Specific Plan was adopted in September 1995. The Greer Ranch Specific Plan area consists of approximately 555 acres located along the northerly boundary of the City, north of Clinton Keith Road and west of the I-215 Freeway. The Specific Plan area is characterized by two valleys created by three northeast to southwest trending ridgelines.

The Specific Plan permits 688 residential dwelling units in 12 planning areas, ranging from gross densities of 0.5 dwelling units per acre (du/ac) to 3.8 du/ac. The residential development area is approximately 333.1 acres (60 percent) of the site. Approximately 196.8 acres (35.5 percent) of the site would be maintained as open space, predominately comprised of natural areas. Approximately 17.9 acres (3.2 percent) of the site would be developed for recreational use, including a 4.3 acre private Community Center for the residents of Greer Ranch and a

13.6-acre public Neighborhood Park. The remaining 7.2 acres (1.3 percent) would serve the circulation system. Refer to *Table 3-6*, *Greer Ranch Specific Plan*.

The purpose of the Greer Ranch Specific Plan is to provide a set of master plans, guidelines, regulations, and implementation programs for guiding and ensuring the orderly development of Greer Ranch.

Table 3-6
Greer Ranch Specific Plan

Land Use	Acres	Dwelling Unit/ Acre Range	Dwelling Units
Medium High Residential	32.6	6.0	165
Medium Residential	163.3	4.0 – 5.0	610
Low Residential	96.1	1.0	50
Open Space	221.9		
Neighborhood Park	14.0		
Community Center	6.4		
TOTAL	**550.0**		**825**

Downtown Murrieta Specific Plan (SPM 8)

The Historic Murrieta Specific Plan, predecessor to the Downtown Murrieta Specific Plan, was adopted in October 2000, amended in February 2003 and March 2017, when it was renamed. The Downtown Murrieta Specific Plan consists of approximately 252 acres bounded by Kalmia Street on the north, Ivy Street on the south, Hayes Avenue on the west and Jefferson Avenue on the east. The Specific Plan area is essentially the original "Murrieta Town Site" subdivided by the Temecula Land and Water Company in 1884. The Specific Plan establishes policy direction to guide future development within Downtown Murrieta.

The Downtown Murrieta Specific Plan has guided streetscape improvements and other projects aimed at creating a vital downtown area.

The Specific Plan includes six land use designations/zones: Rural Residential, Residential – Single Family 1, Residential – Single Family 2, Multi-family, Mixed-use, and Civic/Institutional.

Site development standards and land use regulations are provided for each land use designation/zone. Site design and architectural design guidelines and a streetscape plan with text and illustrations provide an overall vision for Downtown Murrieta. At buildout, the Downtown Murrieta Specific Plan would allow for 1,566 residential dwelling units and 1,229,000 square feet of non-residential uses. Refer to *Table 3-7*, Downtown *Murrieta Specific Plan*.

Table 3-7
Downtown Murrieta Specific Plan

Land Use	Acres	Dwelling Unit/ Acre Range	Dwelling Units	Square Feet
Rural Residential (RR)	16.2	Up to 0.5	8	
Residential - Single-Family 1 (RS-1)	37.1	Up to 5	74	
Residential - Single-Family 2 (RS-2)	23.9	Up to 10[1]	96	
Residential - Multi-Family (RMF)	45.1	18 to 30	812	
Civic/Institutional (CI)	58			279,000
Mixed Use	60	Up to 24	576	950,000[2]
Floodway	12.5			
TOTAL	**252.8**		**1,566**	**1,229,000**

[1] Density up to 15 dwelling units may be granted for Single-Family Attached housing projects.
[2] Assumes 300,000 SF of commercial and 650,000 SF of office.

Murrieta Highlands Specific Plan (SPM 1)

The Murrieta Highlands Specific Plan was originally adopted in October 1995. Substantial Conformance No. 1 was approved in July 1999. The Specific Plan area is comprised of 419 acres generally located north of Brian's Way and Keller Road, east of Antelope Road and the I-215 Freeway, west of Pitman Lane, and south of Scott Road and rural residential land uses. The Specific Plan provides for 1,167 dwelling units on 277.5 acres and 67.3 acres of commercial uses. Additional uses include an elementary school (12.6 acres), neighborhood parks (22.5 acres), multi-purpose greenbelt (11.9 acres), and open space (27.2 acres); refer to *Table 3-8, Murrieta Highlands Specific Plan*. The development plan emphasizes a pedestrian-oriented environment with recreational uses that are within walking distances inside the community.

Table 3-8
Murrieta Highlands Specific Plan

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family Residential	281.4	6,000	872
Single-Family Residential	59.1	7,000	295
Commercial	67.3		
Elementary School	12.6		
Neighborhood Park #1 (East)	12.3		
Neighborhood Park (West)	10.2		
Multi-Purpose Greenbelt	11.9		
Open Space Natural Resource (Knoll)	7.0		
Open Space #2 (Buffer)	20.1		
TOTAL	**419.0**		**1,167**
Note: Reflects development potential per Substantial Conformance No. 1.			

Murrieta Oaks Specific Plan (SPM 10)

The Murrieta Oaks Specific Plan was adopted on June 20, 2000. The Specific Plan is comprised of approximately 259.6 acres located in the area between the I-15 Freeway and the I-215 Freeway, north of Los Alamos Road, with Clinton Keith Road crossing the site at the northern edge. The Specific Plan proposes residential, open space, and recreational uses, as well as the potential for an elementary school. The land use plan proposes a cluster development to maintain significant natural features, such as the ridgeline, steep hillside areas, and drainage courses. Without an elementary school, four residential neighborhoods would contain up to 600 dwelling units. With an elementary school the four residential neighborhoods would accommodate up to 560 dwelling units. The elementary school would be located on 10.0 acres. The natural system would consist of 76.02 acres designated for natural hillside, conserved creek open space, and the natural hillside is not in slope bank, but subject to fuel modification. Modified open space would consist of 33.58 acres and include a neighborhood park (5.13 acres), landscaped slope banks, and a trail system with picnic/rest areas, and fuel modification areas. The remaining area would consist of roadways. Refer to *Table 3-9*, *Murrieta Oaks Specific Plan*.

Table 3-9
Murrieta Oaks Specific Plan

Land Use	Acres	Dwelling Units
Single-Family Residential	140.00	560
Elementary School	10.00	
Parks and Recreation	5.13	
Natural Open Space	104.47	
TOTAL	**259.60**	**560**

Murrieta Springs Specific Plan (SP 309)

The Murrieta Springs Specific Plan was adopted in June 2002. The 697-acre Murrieta Springs Specific Plan is located east of the I-215 Freeway, adjacent to the western edge of Winchester Road, north and west of Borel Road and west of the French Valley Airport Road entrance. The Specific Plan area was annexed into the City of Murrieta in July 2002. The Specific Plan proposes a master-planned community, primarily composed of residential, open space, commercial, an elementary school and recreation land uses. The Specific Plan allows for a maximum of 2,202 dwelling units on 415.3 acres, an elementary school of 12.7 acres, two active park sites totaling 22.7 acres, 209.6 acres of open space, 9.4 acres of commercial uses, 27.3 acres of primary roadways, and 5.23 acres of expanded landscape parkways (refer to *Table 3-10*, *Murrieta Springs Specific Plan*). The Specific Plan includes land use development standards and design guidelines for the area.

Table 3-10
Murrieta Springs Specific Plan

Land Use	Acres	Density	Dwelling Units	Square Feet
Medium Residential	232.7	4.2 du/ac	967	
Medium High Residential	146.1	5.8 du/ac	854	
High Residential	36.5	10.4 du/ac	381	
Commercial	9.4			108,900[1]
School	12.7			
Parks	22.7			
Natural Open Space	209.6			
Project Roads	27.3			
TOTAL	**697.0**		**2,202**	**108,900**

du/ac = dwelling unit per acre

Notes:
[1] Assumes a 0.25 Floor Area Ratio.

Santa Rosa Highlands Specific Plan (SPM 20)

The Plaza de Murrieta Specific Plan was adopted in September 2007 and is now called the Santa Rosa Highlands Specific Plan. The Specific Plan is located on approximately 52.25 acres at the northeast corner of Jefferson Avenue and Lemon Street. The Santa Rosa Highlands Specific Plan proposes a mixed-use master planned community within five planning areas with up to 95 single family detached units on 17.70 acres, 140 Townhome-1 residential units on 14.08 acres, 68 Townhome-2 residential units and 19 live/work residential units on 6.07 acres specifically designed to accommodate home-based businesses, and a Village Commercial center on 7.66 acres. Within the center of the community, a 1.50 Central Park is proposed with opportunities for active and passive recreational uses. The remaining acreage would consist of pocket parks, landscaped paseos, and roadways. Refer to *Table 3-11*, *Santa Rosa Highlands Specific Plan*.

Table 3-11
Santa Rosa Highlands Specific Plan

Land Use	Acres	Density (DU/AC)	Dwelling Units	Square Feet
Single-Family Detached Residential	17.70	5.4	95	
Townhome 1 Residential	14.08	9.9	140	
Townhome 2 Live/Work Residential	6.07	14.3	87	
Village Commercial	7.66			84,000
Open Space	4.03			
Circulation	2.71			
TOTAL	**52.25**		**322**	**84,000**

The Specific Plan includes a Pedestrian Connectivity Plan with a system of extensively landscaped paseos, sidewalks, and pedestrian pathways to facilitate walking throughout the area. The Specific Plan encourages an "Urban Village" for the commercial component of the site with a "Main Street" design concept. The Specific Plan establishes planning standards, architecture design guidelines for each planning area, and site design guidelines for the various land uses to promote a consistent and compatible development with a "French Cottage" style.

The Vineyard Specific Plan (SP 215)

The Vineyard Specific Plan was originally approved in February 1988 and then revised and certified complete in September 1988. Since then, four substantial conformances to the Specific Plan have been approved to facilitate minor modifications to planning area boundaries, to relocate uses within the planning area, and to facilitate minor modifications to the alignment of Kalmia Street, while remaining consistent with the intent of the approved Specific Plan.

The Specific Plan is located in the western portion of the City, adjacent to the City's western City limit. The Vineyard Specific Plan consists of approximately 521 acres and allows for a maximum of 1,306 dwelling units on 332.5 acres. Approximately 171.7 acres of open space would be maintained, including 155.6 acres of passive open space and 16.1 acres of active park. Neighborhood commercial uses would be located on 4.8 acres. Refer to *Table 3-12*, *The Vineyard Specific Plan*. Development standards and design guidelines, including community elements, architectural guidelines, and landscape guidelines are identified in the Specific Plan.

Table 3-12
The Vineyard Specific Plan

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family Residential	332.5	Minimum 7,200	1,306
Neighborhood Commercial	4.8		
Roads	12.0		
Recreation/Park	16.1		
Open Space	155.6		
TOTAL	**521.0**		**1,306**

Note: Reflects development potential per Substantial Conformance No. 4.

Specific Plan 310

Specific Plan 310 was adopted in December 2001 and amended in December 2004. The purpose of the Specific Plan is to delineate a mixed-use residential development plan encompassing approximately 1,734.5 acres located in the Winchester area of unincorporated Riverside County. Approximately 160 acres of the 1,734.5 acres are within the Murrieta Sphere of Influence.

The land use concept creates a community with a historic California theme comprised of up to 4,186 residential units located within three distinct villages focused around a championship 18-hole golf course integrated into natural habitat/open space and uniquely themed, pedestrian-oriented mixed-use core areas. The Specific Plan identifies 37 planning areas supplemented by greenbelts and roadways. Overall the Specific Plan allows for 4,186 residential dwelling units on 768 acres, including 1,096 dwelling units within the residential portion of the Mixed-Use designation; 200.8 acres of Mixed Use; 142.4 acres of commercial uses, including 11.4 acres of Commercial within the Mixed Use area; 147.7 acres of commercial recreation; and 463.1 acres of Open Space/Recreation/School uses (refer to *Table 3-13*, *Specific Plan 310*). The Specific Plan includes planning standards and design guidelines for the area.

Table 3-13
Specific Plan 310

Land Use	Acres	Density Range	Dwelling Units
Mixed Use	200.8	6	1,096
Commercial Recreation	172.6		
Commercial	42.4		
Medium High Density Residential	291.9	6	1,593
Medium Density Residential	342.6	4	1,261
Low Density Residential	129.8	2	236
Paseo*/Greenbelt**	39.0		
Open Space	93.5		
Golf	218.6		
Parks***	47.6		
Schools (2 Elementary, 1 Middle)	44.0		
Circulation	108.2		
TOTAL	**1,734.6**	**2.41**	**4,186**

Notes:
* San Diego Aqueduct Paseo (28.0 acres)
** Within planning areas (11.0 acres)
*** Includes two mini-parks (10.0 acres)

REGIONAL PLANNING CONSIDERATIONS

The City of Murrieta collaborates with a number of Federal, State and local authorities to implement regional, State and Federal mandates.

Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (*MSHCP* or Plan) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on Conservation of species and their associated Habitats in Western Riverside County. This Plan is one of several large, multi-jurisdictional habitat-planning efforts in Southern California with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. Large-scale HCP planning efforts have been completed in San Diego and Orange Counties. The *MSHCP* will allow Riverside County (hereafter, the County) and its Cities to better control local land-use decisions and maintain a strong economic climate in the region while addressing the requirements of the State and Federal Endangered Species Acts.

Murrieta is a Permittee under the *Western Riverside Multiple Species Habitat Conservation Plan* (*MSHCP*), and as such, has existing conservation agreements and also sets aside land parcels within the City as Conservation Land to meet the land acquisition goals of the *MSHCP*. The conceptual conservation scenario for the MSHCP Reserve Area is based on existing public lands, undeveloped land (Core Areas), and identified potential Linkages between the Core Areas.

Warm Springs and Murrieta Creeks are important natural features within the City that are protected for their biotic and aesthetic value; they offer wetland resources and allow for wildlife migration. These features are included in the *MSHCP* as potential Linkages between Core Areas.

For discussion and planning purposes, the Core Areas and Linkages are grouped into Area Plans and Subunits, as shown in *Exhibit 8-3*, *MSHCP Area Plans and Subunits*, in the Conservation Element. The *MSHCP* identifies the following Biological Issues and Considerations for the Subunits within the City and the Sphere of Influence:

- **Murrieta Creek (SU1) and Santa Rosa Plateau (SU6).** Maintain habitat function as riparian and aquatic species live-in habitat and large mammal movement linkage.

- **French Valley/Lower Sedco Hills (SU5) and Warm Springs Creek/French Valley (SCM1).** Maintain habitat Core for narrow endemic plants (saline/alkali and clay), Quino checkerspot butterfly, Riverside fairy shrimp, Los Angeles pocket mouse, western pond turtle, and habitat linkages through the City limits (east-west and north-south) for wildlife movement and plant dispersal.

Airport Land Use Considerations – French Valley Airport

Per the California State Aeronautics Act (*Public Utility Code* Sections 21670 et. seq.), the Riverside County Airport Land Use Commission (RCALUC) has two primary functions: 1) prepare and adopt and airport land use compatibility plan, and 2) review the plans, regulations, and other actions of local agencies and airport operations with the land use compatibility plan. On October 14, 2004, the RCALUC adopted the *Riverside County Airport Land Use Compatibility Plan*.

The RCALUC is concerned only with the potential impacts related to: 1) exposure to aircraft noise, 2) land use safety with respect to people on the ground and occupants of aircraft, 3) protection of airport airspace, and 4) general concerns related to aircraft overflights.

The RCALUC reviews major land use actions (refer to pages 2-6 and 2-7 of *Compatibility Plan*):

1) Actions affecting land uses within any compatibility zone.
2) Proposed non-aviation development of airport property if such development has not been previously included in an airport master plan or community general plan review by the RCALUC.
3) Any proposal for construction or alteration of a structure (including antennas) taller than 200 feet above the ground level at the site.
4) Any other proposed land use action, as determined by the local planning agency, requiring review by the RCALUC.

Portions of Murrieta are located within Compatibility Zones B1, C, D, and E, as well as the Height Review Overlay Zone (refer to *Exhibit 3-2*, *French Valley Airport Compatibility Zones*).

A Master Plan for the French Valley Airport was adopted by the Riverside County Board of Supervisors on September 28, 2010 and is reflected in a 2011 amendment to the Riverside County Airport Compatibility Plan. The primary objective of the French Valley Airport Master Plan Study is to develop and maintain a financially feasible long-term development program that will satisfy aviation demand and be compatible with community development, other transportation modes, and the environment. The accomplishment of this objective requires the evaluation of the existing airport and a determination of what actions should be taken to maintain an adequate, safe, and reliable airport facility to meet the air transportation needs of the area. The completed Master Plan provides an outline of the necessary development and gives responsible officials advance notice of future needs to aid in planning, scheduling, and budgeting. Specific objectives of the French Valley Airport Master Plan are:

- To determine the projected aviation demand and identify the facilities necessary to accommodate the demand.
- To determine projected needs of airport users for the next 20 years by which to support airport development alternatives.
- To evaluate the current and future airport design standards.

- To recommend improvements that will enhance the airport's safety and capacity to the maximum extent possible.
- To identify a suitable airport traffic control tower (ATCT) location.
- To establish a development schedule and a program for proposed improvements.
- To prioritize the airport capital improvement program.
- To prepare a new airport layout plan (ALP) in accordance with the Federal Aviation Administration (FAA) and the California Department of Transportation (CALTRANS) guidelines.

SPHERE OF INFLUENCE

The Sphere of Influence area is comprised of 5,341 acres east of the City's boundary, generally located south of Scott Road, west of Winchester Road (SR-79) and north of Clinton Keith Road/Los Alamos Road. The area includes:

- 2,516 acres currently pre-zoned Rural Residential (RR)
- 1,955 acres pre-zoned Estate Residential 2 (ER-2)
- 108 acres pre-zoned Single-Family 1 (SF-1) Residential
- 149 acres pre-zoned Business Park (BP)
- 40 acres pre-zoned Community Commercial (CC)
- 175 acres pre-zoned Specific Plan (SP)

To preserve agricultural uses, the Williamson Act established an agricultural preserve contract procedure by which counties or cities within California can tax landowners at a lower rate, in return for a guarantee that these properties will remain under agricultural production for a period of 10 years.

According to the California Department of Conservation, approximately 58 acres of Williamson Act encumbered acreage are located outside of the City boundary within the Sphere of Influence, as shown in *Exhibit 8-5*, *Williamson Act Farmland (2006)*, in the Conservation Element. None of these contracts are in non-renewal status with the State of California.

FOCUS AREAS

As noted in Chapter 2, Vision, prior to commencing the 2011 General Plan Update, the Murrieta City Council identified economic development as the City's top priority. To support that priority, the City Council established a Comprehensive Development Strategy presenting the 20-year vision that Murrieta will be a diversified business hub for Southwest Riverside County and North San Diego County. To achieve this vision, the City seeks to encourage private sector investment in the creation of high paying jobs, income, and wealth through economic diversification. The City is focusing efforts to attract a variety of businesses, higher educational institutions, and health care facilities. A full range of quality new development was part of the

2011 General Plan Update, including retail centers, corporate/technology parks, hotels, and upscale restaurants.

To compliment the economic development vision, the City Council identified four areas in the City for potential land use reevaluation as part of the 2011 General Plan Update, primarily along the I-15 and I-215 Freeway corridors: North Murrieta Business Corridor, Clinton Keith/Mitchell, Golden Triangle North (Central Murrieta), and South Murrieta Business Corridor. Through the 2011 General Plan Update process, three additional areas were identified: Multiple Use 3 (MU-3), Historic Murrieta Specific Plan, and Los Alamos Hills. These areas have been referred to as "Focus Areas" throughout the 2011 General Plan Update process as shown on *Exhibit 3-3*, *General Plan 2035 Focus Areas*. A brief discussion of the location and background for each Focus Area is provided below.

Since the 2011 General Plan Update, City staff have heard from property owners and/or members of the public that it has been difficult to develop in some portions of the Focus Areas. The 2020 General Plan Update includes a new land use designation (Innovation) and a revised mix and location of land use designations that in many instances overlap with the Focus Area boundaries. The 2020 General Plan Update's revisions help to support growth within the Focus Areas. In an effort to address these changes and streamline the 2020 General Plan, the policies of the individual Focus Areas have been incorporated into other goals of the Land Use Element.

North Murrieta Business Corridor

LOCATION

The North Murrieta Business Corridor encompasses approximately 816 acres and is located on the east side of the I-215 Freeway and extending to the eastern city-limit boundary, north of Clinton Keith Road, and generally south of Scott Road (but mostly south of Keller Road).

BACKGROUND

The areas generally include vacant, underutilized, or rural residential properties. The catalysts for reevaluating the land uses as part of the 2011 General Plan Update are the construction of the new Loma Linda University Medical Center and the desire to create a medical corridor and a high technology/office/research employment center, along with commercial uses that support business and employment needs, such as restaurants or hotels.

Clinton Keith/Mitchell

LOCATION

The Clinton Keith/Mitchell area encompasses approximately 280 acres, and is located west of the I-215 Freeway, north of Clinton Keith Road, and south of the Greer Ranch development.

BACKGROUND

The area is developed with large-lot single-family homes and retail uses, including a regional commercial shopping center, and can be generally characterized as rural residential in nature. The catalyst for reevaluating the land uses as part of the 2011 General Plan Update is the

encroachment of development surrounding the area and the impact of that development on the rural lifestyle.

Golden Triangle North (Central Murrieta)

LOCATION

The Golden Triangle North (Central Murrieta) area encompasses approximately 218 acres, and is an area located between the I-15 and I-215 Freeways, south of Los Alamos Road and generally north of Murrieta Hot Springs Road.

BACKGROUND

The catalysts for reevaluating the land uses as part of the 2011 General Plan Update are the Crossroads Corporate Center and the Rancho Springs Medical Center. Portions of this area have been developed, but the remainder is vacant or occupied with single-family homes or small businesses on the properties.

South Murrieta Business Corridor

LOCATION

The South Murrieta Business Corridor is located west of the I-15 Freeway, extending to Adams Avenue to the west and south of Murrieta Hot Springs Road to the southern City boundary.

BACKGROUND

The catalyst for reevaluating the land uses as part of the 2011 General Plan Update is the Murrieta Education Center, which introduces Class A office buildings to the area. Properties considered for land use changes are primarily vacant or underutilized. As part of the 2020 General Plan Update, South Murrieta Business Corridor was expanded to account for changes in the 2035 Land Use Policy Plan.

Multiple Use 3 (MU-3)

LOCATION

The MU-3 area encompasses approximately 201 acres, and is primarily located on the west of the I-15 Freeway.

BACKGROUND

This area is developed with both commercial and multi-family uses, and most of the area is presently developed.

The catalyst for reevaluating the land uses as part of the 2011 General Plan Update is the past interpretations of how this designation has or should be developed; these interpretations has resulted in parcels with 100 percent commercial or 100 percent multi-family developed on individual parcels, as opposed to a true mix of multiple uses on a parcel.

Land uses considered for the developed areas are consistent with actual uses. There are a number of parcels that are vacant, single-family residential, underdeveloped, or a combination

of single-family and commercial businesses. Land uses considered for those parcels are intended to be compatible with existing development.

Downtown Murrieta Specific Plan

LOCATION

The Downtown Murrieta Specific Plan Area is the historic core of the City. Bounded by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west and Jefferson Avenue to the east, the area encompasses approximately 252 acres.

BACKGROUND

The Historic Murrieta Specific Plan, predecessor to the Downtown Murrieta Specific Plan, was adopted in October 2000, amended in February 2003 and in March 2017, when it was renamed.

The area was originally part of Juan Murrieta's Rancho and was purchased by the Temecula Land and Water Company in 1884, when the land was subdivided into a variety of individual lots. Over the years, the land was developed with a range of residential and commercial uses. The predominant use in the area remained residential, with the majority of development activity occurring around Clay Street's Fountain House Hotel and the railroad station. Commercial development began to characterize Washington Avenue at the turn of the 20th century. Today, Washington Avenue and the entire Historic Murrieta are reminiscent of the City's past, with a mixture of historic commercial and residential buildings.

Today, the City has accomplished a number of goals for Historic Murrieta. A Civic Center, Police Station, Community Library and Senior Center are flourishing. Renewed pride, investment are evidenced by many new and successful businesses.

Los Alamos Hills

LOCATION

The Los Alamos Hills area is generally bounded by Clinton Keith Road on the north, Whitewood Road on the west, the Northstar Ranch and Hunter's Ridge developments on the south, and Winchester Road on the east.

BACKGROUND

The Los Alamos Hills area has an important history within the Murrieta community. It has long been a unique area in the City in which to live a rural lifestyle and enjoy the natural resources within the area. The eastern portion of the Los Alamos Hills area is located close to future Commercial and Business Park developments and Winchester Road. These uses are not entirely compatible with the existing rural lifestyle west of Warm Springs Creek, therefore, future land use transitions east of Warm Springs Creek may be considered. The Los Alamos Hills area has a variety of street classifications within and abutting its boundary, and is dependent upon small rural streets for internal circulation.

HISTORY OF LOS ALAMOS HILLS

Los Alamos Area During the Native American Period. Historic archaeological research suggests that the Murrieta-Temecula area has been occupied for perhaps thousands of years as evidenced by long-term prehistoric sites and carvings in local rocks and boulders. The Luiseño Peoples entered into the area sometime after 1500 and settled at various sites along streams throughout the area.

The Payomkawichum, as they were called prior to the Mission era, were a hunting and gathering people. Toatwi was a settlement located near Los Alamos Road and Winchester Road. Native Americans valued sites along streams and trails, as well as near large boulders and trees and atop hills such as the Hogbacks.

Los Alamos and the Early European Settlers. During the Spanish-Mexican period in the early 1800s, the area was used for cattle grazing in support of the missions at San Luis Rey and San Juan Capistrano. The Los Alamos Road was a likely route from the grasslands to the missions. The area later became part of the Rancho San Jacinto.

Following the gold rush, American and European settlers came into the area searching for mining claims, grazing land and homesteads. By 1883, the railroad made it possible to export grain and hay and more settlers arrived to plant nuts, olives, alfalfa, oats, wheat and barley.

Recent History of Los Alamos. The Los Alamos focus area contributed to the agricultural prosperity of the area, and got its name from the Los Alamos Road and Alamos School. This one-room school was built in the late 1890s, and taught farmers' children (and others) until 1969. The Alamos School has been relocated to Lake Skinner Regional Park and is now being used as a museum.

Los Alamos Road has a rural character in eastern Murrieta.

Los Alamos Road is the last rural road in Murrieta. For many years, Los Alamos Road unified the farm community and served families bringing their grains and produce to Winchester and the region. The original Los Alamos Road includes a portion renamed Thompson Road to honor the Thompson Family. Resources of historical significance in the Los Alamos focus area include the 19th century farmsteads - James Place, Hind Ranch and Garringer Place.

After the close of the railroad in 1935, the local land boom was over. Active agriculture production continued in the Los Alamos area through the 1950s. The last small-scale farming operation in the area was specialty seed production, which operated on the Gentry property until 2003.

3.4 KEY CONCEPTS FOR THE GENERAL PLAN

CITYWIDE BALANCE OF LAND USES

The City of Murrieta has experienced rapid growth with the majority of the growth being single family residential development. As a result of this growth, Murrieta is perceived as lacking an equitable distribution of residential, commercial, and public uses to provide convenient accessibility by all Murrieta residents.

The City seeks to provide an equitable and functional distribution of private and public enterprise including a range of housing types, access to retail and service uses, parks and civic facilities and local employment opportunities. To achieve this, the City seeks to provide for a more effective land use policy that expands and enhances community-wide access to jobs and services.

With considerable potential for growth due to available vacant land within the community, it is anticipated that Murrieta will continue to provide growth opportunities well into the future.

LAND USE AND TRANSPORTATION

With the implementation of the Global Warming Solutions Act of 2008 (AB 32) and SB 375, Murrieta is mandated by the State of California to address the linkages between land use, transportation and climate change. On a regional level, SB 375 will be implemented by the Southern California Association of Governments (SCAG) through the Sustainable Communities Strategy (SCS). On a local level, the City must examine the balance between land uses to meet the needs of a diverse community and examine opportunities to reduce vehicle miles traveled (VMT) and to increase access alternative transportation.

The Land Use Element provides opportunities to effectively designate land for retail and services that can be utilized by nearby residential uses. Additionally, employment-generating land uses provide opportunities for residents of Murrieta to work within the community where they live. Local access to jobs and services will also enhance the City's ability to effectively reduce vehicle miles traveled.

ECONOMIC DEVELOPMENT AND JOB CREATION

To support this priority during the 2011 General Plan Update, the City Council established a Comprehensive Development Strategy presenting a vision that Murrieta will be a diversified business hub for Southwest Riverside County and North San Diego County.

To achieve this vision, the City seeks to encourage private sector investment in the creation of higher paying jobs, income, and wealth through economic diversification. The City is focusing its efforts to attract a variety of businesses, higher educational institutions, and health care facilities. A full range of quality new development will be part of this effort, including retail centers, corporate/technology parks, hotels, and upscale restaurants.

Shown here under construction in 2010, Loma Linda University Medical Center-Murrieta is a catalyst for growth in the North Murrieta Business

The General Plan and particularly the Land Use Element, seeks to align City policy with this emphasis on economic development, by directing public investments in infrastructure and promoting the development of shovel-ready sites. It targets key locations for changes in land use and zoning that support the development of medical, educational, commercial, and business clusters. These key locations include the areas around Loma Linda University Medical Center-Murrieta and the Murrieta Education Center.

Economic development is strongly linked to two other major themes of the General Plan: sustainability, and becoming a healthy community. Commuting is one example of a connection between these themes. When there are more jobs available closer to home, Murrieta residents can reduce the amount of time that they spend commuting. This should reduce emissions from their cars, which benefits both the environment and human health. It would also provide residents with more time to spend in healthy activities with their families.

MIXED USE

The General Plan will include provisions that will allow the development of mixed use. “Mixed Use” involves greater use of developments that blend residential, commercial, industrial, or civic/institutional uses. By combining complementary uses, mixed use projects bring energy and vitality to areas during both daytime and after-work hours. Mixed use areas offer the opportunity for symbiotic developments that benefit both residents and the businesses operating within them. In addition, mixed use allows the advantage of flexibility of design to take full advantage of market shifts and land use trends. The General Plan will allow both vertical and horizontal mixed use.

TRANSIT AND TRANSIT-ORIENTED DEVELOPMENT

There is the potential for alternative transportation modes, including light rail and/or high speed rail, to have systems and potential stations in Murrieta in the future. The General Plan acknowledges this potential and intends to establish the policy framework should the systems and the potential for development around stations become a reality.

Transit-oriented development (TOD) or transit village is a district with frequent public transit, taller buildings, a mix of commercial and residential, and a lot of people walking. In a transit village decisions about density, building heights, street design, sidewalk widths, crosswalks, flow of traffic and parking are made with the intent of encouraging people to walk and use public transit rather than giving priority to cars. The basic idea behind a transit village is that for buses, light rail and subways to be convenient for riders, they must run frequently. In order to run

frequently, they need to have a lot of passengers going to the same place. Higher density areas have more destinations, drawing more passengers and therefore making more frequent transit economically feasible for the transit agency and more convenient for the people using it. A transit village is not a one-size-fits-all model for development, but rather a way of coordinating local land use and transportation planning to reinforce each other.

3.5 DESCRIPTION OF THE LAND USE PLAN

California State law requires General Plans to define land use designations, standards to measure density/intensity of land use, and provide a diagram to identify the physical location of each land use. The Land Use Plan is the primary guidance for implementing the General Plan through zoning. *Table 3-14*, *General Plan 2035 Land Use Distribution*, lists each general plan land use designation, the acreage of that use in the City, and the percentage of that use in the City.

Table 3-14
General Plan 2035 Land Use Distribution

Land Use Designation	Acres	Percent of City
Large Lot Residential	2,927.44	13.61%
Single-Family Residential	6,215.73	28.90%
Multiple-Family Residential	758.03	3.52%
Innovation	520.79	2.42%
Commercial	1,279.26	5.95%
Office and Research Park	516.91	2.40%
Business Park	717.35	3.33%
Industrial	185.47	0.86%
Civic and Institutional	1,064.81	4.95%
Parks and Open Space	3,824.14	17.78%
Mixed Use	59.68	0.28%
Roads	3,441.07	16.00%
TOTAL CITY ONLY	**21,510.68**	**100.00%**
Sphere of Influence[1]	5,340.95	
TOTAL WITH SPHERE OF INFLUENCE	**26,851.63**	

Notes:
[1] Sphere of Influence area is currently under County control and is provided in this table for illustrative purposes only.

MURRIETA GENERAL PLAN LAND USE DESIGNATION SYSTEM

The Land Use Element describes the intent, types, and amounts of future development that is envisioned in various locations throughout the City. The following section provides a description of each land use designation, as shown on *Exhibit 3-4*, *General Plan 2035 Land Use Policy Map*. Associated density/intensity standards and estimated buildout are provided in *Table 3-15*, *General Plan 2035 Land Use Summary*.

Residential Land Uses

Residential land uses are measured in terms of dwelling units per gross acre (du/ac). Dwelling units per gross acre define the maximum number of dwelling units that can occur on a parcel of land that is designated for residential use. The calculation of net dwelling units per acre can be determined through the application of site development and building development standards articulated in the Murrieta Development Code for all zoning classifications that are consistent with each Residential Designation described in the General Plan.

Non-Residential Land Uses

Non-Residential land uses are measured in terms of floor area ratio (FAR). FAR is the ratio between the net floor area of a building at the total area of the legal parcel upon which it is located. For example, a 43,560 net square foot building on a one acre lot (43,560 square feet) will result in a FAR of 1.0. FAR does not include the area within parking structures, access roadways, parking lots, or open space. Therefore, FAR is not an accurate measure of building height or site coverage, which is provided in the zoning standards for each zoning classification.

2035 PROJECTIONS

Table 3-15, *General Plan 2035 Land Use Summary*, presents a wider calculation of all acreage in the City and maximum potential growth for the different land use designations. The acreages of the various land uses on the General Plan 2035 Land Use Policy Map are presented, along with number of dwelling units and the amount of non-residential square footage. The values in *Table 3-15* account for buildout of any vacant or underutilized parcels and assume buildout of all land uses (as if all parcels had been developed to their maximum).

Table 3-15
General Plan 2035 Land Use Summary

Land Use Designation	Acres	Density Standard (du/ac)	Intensity Standard (FAR)	2035 Estimated Buildout	
				DU	SF
Large Lot Residential	2,927.44	0.4 - 1.0		908	
Single-Family Residential	6,215.73	1.1 - 10.0		30,146	
Multiple-Family Residential	758.03	10.1 – 30.0		14,115	
Innovation	520.79		0.6 - 2.5		7,259,396
Commercial	1,279.26		0.25 – 0.75	4	17,831,861
Office and Research Park	516.91		0.6 -2.5	20	6,079,482
Business Park	717.35		0.4 – 0.6		9,999,285
Industrial	185.47		0.4 – 0.5		2,585,303
Civic and Institutional	1,064.81		0.5 – 1.0		1,391,494
Parks and Open Space	3,824.14				16,508
Mixed Use	59.68	30.0	1	731	1,195,844
Roads	3,441.07				
TOTAL CITY ONLY	**21,510.68**			**45,923**	**46,359,173**
Sphere of Influence	5,340.95				
TOTAL WITH SPHERE OF INFLUENCE	**26,851.63**				

Notes:
This table summarizes the General Plan buildout. Buildout calculations described in this table are estimates. du/ac = dwelling units per acre. FAR = Floor Area Ratio.

RESIDENTIAL LAND USE DESIGNATIONS

The City of Murrieta provides a range of housing types to meet the varying needs of its residents. The following residential land use designations are established for the General Plan 2035.

- **Large Lot Residential (0.1 – 1.0 du/ac).** Large Lot Residential provides for very-low density residential development on land that may have limited access to urban services. Typical development consists of single-family detached housing and accessory buildings, often with the keeping of horses and other farm animals and/or small agricultural plantings.

- **Single-Family Residential (1.1 – 10.0 du/ac).** Single-Family Residential provides for traditional single-family detached and attached housing. Typical development consists of a single-family detached home for each legal lot. The Single-Family Residential designation also provides for small lot development such as zero lot line.

- **Multiple-Family Residential (10.1 - 30 du/ac).** Multiple-Family Residential provides for attached and detached apartments and condominiums. Typical development consists of townhomes, condominiums, apartments, senior housing, and stacked flats. Multiple-Family Residential encourages the development of integrated projects that provide complementary open spaces and amenities on-site.

Base Land Use Density

The base land use density refers to the maximum number of units per acre permitted under the corresponding zoning district. The base density for the Rural Residential category is 1 unit per acre. The base densities for the Single-Family Residential and Multiple-Family Residential categories are 10 units per acre and 30 units per acre, respectively.

Housing Affordability Bonus

The City provides for the development of affordable housing for lower-income households through its affordable housing density bonus program in accordance with State law. The specific provisions of the affordable housing density bonus program are outlined in the City's Development Code. When utilizing the affordable housing density bonus program, the allowable density is increased by up to 100 percent for senior housing and 35 percent for non-senior housing, consistent with State density bonus law, as amended.

NON-RESIDENTIAL LAND USE DESIGNATIONS

The City of Murrieta provides a range of non-residential land use designations to ensure the provision of a range of retail, civic, entertainment, service, industrial, and other job-creating land uses.

- **Commercial (0.25 – 0.75 FAR).** The Commercial designation provides for a broad mix of commercial retail, service, and office uses that serve the local and regional consumer. Typical uses include retail stores, personal services, restaurants, motor fuels, business offices, and lodging intended to meet the needs of city residents, travelers, and the daily employment population.

- **Office and Research Park (0.60 – 2.5 FAR).** The Office and Research Park designation provides for a variety of employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, and technological advancement. Retail and service uses are limited to those that best meet the needs of the local businesses and their employees. Development will reflect the high freeway visibility of the areas and the appropriate buffering of adjacent residential areas.
- **Business Park (0.40 – 0.60 FAR).** The Business Park designation provides for employment uses, including office, research and development, educational facilities, and light manufacturing. Development should create a campus-like business or industrial park setting. Retail and service uses are typically limited to areas along major streets.

- **Innovation (0.6 – 2.5 FAR).** The Innovation designation provides for a wider variety and intensity of non-residential uses allowed elsewhere in the City with the goal of providing a cutting edge and campus-like mixed-use business setting. The Innovation designation provides for employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, education, technological advancement, makers labs (such as people using digital tools to design new products), craftsman products (such as furniture and window design/construction), and hotels. The designation also provides for a limited amount of commercial uses for the sale of products made in facilities on-site and restaurants that support the employment and primary uses.

- **Industrial (0.40 – 0.50 FAR).** The Industrial designation provides for both indoor and outdoor employment intensive industrial uses, including product assembly, warehousing/distribution and manufacturing. The designation also provides for more intensive uses, some of which may introduce potential environmental impacts such as noise, dust and other nuisances. Impacts should be mitigated through site design and appropriate screening and buffering.

- **Civic and Institutional (0.5 – 1.0 FAR).** The Civic and Institutional designation provides for public and quasi-public uses such as hospitals, government offices, schools, museums, libraries, public safety facilities, water and sewer treatment plants, and publicly or privately owned places intended for public assembly.

MIXED USE LAND USE DESIGNATIONS

Mixed Use

This designation provides for a horizontal or vertical mix of residential and non-residential uses, and utilizes both residential density and non-residential intensity standards. Floor area ratios up to 1.0 are permitted and the base residential density is 30 units per acre.

These standards are intended to be applied separately from one another. In other words, a mixed-use designation that allows a base density of 30 du/ac and an intensity of 1.0 FAR allows for development of residential units at 30 du/ac on the same site with 1.0 FAR non-residential development. There is no equivalency calculation required.

OPEN SPACE AND RECREATION LAND USE DESIGNATIONS

The City of Murrieta provides for a variety of passive and active open space and recreational opportunities for its residents.

Parks and Open Space

The Parks and Open Space designation provides for public parks and recreational activities, private recreational facilities, and passive open space areas. The designation is intended to provide for the preservation of natural open spaces, protection of wildlife habitats, maintenance of natural and scenic resources, greenbelts, and protection from fire and other natural hazards. The designation includes facilities generally accessible to the public such as bicycle paths, pedestrian trails, swimming pools, golf courses, equestrian centers, playgrounds, picnic areas, and sports recreational facilities.

GENERAL PLAN AND ZONING CONSISTENCY

State law requires a General Plan's land use designations to be consistent with the implementing zoning. *Table 3-16*, *General Plan 2035 and Zoning Consistency*, provides a summary of the General Plan 2035 and the associated zoning classifications. The City of Murrieta Development Code and Official Zoning Map will provide zoning classifications and maps that are consistent with the land use designations described in this Element.

Table 3-16
General Plan 2035 and Zoning Consistency

General Plan Land Use	Density/Intensity Standard	Consistent Zoning Classifications[2]
Residential Land Use		
Large Lot Residential	0.1 - 1.0 du/ac	RR ER-1
Single-Family Residential	1.1 - 10.0 du/ac	ER-2 ER-3 SF-1 SF-2
Multiple-Family Residential	10.1 - 30 du/ac	MF-1 MF-2 MF-3
Non-Residential Land Use		
Commercial	0.25 - 0.75 FAR	NC CC RC
Office and Research Park	0.6 - 2.5 FAR	O ORP
Business Park	0.4 – 0.6 FAR	BP
Innovation	0.6 – 2.5 FAR	INN
Industrial	0.4 - 0.5 FAR	GI GI-A
Civic and Institutional	0.5 - 1.0 FAR	C & I
Other Land Use		
Mixed Use	1.0 FAR 30 du/ac	
Parks and Open Space	N/A	P & R O S
Sphere of Influence[1]	N/A	N/A

Notes:
[1] Sphere of Influence area is currently under County control and is provided in this table for illustrative purposes only.
[2] Zoning Classifications as defined in the City's Development Code. Refer to Chapter 16 of the Murrieta Municipal Code.

3.6 GOALS AND POLICIES

A variety of goals and policies have been established to guide the future development and redevelopment of the City of Murrieta, including those associated with the City's 10 Community Priorities described in this General Plan. The following Goals and Policies describe the general policies that will guide the implementation of the Land Use Policy Map, consistent with the density and intensity standards described in this Element. Additionally, the goals and policies described in this section supplement and reinforce goals and policies contained in other General Plan Elements and the City's Municipal Code..

BALANCING COMMUNITY CHANGE WITH THE EXISTING ENVIRONMENT

GOAL LU-1	**A complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth and achieves the community's vision.**

POLICIES

LU-1.1 Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2035 on the General Plan Land Use Policy Map (Exhibit 3-4).

LU-1.2 Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.

LU-1.3 Establish a range of residential density and non-residential intensities to encourage a wide range of development opportunities.

LU-1.4 Provide for the development of complementary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development.

LU-1.5 Encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations.

LU-1.6 Promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.

LU-1.7 Ensure necessary capital improvements are in place prior to new development or completed concurrently.

LU-1.8 Ensure that fiscal impacts associated with growth and change are evaluated to ensure the City's ability to provide vital services is not compromised.

LU-1.9 Discourage lands designated for employment-generating uses to be converted to other uses without careful consideration of the overall economic strategy and the jobs-housing balance implications.

LU-1.10 Apply the following provisions when cases arise regarding the location of land use designation boundaries:

- Where land use designation boundaries follow street lines or other identifiable property or boundary lines, those lines shall be construed to be those of the land use designation boundary.
- Where land use designation boundaries are indicated within street lines or identifiable rights-of-way or creeks, the centerline there of shall be construed to be that of the land use designation boundary.

PRESERVATION OF RURAL COMMUNITY HERITAGE

GOAL LU-2 A community that preserves its rural characteristics in appropriate locations.

POLICIES

LU-2.1 Provide for the keeping of horses and other livestock, as well as farming or agricultural operations, on appropriate larger lot residential property to preserve the community's heritage.

LU-2.2 Encourage provisions for the stabling of horses, including as a commercial use, for citizens who are not able to keep horses at their residences.

NEIGHBORHOOD PRESERVATION

GOAL LU-3 **Stable, well-maintained residential neighborhoods in Murrieta.**

POLICIES

LU-3.1 Maintain and enhance the character of single-family residential neighborhoods.

LU-3.2 Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, establish and/or maintain standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses.

LU-3.3 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

LU-3.4 Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.

LU-3.5 Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood.

RESIDENTIAL DEVELOPMENT

GOAL LU-4 **A housing stock that meets the diverse needs of Murrieta's existing and future residents.**

POLICIES

LU-4.1 Provide for housing opportunities that address the needs of those who currently live or desire to live in Murrieta.

LU-4.2 Monitor the housing needs of the existing and future labor force and engage the business community to attract employees and new businesses to Murrieta.

LU-4.3 Locate multiple-family housing adjacent to jobs, retail, schools, open space, public transportation, and transportation corridors.

HIGH QUALITY INDUSTRIAL AREAS

GOAL LU-5 **Promotion of quality industrial development that provides local employment opportunities.**

POLICIES

LU-5.1 Support redevelopment and transition of obsolete industrial and manufacturing sites for commercial, flex-tech, and/or mixed-use development, reflective of current market demand.

LU-5.2 Promote quality design and development practices that reduce environmental impacts.

LU-5.3 Monitor the appearance of industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.

GOAL LU-6 **Land use policy that encourages job retention and attraction.**

POLICIES

LU-6.1 Encourage flexibility in land use regulations to respond to requirements of new and emerging business and industry types.

LU-6.2 Ensure land use policy is supplemented by predictable land use regulations.

LU-6.3 Continue to implement a fast-track development program that streamlines land use approvals and the permit process for businesses that promote the City's economic goals and policies.

LU-6.4 Establish the North Murrieta Business Corridor as a regional center for medical services and research.

LU-6.5 Actively seek private sector investment of high quality job creators that support and enhance the Loma Linda University Medical Center, Kaiser Permanente, and Rady Children's Hospital.

LU-6.6 Support the future development and expansion of the Loma Linda University Medical Center campus.

LU-6.7 Encourage the development of "flex tech" uses in the Business Park and Industrial use areas.

LU-6.8 Update the Development Code to limit commercial uses in the Business Park and Industrial Use areas.

LU-6.9 Encourage the development of a job-creating center of office, research, technology, and commercial activity to complement the regional orientation of the land use plan for the area bounded by the I-15 and I-215 freeways and Murrieta Hot Springs Road.

LU-6.10 Encourage opportunities for retail, office, and research uses to complement and serve existing uses in the North Murrieta Business Corridor Focus Area.

LU-6.11 Revitalize private and public lands in need of redevelopment or those that are underdeveloped due to lack of public facilities and revitalization.

VITAL COMMERCIAL CENTERS

GOAL LU-7 Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

POLICIES

LU-7.1 Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.

LU-7.2 Encourage revitalization and enhancement of existing underperforming commercial areas through site planning and redevelopment to maximize use of existing development.

LU-7.3 Promote physical improvement of existing retail centers.

LU-7.4 Discourage the construction of marginal, disjointed strip center commercial development within the City.

LU-7.5 Provide convenient freeway access for regionally-serving commercial centers to attract a regional customer base.

LU-7.6 Focus commercial retail centers adjacent to major transportation corridors.

LU-7.7 Look for ways to provide incentives to encourage lot consolidation and parcel assemblage to provide expanded opportunities for coordinated commercial development.

LU-7.8 Encourage consolidation of parking and reciprocal access agreements between adjacent business and commercial center property owners.

LU-7.9 Encourage opportunities for complementary retail and service uses to serve local residents and the daytime employment population.

LU-7.10 Encourage a range of retail uses that serve local residents and the region.

MIXED USE AND TRANSIT-ORIENTED DEVELOPMENT

GOAL LU-8 A community that provides opportunities for mixed use and/or transit-oriented development.

POLICIES

LU-8.1 Encourage integrated development that incorporates a mix of uses (residential, commercial, office) in mixed use or transit-oriented development areas.

LU-8.2 Encourage workplace development in close proximity to residences in mixed use or transit-oriented development areas.

LU-8.3 Minimize the impacts of mixed use or transit-oriented development housing projects on single-family neighborhoods.

LU-8.4 Design mixed uses or transit-oriented development projects to:

- Create a pleasant walking environment to encourage pedestrian activity.
- Create lively streetscapes, interesting urban spaces, and attractive landscaping.
- Provide convenient shopping opportunities for residents close to their residence.
- Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.
- Use architectural elements or themes from the surrounding area, as appropriate.
- Provide appropriate transition between land use designations to minimize neighbor compatibility conflicts.

LU-8.5 Encourage the creation of multi-modal transit opportunities with a healthy mix of businesses, childcare, senior services, and housing.

LU-8.6 Encourage higher density residential, commercial, and employment development near a future Metrolink or High Speed Rail Station, along other major public transportation routes, and at other suitable locations.

LU-8.7 Amend the Development Code to implement mixed use zoning districts that provide development standards for mixed use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses, building heights; and parking standards.

LU-8.8 Evaluate mixed use projects to ensure that there is an adequate mix of uses on the site and in the area.

LU-8.9 Continue to support and actively participate with the High Speed Rail Authority to plan future high-speed rail service and to address urban design, noise, and compatibility issues around the proposed Murrieta station(s).

SUSTAINABLE AND HEALTHY LAND USE PATTERNS AND URBAN DESIGN

GOAL LU-9 Land use patterns and urban design that support healthy and sustainable lifestyles and businesses.

POLICIES

LU-9.1 Encourage human-scale urban design on the neighborhood, block, and building scale.

LU-9.2 Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial, mixed use or transit-oriented development areas.

LU-9.3 Encourage new neighborhoods to be built on a pedestrian-scale, within walking distance of parks, neighborhood-serving commercial areas, and other neighborhood amenities.

LU-9.4 Differentiate between areas zoned as neighborhood commercial and community commercial, encouraging unique, pedestrian-oriented, and neighborhood-serving uses in the neighborhood commercial zone.

LU-9.5 Promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places.

LU-9.6 Provide pedestrian-oriented urban design through creative use of site development standards.

LU-9.7 Encourage development patterns to become more conducive to short, local, and walkable trips, which could increase opportunities for physical activity and decrease time spent driving.

LU-9.8 Consider infill locations for higher education facilities to capitalize upon existing or create synergies with surrounding uses.

LU-9.8 Ensure adequate buffers are provided between residential and non-residential uses.

GOAL LU-10 A community that provides pedestrian-friendly environments for residential, commercial, business, and recreation uses.

POLICIES

LU-10.1 Prepare and use design guidelines to encourage high-quality, pedestrian-oriented design that enhances the public realm.

LU-10.2 Consider preparation and adoption of a Street Master Plan that addresses walkability and streetscape.

LU-10.3 Consider that the development of new residential block lengths are no more than 800 feet on any one side, and no longer than 600 feet on average per side, creating a street network that enables multiple routes for pedestrians, cyclists, and vehicles through a neighborhood.

LU-10.4 Discourage physical barriers, such as arterial streets, transit or utility rights-of-way, or very long blocks without through-streets, between and within neighborhoods and neighborhood centers. If physical barriers are unavoidable, provide safe and comfortable crossings for pedestrians and cyclists.

LU-10.5 Update the Development Code to create walkability, and interesting and varied pedestrian environments.

LU-10.6 Encourage new businesses to have a pedestrian-accessible main entrance that faces the street, as appropriate.

LU-10.7 Encourage well-designed covered or structured parking instead of surface parking lots.

LU-10.8 Encourage new surface off-street parking to be located behind or to the side of buildings, as appropriate.

LU-10.9 Encourage ground-floor structured parking to be buffered from the pedestrian environment through strategies such as wrapping the structure with active retail uses, placing entrances off the street, and screening with landscaping or art.

COMMUNITY DESIGN

GOAL LU-11 **A community that is comprehensively designed to create a positive and distinctive City image by protecting historic resources, and by strengthening the positive qualities of the City's overall image and neighborhood identity.**

POLICIES

LU-11.1 Study and determine areas in the City where rural character can be created, enhanced, or preserved.

LU-11.2 Endeavor to establish distinctive themes and character for individual focus areas or other areas, as appropriate, within the community.

LU-11.3 Enhance the positive qualities that give residential, commercial, and industrial areas their unique identities, while also allowing flexibility for innovative design.

LU-11.4 Preserve the unique character and integrity of the City's traditional residential neighborhoods.

LU-11.5 Improve the appearance and function of regional commercial centers through improved site design, landscaping, and architectural integrity.

LU-11.6 Seek to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable.

LU-11.7 Prepare and implement design guidelines for special districts or areas with unique character in the City of Murrieta, as appropriate.

LU-11.8 Develop a design palette for multiple-family and mixed use buildings.

LU-11.9 Ensure that the design of buildings in the North Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.

LU-11.10 Ensure that the design of buildings in the South Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.

LU-11.11 Ensure that uses are designed to reflect the natural topography.

LU-11.12 Ensure appropriate buffers are provided between Rural, Single-Family, and Multiple-Family Residential uses.

LU-11.13 Encourage Office and Research Park uses that are complementary to the Civic Center and the Downtown Murrieta Specific Plan.

FOCUS AREAS

GOAL LU-12 **A focused development and economic development strategy that emphasizes specialized land use policies within identified Focus Areas.**

POLICIES

LU-12.1 Provide for the highest level of retail and job-creating uses in areas adjacent to the I-15 and I-215 freeways. This includes the North Murrieta Business Corridor, Golden Triangle North (Central Murrieta), and South Murrieta Business Corridor Focus Areas.

LU-12.2 Allow for Office and Research Parks and Innovation developments of a more intense nature in terms of height than other areas of the City.

RURAL CHARACTER

GOAL LU-13 **West of Warm Springs Creek, preserve the historic rural character of the Los Alamos Hills area by maintaining its unique environment rural style with low-density development and small rural roads while preserving natural features.**

POLICIES

LU-13.1 Maintain the existing 2.5-acre minimum residential parcel size west of Warm Springs Creek.

LU-13.2 Establish development standards for all new construction to ensure high quality rural development in the area west of Warm Springs Creek.

LU-13.3 Establish unifying visual elements, such as split rail fencing, mature native trees, and well-spaced homes, as a means of distinguishing the Los Alamos Hills area as a rural historic enclave within Murrieta for the area west of Warm Springs Road.

LU-13.4 Encourage the construction of homes and accessory structures, west of Warm Springs Creek that are compatible with surrounding residential uses and the rural character of the Los Alamos Hills area.

LU-13.5 Consider Specific Plan land use regulations for the area west of Warm Springs Creek that allow the grouping of building sites on larger properties with steep terrain or other site constraints, while adhering to a maximum density of one dwelling unit per each 2.5 acres of lot area.

LU-13.6 Allow the keeping of personal livestock for both commercial and non-commercial purposes pursuant to the standards in the City's Development Code, and as may be modified through a Specific Plan.

LU-13.7 Allow commercial farms, tree crops and other agricultural uses on lots of at least 2.5 acres in size consistent with Los Alamos' long history as an agricultural community.

LU-13.8 Allow for the creation of entry monuments that are rural in character to announce the arrival into the Los Alamos Hills area.

LU-13.9 Discourage features such as small lots, conventional sidewalks, or conventional street lights, west of Warm Springs Creek.

LU-13.10 Encourage the minimal use of outdoor lighting to maintain the nighttime dark sky in the rural Los Alamos Hills area.

LU-13.11 Bring together the property owners in the Los Alamos Hills area to determine the land area to be included in a future Specific Plan.

LU-13.12 Bring together the property owners to develop a consensus-based Specific Plan.

LU-13.13 Encourage the Los Alamos Hills community groups, such as the Citizens for Quality of Life in Murrieta (CQLM), and property owners to work together with infrastructure providers and the City to identify infrastructure needs and costs, as well as financing options and timing for roads, road improvements, and water and sewer infrastructure, throughout the future Los Alamos Hills Specific Plan area.

LAND USE TRANSITIONS

GOAL LU-14 **Appropriate land use transitions between rural land uses west of Warm Springs Creek and more intense land uses east of Warm Springs Creek.**

POLICIES

LU-14.1 Consider the creation of a transitional density/intensity non-rural area to serve as a buffer area between the developments along Winchester Road and the rural residential land uses to the west of Warm Springs Creek.

NATURAL RESOURCES

GOAL LU-15 **Natural and visual resources are valued resources to maintain the rural character of the Los Alamos Hills.**

POLICIES

LU-15.1 Encourage the preservation of natural and visual resources within Los Alamos Hills, such as rock outcroppings and scenic views of the local hills and valleys, to the greatest degree practicable.

LU-15.2 Encourage new construction and landscape design that utilizes grading techniques to mimic the natural terrain.

LU-15.3 Encourage development that minimizes impacts to existing water courses, mature trees, and natural features as much as possible. In those cases that these areas/features are impacted, the final design should provide adequate mitigation on-site and/or in nearby areas.

LU-15.4 Encourage healthy and structurally sound, existing groves of eucalyptus and other mature non-native trees located west of Warm Springs Creek to be considered a visual asset to the area, and should be conserved and maintained to the maximum degree practicable.

LU-15.5 Encourage new development to replace or supplement with native tree species as opportunities arise.

LU-15.6 Encourage the development of an trail system within the Multiple Species Habitat Conservation Plan (MSHCP) and other open space areas that connects to a trails system within or adjacent to the existing and future street systems, including linkage through areas east of Warm Springs Creek (such as but not

limited to a transitional buffer area) to the open space corridor along Adobe Creek. Trails adjacent to streets should allow for multiple users and provide buffers between vehicles and trail users.

CIRCULATION

GOAL LU-16 **A circulation system that provides adequate access for all property owners in the Los Alamos Hills area.**

POLICIES

LU-16.1 Support the development of a circulation plan and road standards for the existing and proposed road system within the Los Alamos Hills area that reflects the land uses and development intensity within a Specific Plan.

LU-16.2 Explore the use of traffic calming measures, as appropriate.

DOWNTOWN MURRIETA SPECIFIC PLAN AREA

GOAL LU-17 **Historic Murrieta as the City's cultural, civic and community center.**

POLICIES

LU-17.1 Preserve and enhance the historic Murrieta area as the governmental and cultural focal point of the City.

LU-17.2 Continue the expansion of a traditional town development pattern with a grid street design and urban land use intensities to support a pedestrian-oriented environment.

LU-17.3 Encourage the location of civic, institutional, office uses, and other job-creating uses in downtown Murrieta. Supportive commercial activities and residential development should be encouraged.

LU-17.4 Encourage the development of community amenities such as libraries, museums, galleries, theaters, and other cultural activities within downtown Murrieta area.

LU-17.5 Encourage a broader mix of uses, including entertainment, along Washington Street, while maintaining the small-town character.

LU-17.6 Encourage mixed-use development projects within downtown Murrieta that create a pedestrian style living environment and encourage use of mass transit.

LU-17.7 Update the Downtown Murrieta Specific Plan as necessary to enable the area to serve its functional role, and to carry forward a program of infrastructure development.

INTERAGENCY COORDINATION

GOAL LU-18 Collaboration with Federal, State, County, and other regional agencies and authorities to ensure compliance with existing and future legislation that affects the City of Murrieta.

POLICIES

LU-18.1 Provide a strong role in the development of regional planning efforts by ensuring local land use issues are adequately addressed at the regional level.

LU-18.2 Establish a strong role in the implementation of Proposition 1A with the California High Speed Rail Authority (CHSRA).

LU-18.3 Continue coordination with the California Department of Transportation (Caltrans) related to the local impacts of change and development of the I-15 and I-215 Freeways as well as other local transportation routes and areas of influence under the jurisdiction of Caltrans.

LU-18.4 Continue coordination with the Riverside County Transportation Commission (RCTC) to ensure regional and sub-regional transportation efforts reflect Murrieta's unique attributes.

LU-18.5 Comply with procedures and programs of the County of Riverside and the Local Agency Formation Commission for future annexations.

LU-18.6 Consider the future annexation of the Sphere of Influence area.

LU-18.7 Seek out the formation of multi-jurisdictional partnerships with local, State, and Federal agencies and/or private interests. The City shall cooperate with the Riverside County Flood Control and Water Conservation District (RCFCWCD), Army Corps of Engineers, and the Riverside County Board of Supervisors in the development of waterways, tributaries, detention basins, and watershed management.

LU-18.8 Establish land use patterns that protect the public from impacts (noise, potential accidents) associated with the French Valley Airport, through the following:

- Consult with the Riverside County Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law.
- Allow development in accordance with the Riverside County Airport Land Use Compatibility Plan and the French Valley Airport Compatibility Zones.
- Prohibit structures that are determined to be a "hazard" by the Federal Aviation Administration within the Riverside County Airport Land Use Compatibility Plan.
- Monitor legislation and regulations established by the Riverside County Airport Land Use Commission.

LU-18.9 Work closely with the Riverside County Airport Land Use Commission and other involved agencies in the development and review of the French Valley Airport Land Use Plan and other planning and environmental studies.

LU-18.10 Submit tentative tract maps and parcels maps to the Riverside County Airport Land Use Commission for consistency review. This is applicable to properties designated as Large Lot Residential and Single-Family Residential in the General Plan and that are located within Compatibility Zones C and D in the French Valley Airport Land Use Compatibility Plan.

LU-18.11 Submit commercial development and places of assembly to the Riverside County Airport Land Use Commission for consistency review with the applicable average and single-acre population intensity limits in the French Valley Airport Land Use Compatibility Plan for properties within Compatibility Zones B1, C, and D.

LU-18.12 Require new development in compatibility zones that is 10 acres or larger in area shall incorporate open space area in compliance with the Riverside County Airport Land Use Compatibility Plan Section 4.2.4 and in compliance with the applicable compatibility zones requirements in the French Valley Airport Land Use Compatibility Plan.

DEVELOPMENT IN ADJACENT JURISDICTIONS

GOAL LU-19 **The City understands that development on lands adjacent to the City's corporate boundary can profoundly affect Murrieta residents and businesses.**

POLICIES

LU-19.1 Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near, the City's corporate boundaries to minimize significant

impacts and potentially benefit residents, businesses, and/or infrastructure systems in Murrieta.

LU-19.2 Monitor planning and environmental assessments for development projects in adjacent jurisdictions and participate in public hearings for the projects.

CODE ENFORCEMENT

GOAL LU-20 The quality and character of the City is preserved and enhanced by compliance with relevant codes and regulations.

POLICIES

LU-20.1 Review the Development Code and determine which sections are outdated to meet current trends, regulations, adopted community visions, and the General Plan 2035 land use designations, and revise as necessary.

LU-20.2 Provide equitable, consistent, and effective code enforcement services that resolve complaints citywide, addressing quality of life issues that come from poorly maintained properties.

LU-20.3 Ensure adequate staffing for Code Enforcement to maintain and streamline enforcement efforts.

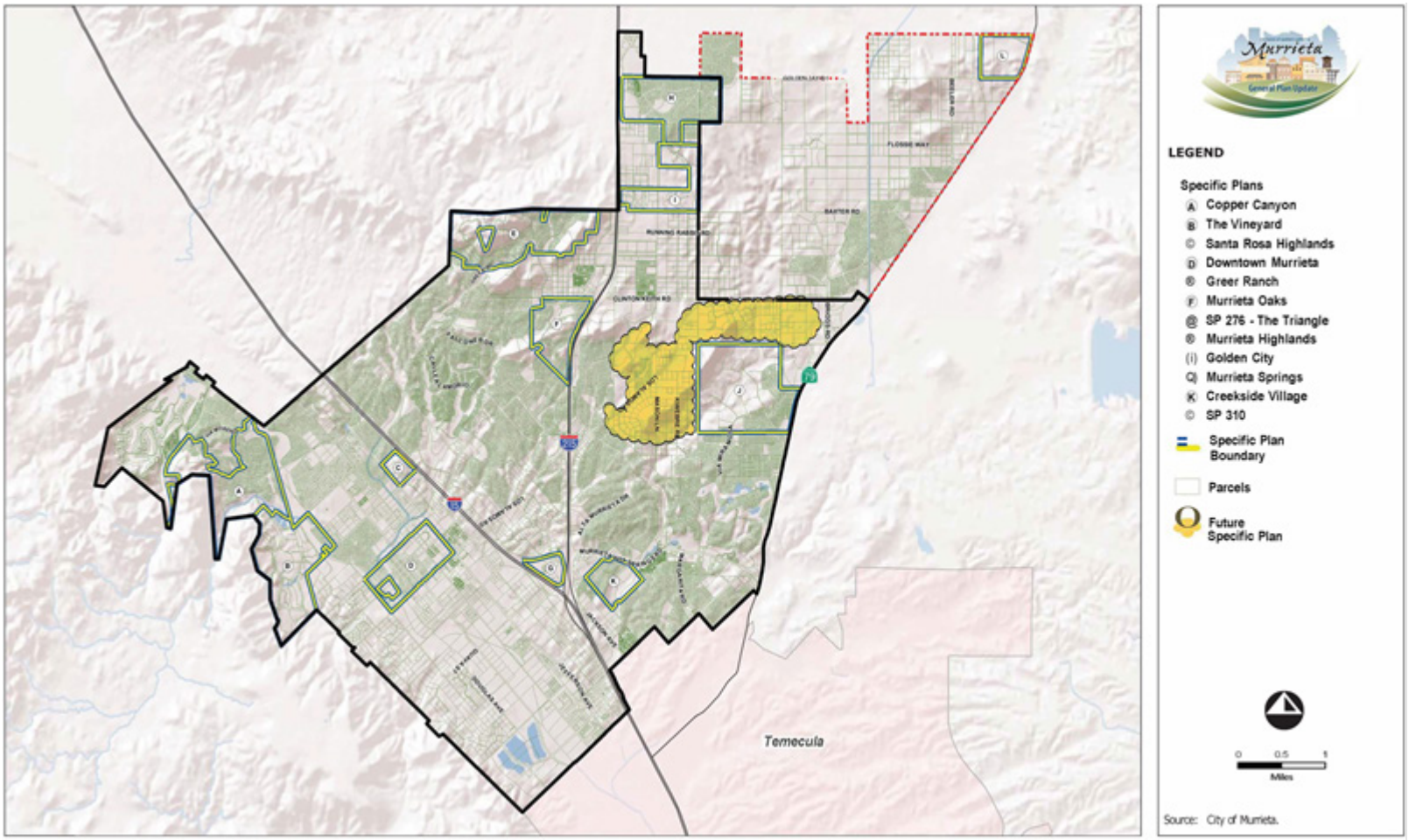
LU-20.4 Provide public education about property maintenance and Development Code requirements.

3.7 IMPLEMENTATION OF THE ELEMENT

Future development and redevelopment within Murrieta will primarily be guided by individual decisions by private property owners. In certain instances, implementation of the Land Use Element will require the coordination of federal, state and regional planning bodies. Water Management, Public Safety, Airport safety and other related planning considerations will require coordination and compliance with mandates established by other agencies.

The City's Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. The Development Code establishes and manages the use and design of future development by providing detailed descriptions for the use of property and site development standards (e.g., building heights and setbacks, parking standards, etc.) Subsequent to the adoption of the General Plan, the Development Code shall be amended to ensure consistency with the policies described in the Land Use Element.

Insert Exhibit 3-1 Specific Plan Areas



RICK ENGINEERING COMPANY

Specific Plan Areas
Exhibit 3-1

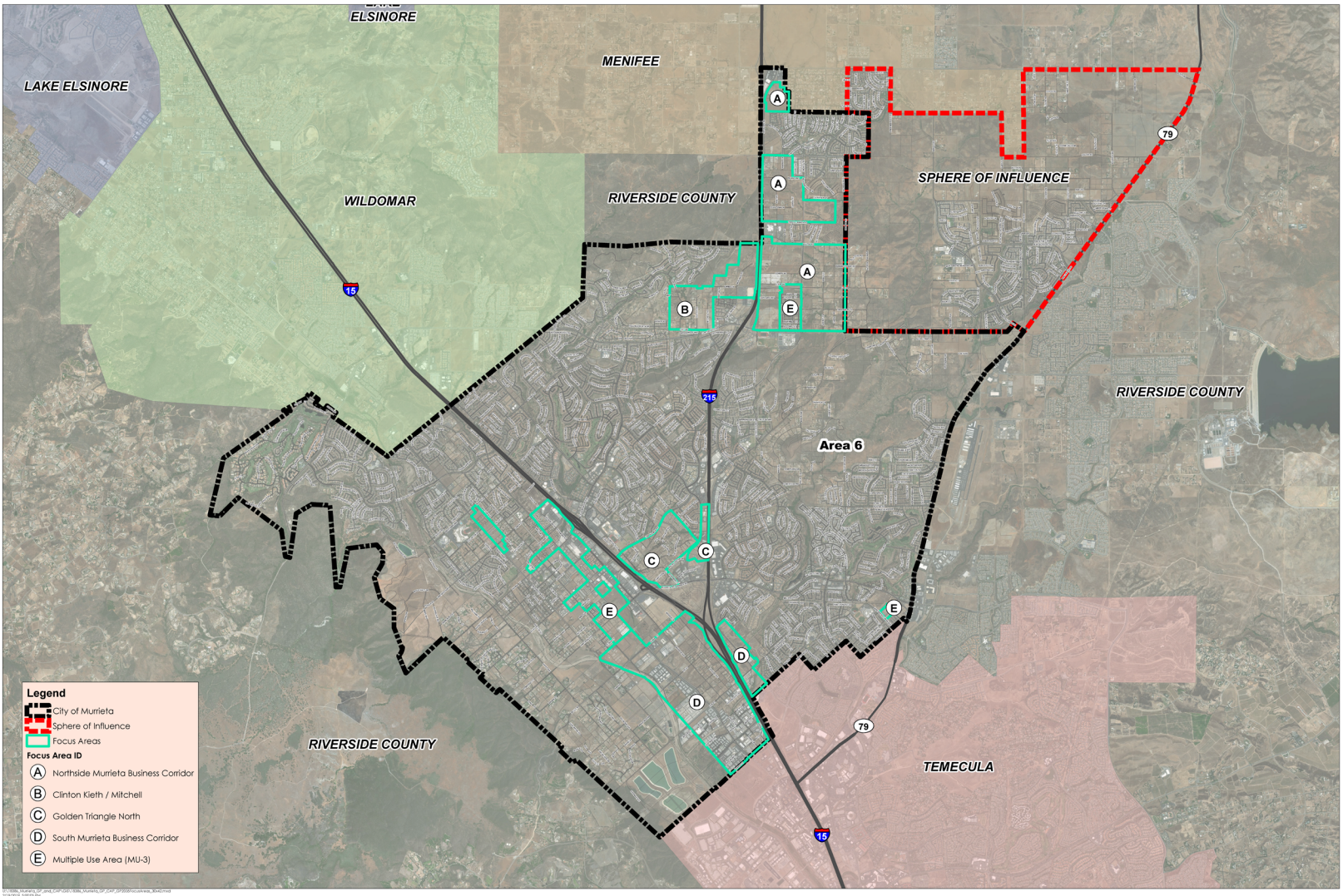
Insert Exhibit 3-2 French Valley Airport Compatibility Zones

RICK ENGINEERING COMPANY

French Valley Airport Compatibility Zones

Exhibit 3-2

Exhibit 3-3 General Plan 2035 Focus Areas



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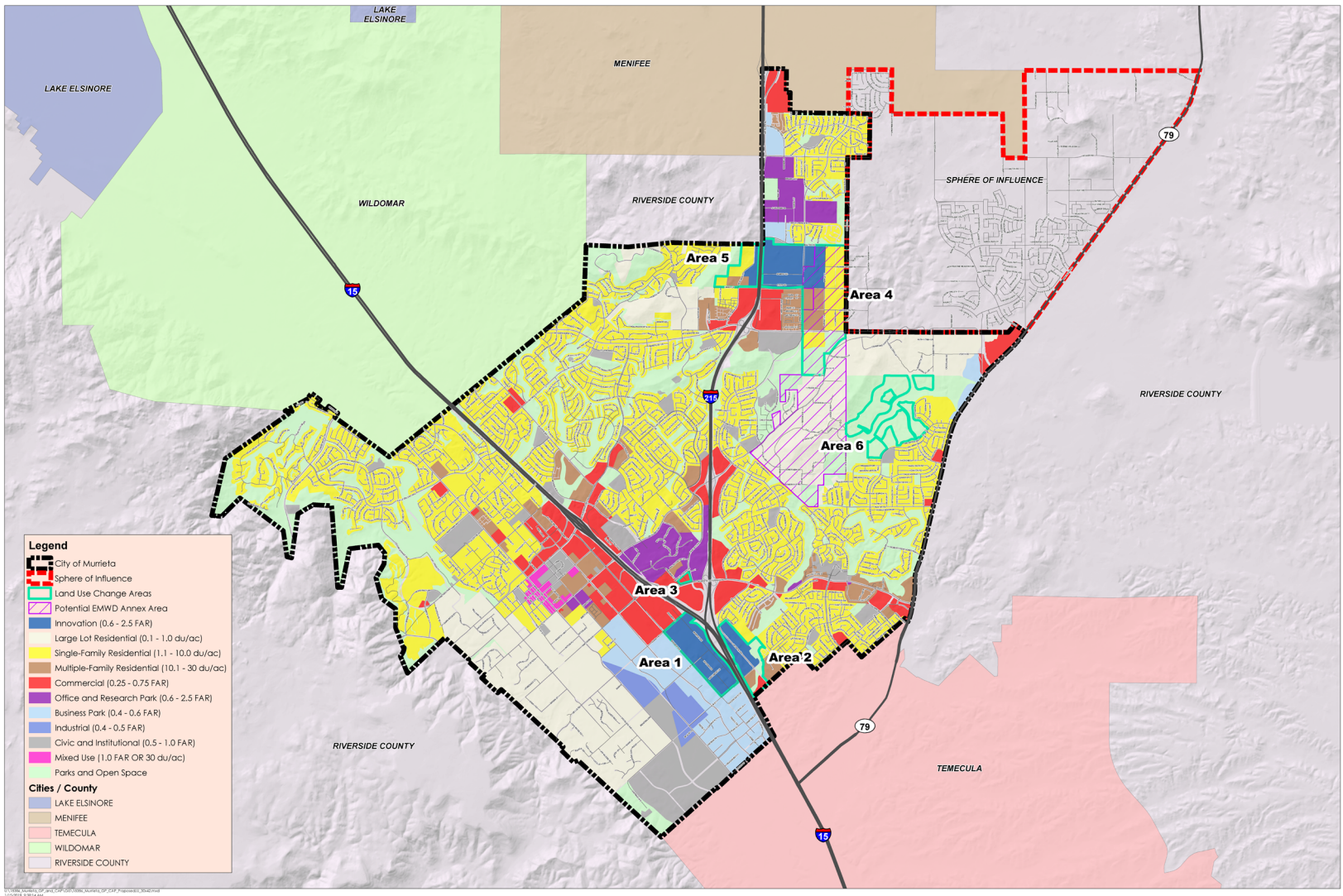
Scale in Feet
0 2,400 4,800 7,200
North

Date of Exhibit: 2/14/2019
ESRI World Imagery Basemap: 06/04/2016

General Plan 2035 Focus Areas

Exhibit 3-3

Insert Exhibit 3-4 General Plan 2035 Land Use Policy Map



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Scale in Feet: 0 2,400 4,800 7,200
North

Date of Exhibit: 08/22/2018
ESRI World Imagery Basemap: 06/04/2016

General Plan 2035 Land Use Policy Map

Exhibit 3-4

Chapter 4
Economic Development Element

4.1 INTRODUCTION

Economic development has been identified by City leaders as the key priority of the City and the focus for the General Plan 2035. The purpose of the Economic Development Element is to identify current economic development conditions and to demonstrate how the land use plan will promote business activity and employment growth within the City, consistent with the priorities identified by City leaders and the community. The Economic Development Element establishes goals and policies to promote fiscal stability, expand the City's employment base, and enhance the City's revenues in order to provide quality services to the community. These goals and policies provide for the implementation of the vision of Murrieta as a regional economic job center and premier commercial hub.
The following Community Priorities relate most directly to this Element:

- Pursue economic vitality and longevity by attracting higher education and growing a base of clean industry, while maintaining the current housing affordability.
- Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.

4.2 AUTHORITY FOR ELEMENT

The Economic Development Element is not a mandatory element required by State Planning Law. However, a General Plan may also include other topics of local interest, as chosen by the local jurisdiction. Murrieta has chosen to include an Economic Development Element to address the economic health of the City and to establish goals and policies that encourage economic growth while also maintaining and improving the quality of life in the community.

4.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

There are key considerations and challenges facing Murrieta in regards to the current economic climate and the City's future economic development potential.

- **Existing Economic Climate.** Murrieta, along with other cities within California and across the United States, faced challenging times associated with the recent and prior economic downturn. Historically, Murrieta benefited from the housing boom preceding the downturn, which resulted in growth in household demand for local services and retail development. However, starting in 2006 residential activity began to dramatically decrease within Murrieta. The prior economic downturn resulted in a loss of jobs within the City, primarily concentrated in local serving sectors, such as retail, construction, and accommodation and food services. Although the climate has improved since the recent economic downturn, the City is still faced with the challenge of identifying new sources of growth that are more diversified and adaptable to recessionary pressures.

- **Regional Location.** Murrieta has an excellent regional location with the "center" of the City at the confluence of the I-15 and I-215 Freeways. This location provides opportunities for future rail transit, including High Speed Rail, that will serve broader destinations. The transit opportunities allow for transit-oriented development serving Western Riverside County. Along with affordable housing and attractive vacant land prices, Murrieta is well positioned to capture a competitive share of future regional economic growth.

- **Lack of High-Skilled Employment Opportunities.** Murrieta residents represent a highly skilled and educated workforce. However, local job opportunities within Murrieta do not adequately serve this workforce, resulting in high levels of out-commuting. The employment, labor, and commute data indicates that residents with higher education and occupational skills are largely commuting outside of the City for work. In comparison to other surrounding regions and communities, Murrieta has had a noticeably higher share of local-serving jobs. These jobs are typically categorized as lower to medium skilled. The concentration of local-serving jobs has resulted in lower average wages in Murrieta when compared to Southern California.

The creation of more high-skilled jobs is a community priority.

- **Retail Trends.** Murrieta's retail sales per capita is performing below the County of Riverside average and below the comparison with the subregional average. Murrieta's retail centers are generally comprised of community oriented, big-box centers. The City lacks a true regional shopping center. As a result, Murrieta is not capturing its fair share of household expenditures from within the City and its environs. This is particularly true for general merchandise and apparel. General merchandise, apparel, household furnishings and appliances and other specialty retail stores are key components of regional retail centers and have implications for the City's fiscal health given the importance of sales tax revenues. Further, per capita sales in eating and drinking places are also lower in Murrieta when compared to the subregion. The lack of restaurants, including higher-end restaurants was identified by the community as an opportunity. The City should also evaluate its long-term opportunities to capture a higher proportion of the automotive retail category in the future, notwithstanding the restructuring that is taking place in the automotive industry.

There may be opportunities for Murrieta to capture more automotive retail sales

- **Historic Downtown Murrieta.** Murrieta's Historic Downtown is a cherished and valued resource. It represents the original Murrieta Town site and continues to provide a home to some of Murrieta's oldest structures. Washington Avenue represents Historic Murrieta's traditional commercial street primarily within free-standing single-occupant buildings. The City's Town Center is also located within the Historic Downtown and includes City Hall, the Senior Center, Library, and Police Station, as well as Town Square Park. Historic Downtown Murrieta lacks the visibility of the major highways and corridors that serve other commercial centers, and the small lots limit the potential for larger commercial uses. Primarily developed with single-family residential uses, mixed use/higher density residential development is needed to support existing retailers and services and create market support for new commercial uses.

4.4 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

Opportunities for economic development are the key priority for the City. The following key concepts and vision for the General Plan directly guide the Economic Development goals and policies and are intended to respond to the key considerations and challenges identified above.

- **Regional Economic Growth.** The City has the potential to attract firms that offer relatively higher skilled and higher wage jobs due to its educated and skilled resident labor force, land use development opportunities, existing regional freeway accessibility, proximity to the French Valley Airport, and future transit development programs. Given that Murrieta has a significant share of residents with both higher education and higher skill levels, there is the potential for growth in the export-base industries, particularly within the manufacturing, research and development, professional, scientific and technical, information, medical, and finance and insurance sectors. There is also the potential for growth in the area of higher education, such as a four-year university in the City, as well as the industries that would benefit from proximity and access to higher educational institutions, which include the majority of industries cited in the previous sentence.

- **Office and Industrial Market Trends.** The City has the opportunity to capitalize on the growing lack of office space in North San Diego County and Orange County. As the Murrieta office market improves and evolves, it will attract a growing proportion of professional, medical, technical, and research employment, particularly in developments along major highway corridors and at the centrally located confluence of the I-15 and I-215 Freeways. Similarly, as the Murrieta industrial market improves, it will be well-positioned both geographically and demographically to attract a range of research and development (R&D) and light industrial users. The General Plan 2035 should create opportunities for flex-tech buildings and higher intensity office uses along freeway corridors.

The industrial base in Murrieta is positioned to grow with a range of R&D and light industrial businesses.

- **Retail Opportunities.** As the economy improves, Murrieta has the opportunity to expand its retail base to better serve the community and capture sales tax within the City. The General Plan 2035 should encourage opportunities to attract a regional shopping and entertainment center and a mix of moderate to higher end restaurants that

will allow residents, as well as visitors and employees, to shop and dine within Murrieta. Opportunities to capture a higher proportion of the automotive retail category in the future should also be pursued.

- **Historic Downtown Murrieta.** Demand for both local-serving and specialty retail goods and services within the Historic Downtown can be supported through infill and mixed use/higher density residential development along with the continued development of public uses within the Civic Center area. The General Plan 2035 should encourage opportunities to attract neighborhood level retailers and personal services providers that are compatible with and reinforce the historic and village atmosphere of the Historic Downtown. Higher-density residential and mixed-use developments should be evaluated and encouraged. Opportunities for redevelopment, including the use of redevelopment assistance and special housing and public improvement programs, where allowed, can be utilized to support new development and infrastructure improvements within the Historic Downtown.

4.5 GOALS AND POLICIES

GOAL ED-1 **A highly visible and attractive commercial/mixed-use regional hub located at the confluence of the I-15 and I-215 Freeways in central Murrieta.**

POLICIES

ED-1.1 Promote the City's location between two interstate freeways to create a regional hub of an intensity and scale commensurate with its regional orientation, high visibility, and gateway location.

ED-1.2 Encourage the development and integration of a mix of uses in a "main street" setting that includes retail anchored department stores, entertainment, hotel, office, retail, residential, and transit-oriented development and/or mixed uses that provide a regional draw.

ED-1.3 Encourage transit-oriented development within this area to support future transit opportunities.

GOAL ED-2 **A fiscally strong governance that meets the public service demands of residents and businesses.**

POLICIES

ED-2.1 Conduct thorough and frequent reviews of fiscal policy in order to maintain balanced tax and fee structures and to respond to changing fiscal policies at broader governmental levels.

ED-2.2 Improve the ongoing fiscal revenue and cost structure of the City, particularly revenue growth potential associated with hotel, retail, and restaurant land use development, business activities, and redevelopment/revitalization programs.

ED-2.3 Require fiscal impact analysis, as appropriate, for any development project requesting public funding, infrastructure participation, or revenue sharing.

ED-2.4 Actively seek to replace vacating businesses with users capable of generating similar or greater fiscal revenue streams.

ED-2.5 Review the City's fiscal revenue and cost structure on a periodic basis, using the established fiscal analysis framework, so that staff-level assessment can be provided in a quick, cost-effective, and accurate manner.

ED-2.6 Review city-sponsored programs and services to ensure that residents and businesses are provided high quality services in a cost-effective manner.

ED-2.7 Create a program that allows long-range public facilities financing for projects that provide economic and other benefits to the City; link capital improvements with General Plan priorities as part of the annual CIP process.

ED-2.8 Include a financing plan for infrastructure and related capital improvements for large-scale development projects that are consistent and coordinated with the City master plans.

ED-2.9 Maintain an updated system of development impact and processing fees and charges.

ED-2.10 Strive to limit the burden of taxes and special assessment on residential development to a maximum of 2.0 percent of the total assessed value in concert with other taxing entities.

GOAL ED-3 A sound, stable, and diversified economic base.

POLICIES

ED-3.1 Support a diverse range of business activities including professional/technical, information, technology-focused manufacturing, research and development, including medical research and research institutions, educational services, medical/health services, and financial services.

ED-3.2 Promote Murrieta as a center for medical/health services and technology through active encouragement and recruitment of medical office, medical research, and

health care facilities. around the Loma Linda University Medical Center, South Murrieta Business Corridor, and confluence of the I-15/I-215 Freeways.

ED-3.3 Create incentives to attract new businesses and industries that provide employment opportunities that match the education and occupational skill levels of Murrieta residents.

ED-3.4 Develop an economic base that attracts jobs and exports products and services by capitalizing on the City's strategic location and relatively lower land prices between greater Los Angeles/Orange County metro and San Diego market regions.

ED-3.5 Encourage companies that are involved in the manufacture of products for export, including international export, to invest and locate in the City.

ED-3.6 Encourage the development of technology incubators to promote entrepreneurship and support start-up companies.

ED-3.7 Work with area universities to promote technology start-ups and encourage technology transfer-related companies to locate within the City.

GOAL ED-4 Positive balance between the supply of retail opportunities and demand for goods and services.

POLICIES

ED-4.1 Encourage retail development projects that can realistically satisfy community-wide and regionally-based demand for goods and services.

ED-4.2 Encourage retail development, expansion, and remodeling projects that can effectively reverse or minimize outflows of local resident expenditures to retail facilities beyond the City limit.

ED-4.3 Support a concentration of retail centers in functional nodes at freeway intersection locations to maximize exposure and convenient access within the regional trade area environment.

ED-4.4 Support high-volume retail outlets along the Madison Avenue Corridor from Guava Street north to California Oaks/Kalmia Road, and on major intersecting streets.

ED-4.5 Create a unified urban design, marketing, and imaging strategy to strengthen the Madison Avenue commercial corridor.

ED-4.6 Encourage the development of a mix of moderate to high-end restaurants throughout the City, particularly in concert with business, entertainment, and cultural developments.

ED-4.7 As the economy improves, encourage continued development of a multi-dealer automotive sales center that satisfies regional demand for automotive purchases, captures sales tax, and takes advantage of the auto center's freeway exposure and access.

ED-4.8 Encourage retail developments to locate in areas where they can be most effective in terms of meeting the needs of local households and encourage mixed use, which can create neighborhood centers of activity.

ED-4.9 Allow retail development, in areas not currently designated for commercial land use by the General Plan, only after a thorough evaluation of their market potential for success.

GOAL ED-5 An improved jobs/housing balance.

POLICIES

ED-5.1 Encourage flex-tech buildings within business corridors and higher intensity office uses along freeway corridors with adequate visibility, convenient access, and future transit-oriented opportunities.

ED-5.2 Encourage the concentration of compatible employment-generating uses, such as professional office, research and development, and health-related services.

ED-5.3 Encourage a mix of housing types by price and rental ranges that are commensurate with the range of wage and household types attracted by a diversified economic base.

ED-5.4 Encourage housing that is within economic reach of all income levels and living styles inclusive of age-restricted housing, estate and ranch properties, single-family detached, single-family attached, town homes, condominium flats, and apartments.

GOAL ED-6 An educated and highly-skilled labor force.

POLICIES

ED-6.1 Encourage and support the development of institutions of higher education to serve educational pursuits of area residents and provide a highly skilled employment pool attractive to business investment and economic growth.

ED-6.2 Support the development of technical colleges and training institutions that build job skills commensurate with the growth of the economic base, particularly in the emerging health care services industry and the need for doctors, nurses, and other trained personnel.

ED-6.3 Coordinate and collaborate with the Murrieta Valley Unified School District, community colleges, and employers to develop specialized technical and vocational training programs to help match the skills of area residents with employer needs.

ED-6.4 Support professional development and continuing education programs so that working adults can expand their skills and embrace lifelong learning.

GOAL ED-7 Tourism and leisure opportunities that attract residents and visitors.

POLICIES

ED-7.1 Encourage the development of tourist and entertainment-type facilities such as hotels, dinner house restaurants, performing arts center, museums, a music and festival park, an amusement park, mineral hot springs, golf courses, and visitor information centers.

ED-7.2 Encourage the development of business-oriented hotels that capitalize on the superior freeway locations in Murrieta and the expanding office, professional and technical job base.

ED-7.3 Encourage development and business activities that capitalize on natural amenities and resources of the area such as trail and tour guides, campgrounds, rodeos, equestrian breeding and training farms, nature and open space preserves.

ED-7.4 Promote and encourage future development of a full-service resort that incorporates local amenities and attractions, such as the mineral hot springs and the nearby vineyards and wineries.

ED-7.5 Explore opportunities to capitalize on Murrieta's proximity to Temecula Valley wine country.

GOAL ED-8 Strategic approach to economic growth.

POLICIES

ED-8.1 Encourage and market to employers that provide employment opportunities commensurate with the education and skills of Murrieta residents.

ED-8.2 Support a business friendly environment for new businesses to locate in Murrieta and existing businesses to flourish.

ED-8.3 Formulate and implement strategies that are responsive to critical economic goals of the community and monitor and update these goals annually through the Economic Development Department.

ED-8.4 Explore opportunities for business assistance and incentive programs to attract businesses to the City.

ED-8.5 Establish a Business Retention and Expansion program that supports existing and future businesses.

ED-8.6 Establish a priority for implementation programs while maintaining flexibility to adjust to market-based conditions, as necessary; coordinate with General Plan priorities.

ED-8.7 Periodically assess the ability of the City to meet the growth needs of office and research and development firms.

ED-8.8 Maintain economic information and development opportunities on the City's website and creative interactive links with the real estate brokerage and development industry.

ED-8.9 Continue to work with the Murrieta Chamber of Commerce to promote the continued economic growth of the City and provide businesses with the tools and services to succeed.

ED-8.10 Continue to consult with technical networking organizations to market Murrieta and encourage new businesses and industries to locate in the City.

ED-8.11 Work with property owners to promote the vision of the community as a future job-rich center.

GOAL ED-9 A coordinated and stable regional economic environment.

POLICIES

ED-9.1 Coordinate implementation efforts with other economic development programs carried out by other implementation agencies including, but not limited to: Murrieta Housing Authority, Murrieta Chamber of Commerce, Temecula

Chamber of Commerce, Riverside County Economic Development Agency, Western Riverside County Council of Governments, San Diego Association of Governments, San Diego North Economic Development Council, San Diego Regional Economic Development Corporation, Economic Development Coalition Southwest California, and Southwest California Economic Development Corporation.

ED-9.2 Where possible, capitalize on economic development efforts already occurring within the region and maintain active economic development partnerships with other local and regional governments and agencies.

ED-9.3 Ensure that future annexations are fiscally and economically beneficial to the City and are accomplished through a coordinated effort between the City, LAFCO, and other interested agencies.

ED-9.4 Continue to partner with Temecula to market and promote the "Twin Cities" as a job center between the Los Angeles/Orange County and San Diego metro areas.

GOAL ED-10 A revitalized and economically stable Historic Downtown Murrieta.

POLICIES

ED-10.1 Encourage compatible economic development activities that support the historic nature and unique character of Historic Downtown Murrieta and strengthens its citywide and regional draw.

ED-10.2 Encourage the development of neighborhood level retail uses and personal services within Historic Downtown Murrieta that serve the surrounding residents and businesses.

ED-10.3 Provide opportunities for mixed-use commercial and residential development to render Historic Downtown Murrieta a commercially viable entity consistent with its functional scale.

ED-10.4 Complete development of a Civic Center complex within Historic Downtown Murrieta on the Town Square site.

ED-10.5 Consider opportunities for the development of higher-density and mixed-use residential uses to support commercial development within the Historic Downtown.

ED-10.6 Consider opportunities to incorporate entertainment and cultural/art venues and activities within Historic Downtown Murrieta.

ED-10.7 Utilize redevelopment assistance and special programs to attract retailers and encourage new mixed-use development within the area.

4.6 IMPLEMENTATION OF THE ELEMENT

Implementation of the Economic Development Element requires coordination between the City of Murrieta, adjacent and regional jurisdictions, and local businesses and residents. There are a number of activities that assist and contribute to the implementation of the Element. Murrieta recognizes that economic development is a challenge accepted by several local agencies and that the full scope of possible implementation approaches does not fall on any single entity. The City will implement the Economic Development Element through public/private actions and policies. A key component will be to establish priorities for policy implementation and monitoring the progress of the implementation. Overall, the City must maintain flexibility due to the dynamic nature of our market-based economy.

Chapter 5
Circulation Element

5.1 INTRODUCTION

The Circulation Element represents the City's overall transportation plan to accommodate the movement of people and goods within and through the City. It establishes goals and policies to achieve a balanced transportation system that adequately serves the growth and development anticipated in the Land Use Element. The transportation plan consists not only of the physical transportation system itself, such as streets, highways, bicycle routes, trails, and sidewalks, but also the various modes of transportation, such as cars, rail, buses, trucks (goods movement), bicycles, and walking. The Circulation Element acknowledges the heavy use of the road and highway system by single occupant automobiles and promotes efforts to provide additional transportation choices and to use the system more efficiently through increased transit use, carpooling, walking, and bicycling. The City's circulation system contributes to the form and character of the community by providing connections between neighborhoods and commercial corridors, providing an enhanced network of sidewalks and trails that take advantage of the natural environment and recreational opportunities, and providing a pedestrian-friendly streetscape environment that encourages people to walk.

The following Community Priorities relate most directly to this Element:

- Protect and foster a strong sense of community and safety, as well as the "small town" feeling.
- Improve roadway networks to reduce traffic and provide a citywide system of bicycle lanes and recreational trails that improve accessibility without a car.

5.2 AUTHORITY FOR ELEMENT

Government Code Section 65302 (b) requires that a General Plan include:

> *"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."*

5.3 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

MANAGEMENT OF TRAFFIC

A combination of transit-supportive land use planning and increased transit service can boost ridership.

One of the priorities of the Circulation Element is to coordinate the City's transportation system with the development identified on the Land Use Policy Map. A variety of options may be available to the City in order to maintain an efficient roadway system, including roadway and intersection improvements, traffic monitoring, and/or signal coordination. The City should consider the latest technologies and creative measures to provide an efficient roadway system. The overall management of the traffic system also needs to address transit, bicycles, and pedestrians in order to ensure the safe and efficient movement of all users. The Circulation Element supports a multi-modal transportation network and implementation of complete streets to provide sufficient mobility.

EXPANDED AND EFFICIENT TRANSPORTATION MODES

The Circulation Element promotes a balanced transportation system, encouraging the use of all alternative transportation modes. An opportunity for new and expanded modes of transportation within and around Murrieta is regional transit, such as Metrolink and High Speed Rail (HSR).

Plans for implementation of a High Speed Rail System in California are currently under development and are subject to change as efforts to plan and fund the system continue to evolve. This section documents the planning process at the time of preparation of this Circulation Element. The California High Speed Rail Authority is currently planning a statewide High Speed Rail System that would connect Sacramento, San Francisco, Los Angles, and San Diego as shown in *Exhibit 5-1, High Speed Rail*. The link between Los Angeles and San Diego that would potentially pass through the City of Murrieta is in Phase 2 of the project and is therefore expected to be built only after a San Francisco to Los Angeles segment is implemented. Current plans for the Los Angeles to San Diego (Southern California) Section of the High Speed Rail System are shown in *Exhibit 5-2, High Speed Rail, Southern California*. As shown in *Exhibit 5-2*, there are two options for location of a station in Murrieta, one along I-15 and one along I-215. Exact sites for the potential stations have not yet been selected.

Metrolink

Metrolink currently provides commuter service connecting Riverside County with downtown Los Angeles, Orange County, and other parts of Southern California. The closest Metrolink Station to Murrieta is located in South Perris along I-215 serving the SR 91/Perris Valley Line. The Riverside County Transportation Commission is preparing a Next Generation Rail Study and one of the options being considered is an extension of the SR 91/Perris Valley Metrolink Line to Murrieta and Temecula. The proposed extension is shown graphically on *Exhibit 5-3, Metrolink Extension*. The Metrolink extension project is one of many alternatives under consideration and the exact alignment, station locations, and funding sources remain to be determined. The introduction of regional commuter transit within the City could provide for the possibility of a multi-modal transit station with bus transit service and associated transit-oriented development.

Improved bus service throughout Murrieta, connecting with the greater region would also provide additional transit options for the community, reducing the use of personal automobiles. Potential improvements include additional bus routes and increased service frequencies connecting major nodes within the City. This is supported by the General Plan through increased coordination with transportation agencies and encouraging key development along the corridors, providing concentrated demand for transit services.

Recent technology advancements have led to the development of new and/or modified modes of transportation that have not been previously available. The General Plan supports the implementation of new transportation technologies and modes of transportation that can be demonstrated to provide safe and efficient travel alternatives. One example is on-demand shuttle service, which is a form of transit that offers rides at the request of travelers (similar to taxi or ride-hailing services), but at a reduced cost in smaller vehicles than traditional city buses. Travelers would typically share rides with other travelers with similar origins and destinations. This type of service has the potential to take the place of fixed-route transit service in a way that is more cost effective for both travelers and the service provider. On-demand shuttle services have been initiated in various communities in the country, including the local examples of the Carlsbad Connector in partnership between SANDAG and NCTD, OC Flex by the Orange

County Transportation Authority and SC Rides in the City of San Clemente in partnership with transportation network company Lyft.

A connected network of bicycle and pedestrian facilities will enable residents to travel without having to drive.

Connecting and enhancing the City's existing bicycle, pedestrian, and trails system is a key priority of the General Plan. An important component of facilitating this is through the creation and implementation of a master plan for non-motorized travel throughout the City, including multi-use trails, off-street paved bikeways, on-street bikeways, and related amenities. The Circulation Element identifies measures to implement bicycle and pedestrian networks in the City, allowing residents to travel from neighborhoods to key destinations without having to use their personal automobiles. The City's existing and proposed multi-purpose trails and bikeways are shown on *Exhibit 5-4*, *Trails and Bikeways*.

Crosswalk push button for pedestrian warning device

PROTECTION OF RESIDENTIAL NEIGHBORHOODS

The City strives to maintain an efficient and effective roadway system to limit incentives for traffic to divert through residential neighborhoods. In order to further protect these neighborhoods, the Circulation Element identifies measures that address the design of neighborhoods and traffic calming to reduce through traffic and traffic speeds. An option is to develop and implement Traffic Calming Guidelines along with the City's existing Neighborhood Traffic Management Program to address safety within residential neighborhoods.

Traffic calming design

TRUCK ROUTES

The designation of truck routes is intended to route truck traffic on City arterials so that trucks cause the least amount of neighborhood disruption. Roadways providing access to the freeways are those most likely to be designated for truck routes. The designated truck routes within the City are shown on *Exhibit 5-5*, *Potential Truck Routes*. These streets have been selected because of their accessibility to the freeway and key industrial/commercial areas. The designation of truck routes does not prevent trucks from using other roads or streets to make deliveries to individual addresses, or for other reasons as defined in the State of California *Motor Vehicle Code*.

5.4 DESCRIPTION OF THE CIRCULATION PLAN

Based on the passage of Senate Bill 743 (SB 743) in 2013 and its incorporation into the California Environmental Quality Act (CEQA) in 2018, vehicle miles traveled (VMT) will be the new performance measure recommended for the analysis of the transportation impacts under CEQA for both land development and transportation projects as of July 1, 2020. Minimization of VMT helps in reducing greenhouse gas emissions. Use of VMT as a performance measure for a transportation impact analysis also promotes multimodal transportation networks and infill developments. However, this modification in the determination of significant transportation impacts under CEQA does not change the need to analyze other performance measures related to the operation of the transportation system. For example, level of service (LOS) will continue to be a key performance measure used to analyze traffic congestion. The City's Traffic Impact Study Preparation Guide provides additional information related to the VMT and LOS performance measures and standards.

GENERAL PLAN 2035 BUILDOUT CIRCULATION MAP

Exhibit 5-6, *General Plan 2035 Circulation Map*, identifies the functional classifications of the roadways based on 2035 General Plan buildout conditions and *Exhibit 5-7*, *Typical Street Sections*, illustrates the street sections for the roadway types shown on *Exhibit 5-6*.

5.5 GOALS AND POLICIES

GOAL CIR-1 **A circulation system that serves the internal circulation needs of the City, while also addressing the inter-community or through travel needs.**

POLICIES

CIR-1.1 Ensure the transportation system can adequately serve the concentrations of population and employment activities identified by the Land Use Element.

CIR-1.2 Maintain a Level of Service "D" or better at all intersections during peak hours. Maintain a Level of Service "E" or better at freeway interchanges during peak hours.

CIR-1.3 Maintain an average daily traffic (ADT) Level of Service "C" or better for all roadway segments. As an exception, LOS "D" may be allowed in the North Murrieta Business Corridor, Clinton Keith/Mitchell, Golden Triangle North (Central Murrieta), South Murrieta Business Corridor, or the Multiple Use 3 Focus Areas, or other employment centers. LOS "D" may be allowed only at intersections of any combination of Secondary roadways, Major roadways, Urban Arterial roadways, Expressways, conventional state highways, or freeway ramps.

CIR-1.4 Continue to improve signal coordination and advanced traffic management systems at major intersections and along roadway corridors in order to optimize traffic flow through the City and reduce traffic queuing.

CIR-1.5 Maintain a set of street standards and require that all new road facilities be constructed or upgraded, where feasible, to meet City standards.

CIR-1.6 Coordinate with Caltrans to implement necessary improvements at intersections where the agencies have joint jurisdiction.

CIR-1.7 Evaluate the Circulation Element roadway plan on a regular basis using the City of Murrieta Traffic Model.

CIR-1.8 Identify and evaluate the major intersections requiring special design treatment to increase their vehicular capacity.

CIR-1.9 Provide a coordinated traffic control system that moves traffic within and through the City in an efficient and orderly manner. Upgrade systems as technology evolves.

CIR-1.10 Limit driveway and access on major arterial streets, where feasible, to maintain a desired quality of traffic flow.

CIR-1.11 Support the implementation of complete streets through a multi-modal transportation network that balances the needs of pedestrians, bicyclists, transit riders, mobility-challenged persons, older people, children, and vehicles while providing sufficient mobility and abundant access options for existing and future users of the street system.

CIR-1.12 Maintain an effective City truck route system to ensure that movement of truck traffic is accommodated by and confined to designated streets.

CIR-1.13 Work with adjacent communities and regional agencies to identify appropriate systems for goods movement.

CIR-1.14 Review current goods movement patterns and determine if possible restrictions on hours of truck traffic may reduce impacts to area streets.

GOAL CIR-2 A comprehensive circulation system that promotes safety.

POLICIES

CIR-2.1 Establish speed limits throughout the City that relate to the design and operating characteristics of roadways.

CIR-2.2 Maintain an ongoing maintenance program to ensure the safety of the City's roadway system.

CIR-2.3 Provide a circulation network that accommodates the safe and efficient movement of all forms of non-motorized travel.

CIR-2.4 Ensure roadway signage of adequate size to clearly convey street names or traffic control measures is installed and maintained.

CIR-2.5 Include paved shoulders on all roads in non-urban areas that can be used by cyclists and pedestrians.

CIR-2.6 Explore the use of traffic calming measures on streets with high incidences of speeding and/or history of collisions.

CIR-2.7 Publish and promote safe pedestrian and bike routes through creating an accurate citywide map and posting pedestrian/cyclist-scale wayfinding signage.

CIR-2.8 Encourage driveway consolidation and the use of shared driveways in commercial areas.

CIR-2.9 Ensure new roadways and intersections provide adequate sight distances for safe vehicular movement.

CIR-2.10 Review and comment on school district Environmental Impact Reports (EIRs) to ensure proposed school circulation systems address traffic and pedestrian safety within and adjacent to the site.

CIR-2.11 Work with the school districts to incorporate a Safe Routes to Schools program and establish a task force for school siting (including school closures) and safe routes decisions such as public works, city, county, Caltrans, law enforcement, school staff, public health, community groups and others.

CIR-2.12 Consider the development and implementation of Pedestrian Safety Guidelines that also include streetscape standards that emphasize pedestrian and cyclist safety (lighting, trees, greenery, traffic calming measures, etc.).

CIR-2.13 Work with the Murrieta Valley Unified School District and other local school districts, neighborhood associations, HOAs, and Parent Teacher Associations (PTAs) to facilitate the creation of “walking school buses,” “bike trains”, carpools and crossing guards for Murrieta schools.

CIR-2.14 Ensure that efficient and safe access for emergency vehicles is provided to all development.

GOAL CIR-3 Circulation systems that preserve the quality of residential neighborhoods.

POLICIES

CIR-3.1 Enforce speed limits and other regulatory signs in those areas defined by the California Vehicle Code as residential neighborhoods.

CIR-3.2 Review the design of all proposed new residential neighborhoods to ensure that “cut through” routes are minimized and pedestrian connections are maximized.

CIR-3.3 Discourage the flow of truck traffic and through traffic in residential neighborhoods.

CIR-3.4 Consider the development and implementation of Traffic Calming Guidelines to address safety within residential neighborhoods.

CIR-3.5 Continue to utilize the Neighborhood Traffic Management Program to provide all residential, commercial, and industrial properties sufficient and safe access for every vehicle.

CIR-3.6 Use cool pavement technology and reduce amount of paved surfaces when designing new roads, sidewalks, parking areas, and bikeways.

GOAL CIR-4 **Financing programs provide adequate funding for the City's roadway system.**

POLICIES

CIR-4.1 Identify and evaluate potential local revenue sources for financing roadway system development and improvement projects.

CIR-4.2 Pursue viable revenue sources to meet the roadway system funding needs from state, regional, and federal sources.

CIR-4.3 Pursue coordination of joint funding and development programs with adjacent cities and the County of Riverside for transportation related improvements in the Plan Area.

GOAL CIR-5 **A supported regional transportation system that serves existing and future travel between Murrieta and other population and employment centers within southwest Riverside County and the larger region, and that accommodates the regional travel needs of developing areas outside the City.**

POLICIES

CIR-5.1 Coordinate with appropriate jurisdictions and agencies to encourage the timely improvement of roadway and transit facilities that address area-wide and regional travel needs, including the State Transportation Improvement Program (STIP), the Riverside County Integrated Project (RCIP), and the Community and Environmental Transportation Acceptability Process (CETAP).

CIR-5.2 Coordinate with adjacent jurisdictions on regional transportation planning efforts.

CIR-5.3 Coordinate with the Cities of Temecula, Wildomar, and Lake Elsinore to pursue funding for and preparation of a transportation plan for the Jefferson Avenue Corridor.

CIR-5.4 Actively pursue the construction of the French Valley Parkway connector system, south of the I-15/1-215 confluence in cooperation with Caltrans, the City of Temecula, Riverside County, and local developers.

CIR-5.5 Actively pursue the construction of a new east-west corridor and interchange at Keller Road in cooperation with Caltrans, Riverside County, and local developers.

CIR-5.6 Actively pursue the improvements to existing interchanges within the City and construction of new over-crossings, as identified in the Capital Improvements Program, to achieve the adopted service level standards.

CIR-5.7 Support the addition of capacity improvements, such as high occupancy vehicle lanes, general purpose lanes, or auxiliary lanes on I-15 and 1-215.

CIR-5.8 Participate in programs to minimize regional traffic congestion.

CIR-5.9 Coordinate with Western Riverside Council of Governments, Riverside County, and Riverside County Transportation Commission to identify, protect, and pursue opportunities for public transit along major transportation corridors, and future high speed rail service, which connect Murrieta to other population centers.

CIR-5.10 Support the siting and development of a Metrolink Station(s) within Murrieta along the I-15 and/or I-215 corridors.

CIR-5.11 Coordinate with California High Speed Rail Authority, Riverside Transit Authority, and City of Temecula on the siting and development of a California High Speed Rail Intermodal Transit Center.

CIR-5.12 Continue to work with public transportation agencies to provide adequate levels of service to Murrieta citizens.

CIR-5.13 Coordinate with adjacent jurisdictions regarding the planning and coordination of circulation improvements in the Sphere of Influence area.

CIR-5.14 Encourage new large residential, commercial, or employment developments to locate on existing and planned transit routes.

GOAL CIR-6 Alternative travel modes and facilities are available to serve residents and employers/employees and reduce vehicle miles traveled.

POLICIES

CIR-6.1 Encourage alternatives to single-occupancy vehicle transportation such as rail, public transit, paratransit, walking, cycling, and ridesharing.

CIR-6.2 Support a variety of transit vehicle types and technologies to serve different transportation needs.

CIR-6.3 Work with the Riverside Transit Agency, Murrieta Chamber of Commerce, and/or the City's Economic Development Department to conduct a travel/commute

survey with the intent of creating vanpools, carpools, and employment center shuttles to reduce single occupant vehicles.

CIR-6.4 Seek opportunities for funding that goes to support alternative forms of transportation.

CIR-6.5 Support the dedication and/or construction of appropriate facilities in support of a public transportation system.

CIR-6.6 Identify opportunities to implement the Western Riverside County Non-Motorized Transportation Plan within key activity centers of the City through the development of non-motorized transportation corridors and facilities (i.e., neighborhood electric vehicle routes, bikeways, pedestrian paths, sidewalks/paths).

CIR-6.7 Coordinate with the Riverside Transit Agency to provide fixed route transit service along transportation corridors connecting to employment and commercial areas, schools, health care facilities, and major recreation areas.

CIR-6.8 Support the construction of bus turnouts with shelters adjacent to new developments where transit demand levels may be sufficient in the future to warrant such accommodations to maintain traffic flow and provide safe loading/unloading for bus passengers.

CIR-6.9 Work with the Riverside Transit Agency to evaluate bus stops locations and amenities. Encourage the incorporation of transit amenities such as bus shelters and benches into existing and new bus stop locations.

CIR-6.10 Provide for express transit service through implementation of park-and-ride facilities along regional transportation corridors.

CIR-6.11 Encourage employer-based incentive programs for use of public transit and improve awareness of such programs.

CIR-6.12 Increase public education about public transit options.

CIR-6.13 Continue to require new development to submit a Trip Reduction Plan, if applicable, in compliance with the Transportation Demand Management Ordinance.

CIR-6.14 Encourage employers to provide employee incentives for utilizing alternatives to the automobile (i.e., carpools, vanpools, buses, flex time, telecommuting, bicycling, and walking, etc.).

CIR-6.15 Utilize vehicle miles traveled (VMT) as the performance measure to be used for CEQA transportation analyses conducted in the City in order to be consistent with SB 743. VMT will be the performance measure for both land development and transportation projects as of July 1, 2020.

GOAL CIR-7 **Residential areas and activity centers are accessible to all pedestrians, including persons with disabilities or having special accessibility needs.**

POLICIES

CIR-7.1 Encourage future developments to provide an internal system of sidewalks/pathways linking schools, shopping centers, and other public facilities with residences.

CIR-7.2 Require pedestrian access from the interior of new residential areas to public transit stops.

CIR-7.3 Encourage safe pedestrian walkways and ensure compliance with the Americans with Disabilities Act (ADA) requirements within all developments.

CIR-7.4 Consider the development and implementation of Pedestrian Friendly Street Standards.

CIR-7.5 Provide pedestrian amenities such as benches, trees, landscaping, and shade trees to encourage people to walk to destinations.

CIR-7.6 Promote improved demand responsive transit services for elderly and disabled persons.

CIR-7.7 Ensure visibility and access for pedestrians and encourage the removal of barriers (walls, fences) to allow for safe and convenient movement.

CIR-7.8 Work with Riverside County Transportation Commission, local retirement homes, the Senior Center, and other community groups to expand affordable and reliable transportation options for older adults and disabled persons.

CIR-7.9 Identify and map cooling centers in locations accessible to vulnerable populations and establish standardized temperature triggers for when they will be opened. Educate residents on heat-related risk and strategies to prevent heat-related illness.

GOAL CIR-8 **Development, expansion, and maintenance of a network of bicycle, pedestrian, and multi-use trails that allows residents to travel between parks, schools, neighborhoods, and other major destinations without driving.**

POLICIES

CIR-8.1 Create, update, and implement a master plan for non-motorized travel throughout the City, including multi-use trails, off-street paved bikeways, on-street bikeways, and related amenities.

CIR-8.2 Promote bicycle and pedestrian trails along major home to work and other travel routes.

CIR-8.3 Consider roadway design guidelines for new development and for capital improvement plans that enhance bicycle and pedestrian connectivity and safety.

CIR-8.4 Consider that 6- to 8-lane arterial roads provide a 5- to 6-foot-wide tree buffer (parkway) between pedestrians and through traffic.

CIR-8.5 Separate multi-use trails from roadways where feasible, or design multi-use trail crossing to occur at controlled intersections.

CIR-8.6 Establish guidelines for new development projects to include multi-use trails that connect to schools, parks, Historic Downtown, and other neighborhoods in the community.

CIR-8.7 Review and pursue opportunities to develop a trail head from the Murrieta Equestrian Park to the Santa Rosa Plateau and other adjacent areas.

CIR-8.8 When different uses are developed adjacent to each other – such as new commercial adjacent to new residential – require them to provide high-quality pedestrian amenities and connections between each other to the greatest degree possible.

CIR-8.9 Create cyclist and pedestrian connections through cul-de-sacs and across other barriers, connecting neighborhoods with each other and the citywide trail system. When feasible, consider purchasing easements across private land for priority pedestrian connections.

CIR-8.10 Work with adjacent property owners to create an interconnected trail that extends along the public right-of-way, which will benefit business by increasing exposure and access, and benefit the community through encouraging fitness, improved access, and a connected community.

CIR-8.11 Coordinate the location of multi-use trails to connect with regional trail systems, where feasible.

CIR-8.12 Pursue funding or grant opportunities to plan, construct, and maintain pedestrian, bicycle, and multi-use trails.

CIR-8.13 Maintain a map or maps of current bikeways and multi-use trails, and make the map(s) available to the public.

CIR-8.14 Partner with schools, employers, and community groups to teach bicycle and pedestrian safety in schools and workplaces and to educate residents about the benefits of walking and bicycling.

CIR-8.15 Consider changing the name of the "Traffic Commission" to the "Transportation Commission," and revise its scope to explicitly address all forms of transportation including automobile, bicycle, pedestrian, public transportation, and ADA enhancements.

GOAL CIR-9 An adequate supply of private off-street and public parking.

POLICIES

CIR-9.1 Ensure development projects comply with the parking requirements identified in the Development Code.

CIR-9.2 Encourage provision of joint-use and public parking facilities where needed by special assessment districts or other mechanisms.

CIR-9.3 Work cooperatively with developers and the business community to develop funding mechanisms for the construction of future parking facilities.

CIR-9.4 Consider reducing or waiving minimum parking requirements for development projects that implement Transportation Demand Management programs and/or are located near transit nodes.

CIR-9.5 Design dense nodes of commercial and retail businesses with no off-street parking that can be served by public parking garages so people can park once for multiple purposes.

CIR-9.6 Update the City's parking requirements in the Development Code to require bicycle parking and storage for all new development or redevelopment projects.

5.6 IMPLEMENTATION OF THE ELEMENT

Implementation of the Circulation Element involves several City departments including, but not limited to, Public Works & Engineering, Planning, and Community Services Departments. Traffic impact analysis requirements for individual development projects would continue to be used to effectively determine the operational effect of development projects on the circulation system and define appropriate improvements which adequately address project traffic increases. Continued maintenance and updates/refinements of inputs to the City's Buildout Traffic Model will allow the City to monitor the effect of on-going development approvals on ultimate circulation system needs. The City's Capital Improvement Program (CIP) will continue to be used to identify and plan for infrastructure improvements, including new or upgraded facilities and the maintenance of existing facilities.

There are a variety of funding sources and mechanisms the City would consider to fund infrastructure improvements including, but not limited to, Development Impact Fees, Transportation Uniform Mitigation Fee (TUMF), Redevelopment Agency Funds/Programs, and Grant Funds, as well as other State and County funding programs.

Exhibit 5-1, High Speed Rail

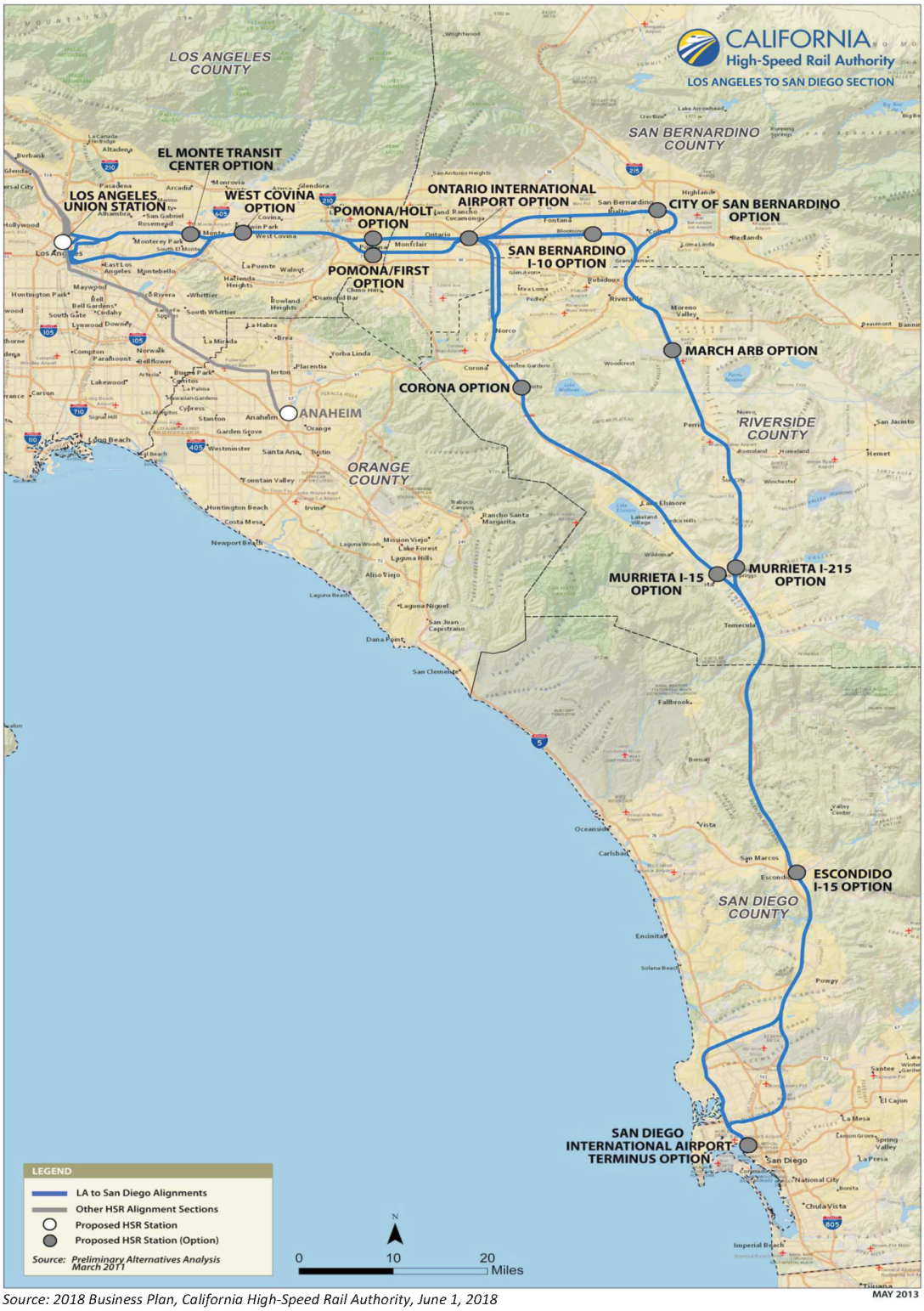
Source: 2018 Business Plan, California High-Speed Rail Authority, June 1, 2018

RICK ENGINEERING COMPANY

Proposed Statewide High Speed Rail Project

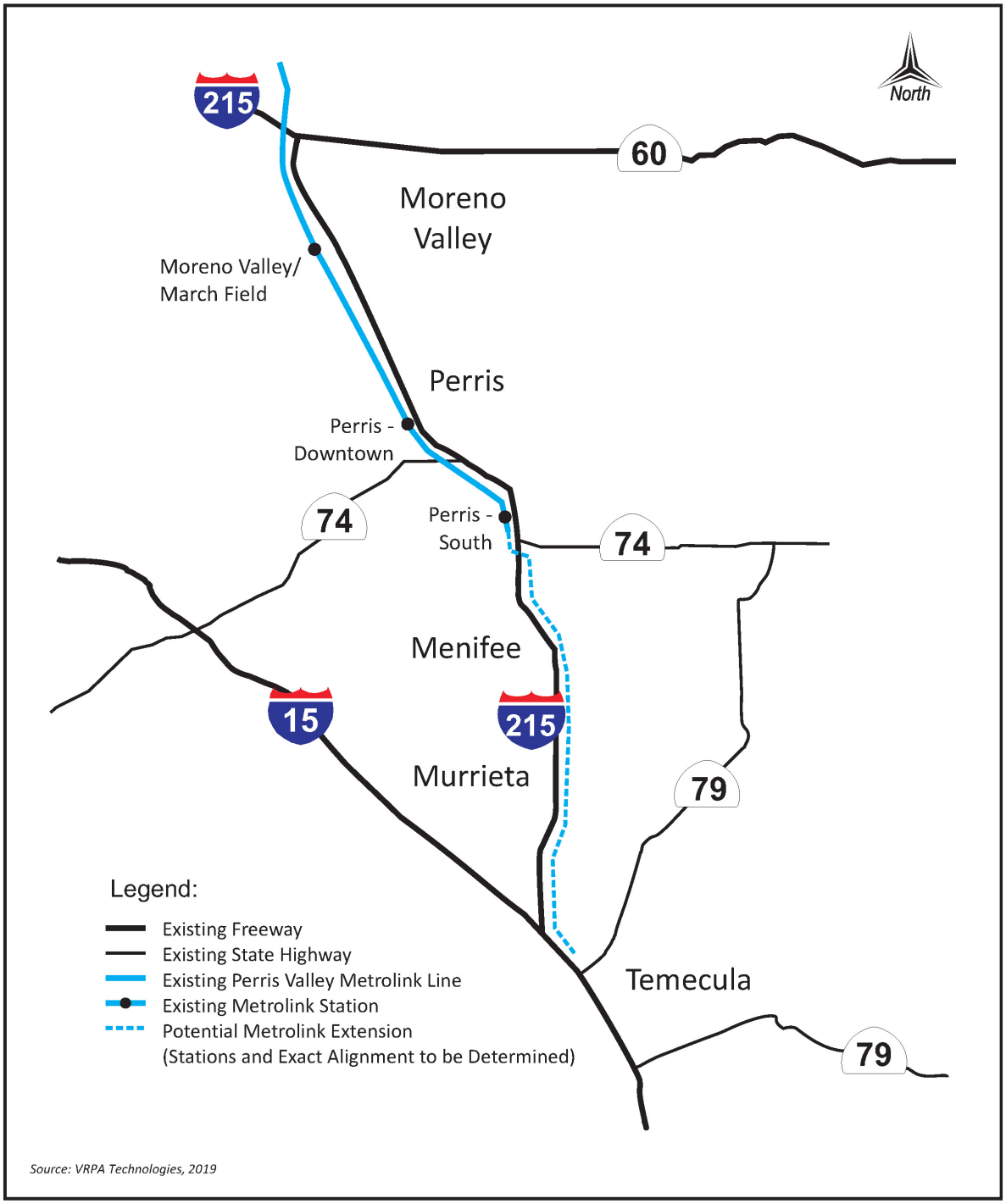
Exhibit 5-1

Exhibit 5-2, High Speed Rail, Southern California.



Source: 2018 Business Plan, California High-Speed Rail Authority, June 1, 2018

Exhibit 5-3, Metrolink Extension

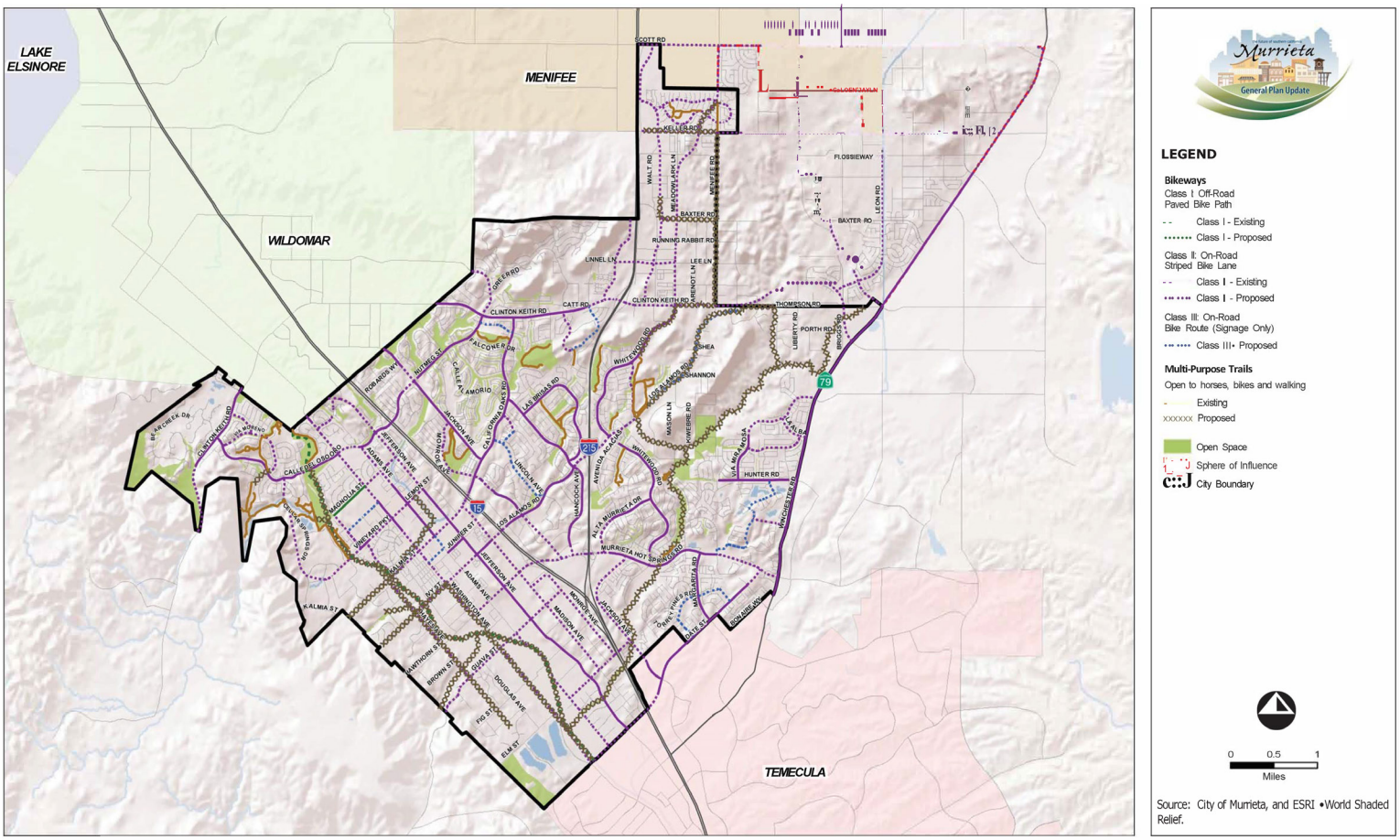


RICK ENGINEERING COMPANY

Potential Metrolink Perris Valley Line Extension to Murrieta/Temecula

Exhibit 5-3

Exhibit 5-4, *Trails and Bikeways*



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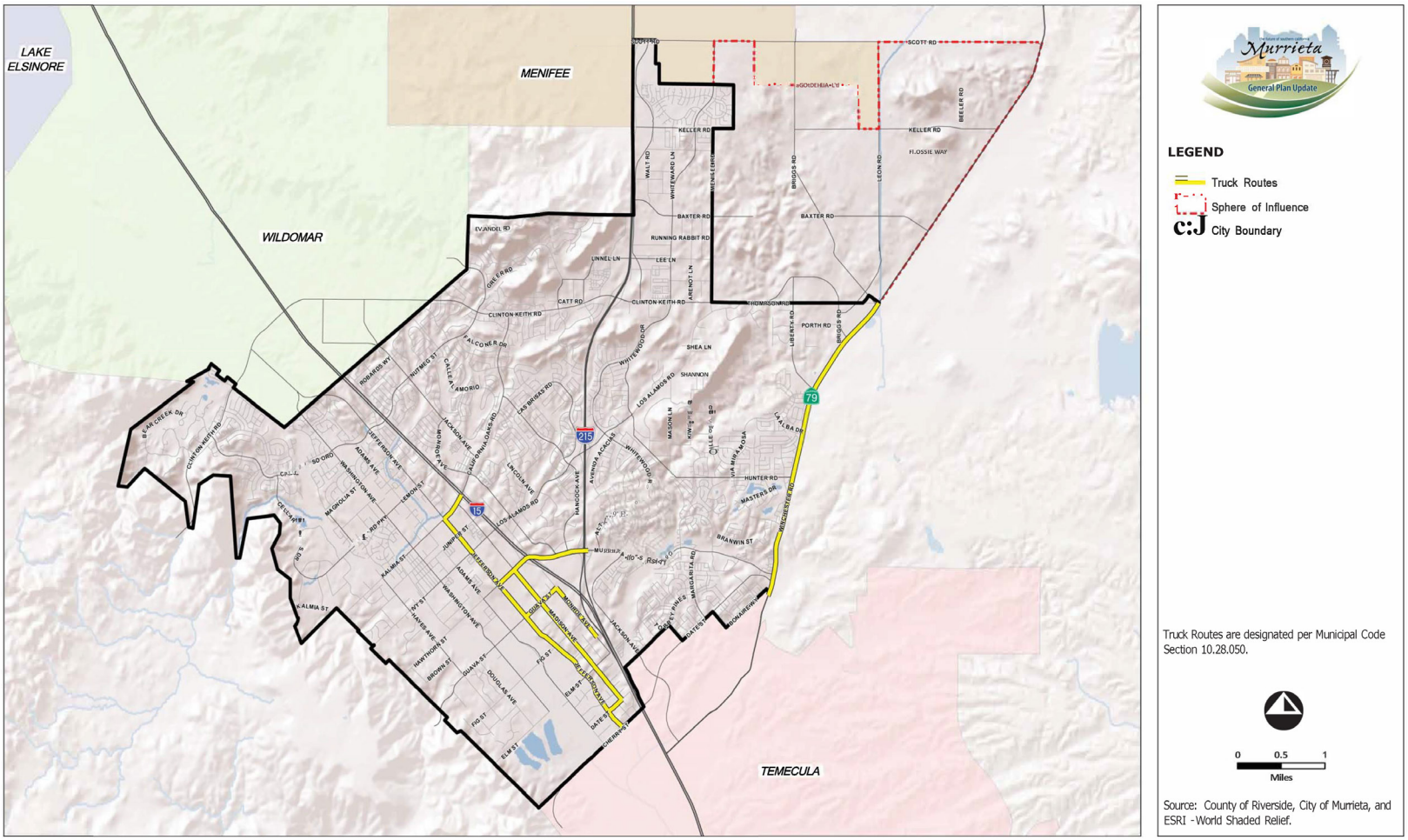
Trails and Bikeways

Exhibit 5-4

Exhibit 5-5, *Potential Truck Routes*



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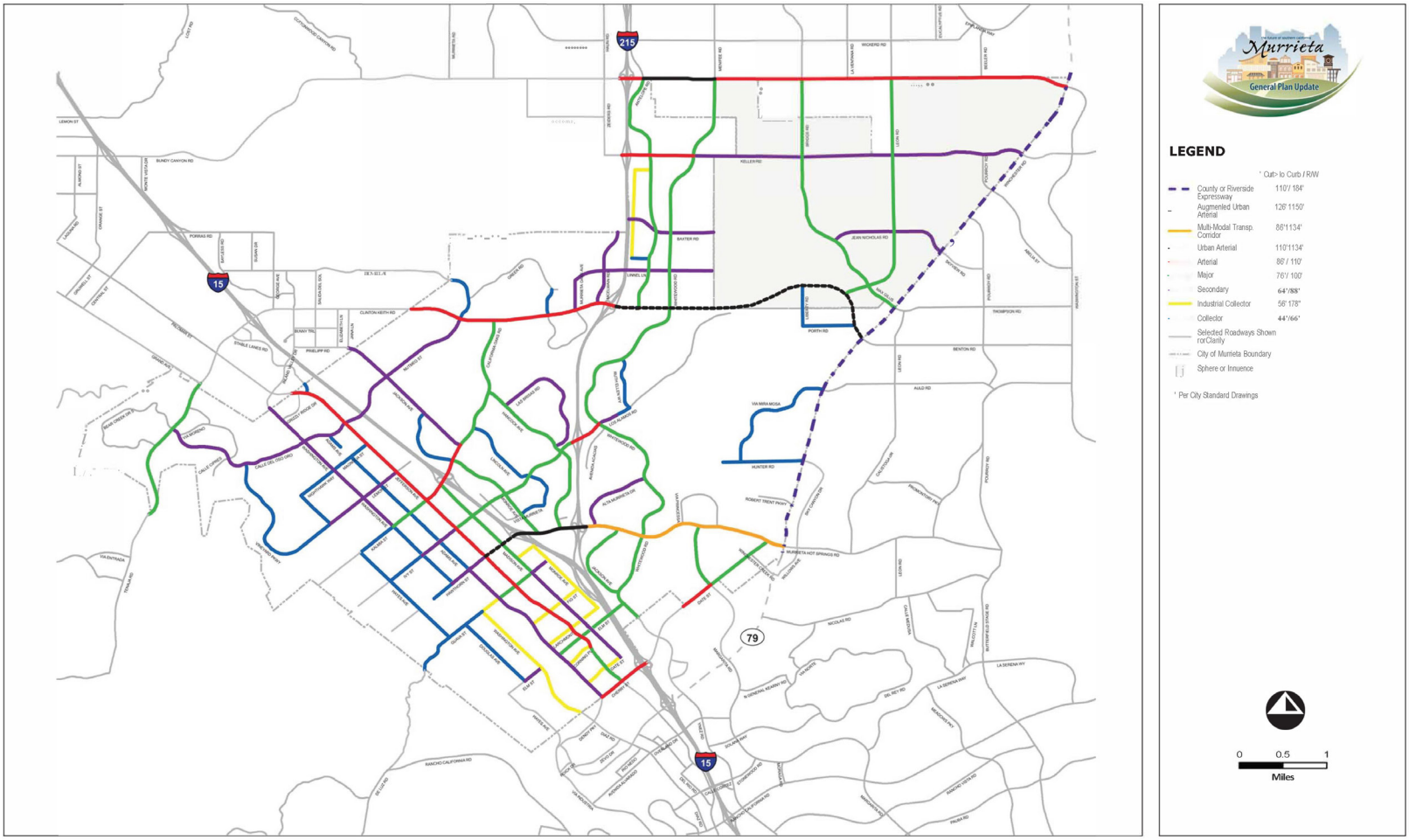
Potential Truck Routes

Exhibit 5-5

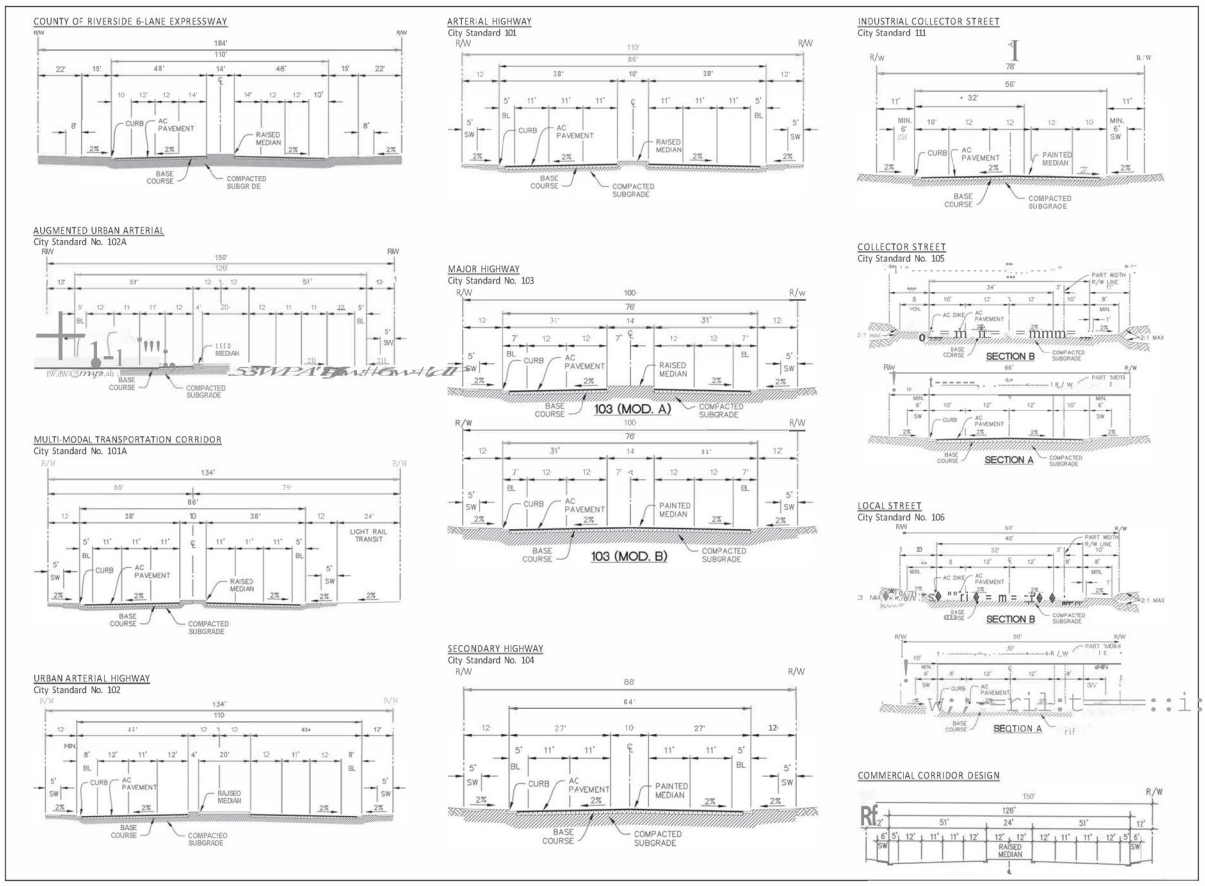
Exhibit 5-6, *General Plan 2035 Circulation Map*



General Plan 2035 Circulation Map

Exhibit 5-6

Exhibit 5-7, *Typical Street Sections*



STREET SECTIONS SHOWN

- County of Riverside 6-Lane Expressway
- Augmented Urban Arterial
- Multi-Modal Transportation Corridor
- Urban Arterial Highway
- Arterial Highway
- Major Highway
- Secondary Highway
- Industrial Collector Street
- Collector Street
- Local Street
- Commercial Corridor Design

Source: City of Murrieta, Department of Public Works, Standard Drawings, Section 100, Typical Street Sections, Ordinance No. 429-09, Effective January 14, 2010.

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Typical Street Sections

Exhibit 5-7

Chapter 6
Infrastructure Element

6.1 INTRODUCTION

In order to accommodate sustainable growth of Murrieta's resident population and employment centers, the City must actively plan for and allocate resources to infrastructure systems. This Element addresses Murrieta's facilities for water, wastewater, flood control, storm drainage, electricity and natural gas. It identifies infrastructure issues that affect General Plan implementation, seeking to ensure that adequate infrastructure is provided with all new development projects, and that infrastructure is maintained and upgraded as needed. This Element also seeks to encourage the expansion of recycled water systems throughout the City, as an important part of ensuring sufficient water supplies.

6.2 AUTHORITY FOR ELEMENT

California *Government Code* Section 65302 (b) requires that the General Plan include *"local public utilities and facilities, all correlated with the land use element of the plan."*

6.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

WATER SUPPLY

The water supply in Murrieta comes from local sources of groundwater and surface water, imported water from the Metropolitan Water District's Colorado River Aqueduct and the State Water Project, recycled water reclamation facilities, and water transfers and exchanges.

Water is provided throughout most of the City by four water districts:

- Western Municipal Water District (WMWD)
- Eastern Municipal Water District (EMWD)
- Rancho California Water District (RCWD)
- Elsinore Valley Municipal Water District (EVMWD)

Their district boundaries are shown in *Exhibit 6-1*, *Water District Service Area Boundaries*. A portion of northeast Murrieta is not served by any water district, and residents in this area rely

on wells; this area is commonly referred to as the “keyhole.” Other, smaller areas throughout the City also lie outside the boundaries of all the water districts.

Due to the varied topography in Murrieta, providing sufficient water pressure can be a challenge. Each water district maintains multiple pressure zones in the City with pump stations and reservoirs. In some areas, such as the western edge of the WMWD area, private pumping systems may be necessary to maintain adequate pressures beyond the meter connection.

The water suppliers are planning to meet increased demand and reduce dependence on imported water. Their plans include water storage and groundwater recharge, treatment of wastewater to supply recycled water, and treatment of other non-potable water sources to increase potable water supply. Brief summaries of some of the districts’ plans are identified below:

- EMWD is seeking to increase water supplies through investment in facilities that treat wastewater, groundwater, and raw water from the State Water Project. In addition, EVMWD plans to increase its supplies of imported water and add wells.
- WMWD plans include developing additional storage and pipeline infrastructure, and seeking diversions from the Santa Ana River.
- RCWD plans to create additional wells and construct a facility to reduce the salinity of recycled water for agricultural use.
- Groundwater recharge is part of most plans to ensure future water supplies. RCWD plans to expand groundwater recharge in the Pauba Valley Basin. EVMWD has prepared a groundwater management plan for the Elsinore Basin to reduce overdraft and improve groundwater supply reliability, which includes replenishment. EMWD does not draw groundwater in the southern part of its service area, where Murrieta lies, but is involved in groundwater recharge in the San Jacinto Watershed.

All four water districts have adopted Urban Water Management Plans (UWMP), the purpose of which is to review current and future water resources, and to establish and maintain water conservation programs for a 25-year planning horizon.

WASTEWATER

Murrieta’s sewage (or wastewater) system consists of both public and private facilities. Developments located outside the public sewer system use on-site septic systems. Septic systems are regulated by the County of Riverside Department of Environmental Health.

Wastewater collection for the City and Sphere of Influence areas is provided by the same four water districts that provide potable water: WMWD, EMWD, RCWD, and EVMWD. Only RCWD and EMWD provide wastewater treatment; RCWD operates two water reclamation plants within the City of Murrieta. Wastewater flows from the other districts discharge into RCWD and EMWD interceptors for treatment.

With continued growth expected to increase demand for wastewater treatment, both EMWD and RCWD plan to expand the capacity of the treatment facilities serving Murrieta, which are respectively, the Temecula Valley Regional Water Reclamation Facility and the Santa Rosa Water Reclamation Facility.

RECYCLED WATER

Wastewater that has gone through tertiary-level treatment can be used as recycled water to irrigate crops and landscaping, so that potable water does not have to be used for these purposes. Water districts also use or plan to use recycled water to replenish groundwater and surface water sources. EMWD, RCWD, and EVMWD plan to expand their use of recycled water to boost water supplies.

EMWD operates a recycled water system, with costs and responsibilities shared through an agreement with RCWD and EVMWD. EMWD has a mandatory recycled water use ordinance requiring customers to use recycled water for appropriate permitted uses, when it is available. RCWD also operates a recycled water system and seeks to provide tertiary treated wastewater to golf courses and major park areas. Accordingly, RCWD non-domestic water mains provide recycled water to these types of uses in the northwest parts of Murrieta, including the Bear Creek and Colony Golf Courses.

Mains for recycled water run through Murrieta west of the I-15 Freeway, along Washington Avenue and Adams Avenue. Other mains exist south of the City boundary in Temecula, entering Murrieta along Winchester Road north of Robert Trent Jones Parkway; there are service connections in the neighborhood west of French Valley Airport.

STORM DRAINAGE

Storm water drainage infrastructure within the City consists of a network of natural and improved streams, storm channels, storm drains, and catch basins. Some regional master planned facilities over 36 inches in diameter are owned and maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD) with the remainder owned and maintained by the City when located within public right of way or easements, and all non-master planned facilities smaller than 36 inches in diameter are maintained by the City when located within public right of way or easements.

Storm water from the City and most of the Sphere of Influence that is not absorbed into the ground flows eventually to Murrieta Creek and its tributary Warm Springs Creek. Much of Murrieta Creek and sections along Warm Springs Creek lack formal flood control systems, and as a result drainage is haphazard in the less developed areas of the City, even with moderate rain. Murrieta Creek currently lacks the capacity to convey 100-year storm flows through the City.

A Master Drainage Plan prepared by RCFCWCD identifies improvements that would provide flood protection for both existing and future development within the City west of Interstate 15. The plan proposes improvements to Murrieta Creek eleven miles of earthen channel from Rancho California Road in Temecula to Clinton Keith Road in Wildomar, and a network of channels and underground storm drains. Many of the lines in the Murrieta Creek Drainage Plan have been constructed.

In addition, the U.S. Army Corps of Engineers and RCFCWCD are coordinating the Murrieta Creek Flood Control, Environmental Restoration and Recreation Project, along with the City of Murrieta and City of Temecula. This four-phase project includes channel improvements and a 250-acre detention basin with a natural riverine system. Besides providing flood protection, the detention basin is designed to improve groundwater recharge. Flood control is discussed more extensively in the Safety Element.

GROUNDWATER RECHARGE

Strategies for retaining storm water and allowing percolation not only reduce demand on flood control facilities, but have the added benefit of recharging groundwater, which is an important source of water for Murrieta. Groundwater recharge can be integrated into the design of development projects by preserving natural drainage courses, encouraging the use of pervious surfaces, and creating areas for water retention and infiltration. Recharge techniques that may be used on-site or off-site include recharge ponds, injection points, and storm water retention ponds.

ENERGY UTILITIES

Electricity and natural gas are provided by utilities that operate independently of the City. Any new developments must provide verification from the utilities that they are able to accommodate the additional demand for service. Besides facilitating the extension of energy services, the City can play a role in the supply of energy by promoting energy conservation and local installation of renewable energy systems.

Electricity

Electrical power is provided to Murrieta by the Southern California Edison Company (SCE). There are a total of six existing substations that service the area; three are located within the City limits. SCE maintains and operates the transmission and distribution infrastructure necessary to provide electricity to end users throughout its entire service area. SCE provides electricity to approximately 13 million people, 180 cities and communities in 50,000 square miles of service area, encompassing 11 counties in central, coastal and southern California.

A growing percentage of the energy supplied by SCE is from renewable sources: wind, geothermal, solar, biomass, and small hydroelectric.

Locally, SCE is in the process of developing the Triton transmission substation, a new 115/12 kilovolt substation that would serve the cities of Temecula, Murrieta, and unincorporated southwestern Riverside County. The substation would be located in the City of Temecula with the purpose of strengthening SCE's electrical network to maintain reliability and meet the area's forecasted electrical demands.

Wind turbines on residential lots can reduce household consumption of utility-supplied electricity. In order to promote the safe, effective, and efficient construction and use of non-commercial wind energy conversion systems on rural residential lots, the Murrieta City Council adopted Ordinance No. 408-08 establishing standards for these systems in the Rural Residential District.

Natural Gas

The City of Murrieta receives its natural gas service from the Southern California Gas Company (SCG), a subsidiary of Sempra Energy. Currently SCG is the nation's largest natural gas distribution utility, serving approximately 20.5 million customers throughout 20,000 square miles of central and southern California.

The City of Murrieta does not have any natural gas storage facilities. Natural gas is brought to the City through an existing network of gas transmission pipelines, and distributed through existing mains located under City streets, which can be extended to serve new projects.

In northeast and southwest areas of the City where natural gas infrastructure is not available, homes or businesses use propane gas. Individual propane tanks are located on the property and the owners or occupants execute private agreements with propane companies to maintain and refill the tanks.

6.4 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

There are close connections between Murrieta's water supply, wastewater, flood control, and storm drainage. Water used indoors becomes wastewater, while water used to irrigate landscaping may enter the storm drain system. Water conservation measures, therefore, reduce demand for water supply and also for infrastructure that handles wastewater and storm drainage. Conversely, storm water can become part of Murrieta's water supply if it is allowed to recharge groundwater aquifers. Wastewater that is treated is another important water source, whether provided directly through recycled water infrastructure or used to recharge aquifers. Finally, measures that improve groundwater recharge from storm water can reduce demand for flood control facilities while also boosting local water supplies.

Energy efficiency and local production of renewable energy not only reduce demand for energy supplied from outside the area, but fit into the City's overall efforts to promote environmental sustainability.

WATER SUPPLY

Water management will continue to be a challenging venture as the City grows and water supplies throughout California are tight. The City will support water district efforts to develop a more reliable, diverse, and sustainable portfolio of water supplies while also promoting water conservation and groundwater recharge. Related goals and policies are found in the Conservation Element.

The lack of water infrastructure in certain areas of the City, such as the northeastern portion, may be a limiting factor to future development. The City will encourage property owners to annex to water districts in these areas.

WASTEWATER

The City must continue to coordinate with the water districts to make sure new development does not exceed the capacity of wastewater conveyance and treatment facilities, and pays its fair share to increase capacity of those facilities. Water conservation will be a key factor in reducing the amount of wastewater generated per household. Further development in areas of the City where sewer infrastructure is not available may require additional alternative on-site water treatment systems. The City will encourage annexation to water districts in these areas for wastewater facilities.

RECYCLED WATER

Increased use of recycled water for irrigation and other appropriate uses is essential to reduce the demand for potable water. Interagency coordination among the water districts will continue to be important as they upgrade facilities for water treatment and expand distribution systems. The City will support the water districts in their efforts to promote the use of recycled water, and to expand recycled water facilities throughout the City.

STORM DRAINAGE

New development will add impervious surfaces and irrigated areas within the Murrieta Creek drainage basin. To minimize surface water runoff and nuisance flows to storm drains, the City will encourage new development to incorporate Low Impact Development (LID) strategies and landscape design that minimizes the need for irrigation. Related goals and policies are found in the Conservation Element.

To accommodate new growth and revitalization, the City and the Riverside County Flood Control and Water Conservation District should continue to maintain and replace aging storm drain systems and minimize the adverse effects of urbanization upon drainage and flood control facilities. Additional information regarding flooding can be found in the Safety Element.

When it rains, pollutants such as trash, litter, silt, automotive chemicals, animal waste, and other contaminants are washed into the storm drains. The Federal Pollution Control Act prohibits the

discharge of any pollutant into navigable waters from a point source unless the discharge is authorized by a National Pollutant Discharge Elimination System (NPDES) permit. The City of Murrieta participants in the NPDES permit program through a partnership with County of Riverside, all cities within Riverside County, and the Riverside County Flood Control and Water Conservation District.

The City will continue to coordinate with the Riverside County Flood Control and Water Conservation District to provide for drainage and flood control infrastructure. Impact fees for the construction and maintenance of storm drains will be critical to ensuring that adequate capacity is achieved for the 100-year storm.

GROUNDWATER RECHARGE

The City will promote Low Impact Development and other techniques for groundwater recharge in new developments. Whenever possible, the natural function of creeks and other drainage courses will be preserved when this does not interfere with flood control. Murrieta will also continue collaborative efforts to secure funding for completion of the Murrieta Creek Flood Control, Environmental Restoration and Recreation Project. Related goals and policies are found in the Conservation Element.

ENERGY UTILITIES

The City of Murrieta is dedicated to using energy more efficiently in its municipal operations, as well as promoting energy efficiency and renewable energy production throughout the community. Installations of photovoltaic solar panels and non-commercial wind turbines will be encouraged. Related goals and policies are found in the Conservation Element.

6.5 GOALS AND POLICIES

COORDINATED INFRASTRUCTURE

GOAL INF-1	**New development and redevelopment is coordinated with the provision of adequate infrastructure for water, sewer, storm water, and energy.**

POLICIES

INF-1.1 Encourage future development to occur in areas where infrastructure for water, sewer, and storm water can most efficiently be provided.

INF-1.2 Discourage development in areas without connections to existing infrastructure, unless infrastructure is being provided.

INF-1.3 Encourage the annexation of unserved areas into water district service areas.

INF-1.4 Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.

INF-1.5 Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.

INF-1.6 Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.

INF-1.7 Encourage the preparation and updates of master plans by the appropriate providers or agencies to conduct detailed long-range planning to ensure the efficient provision of public services, infrastructure, and/or utilities.

INF-1.8 Consult with water districts and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that fee structures are sufficient for new development and redevelopment to pay its fair share of the cost of infrastructure improvements for water, sewer, and storm water.

INF-1.9 Encourage the water districts to proactively manage their assets through the maintenance, improvement, and replacement of aging water and wastewater systems to ensure the provision of these services to all areas of the community.

INF-1.10 Encourage the water districts to improve water and wastewater services in a way that respects the natural environment.

INF-1.11 Ensure sufficient levels of storm drainage service are provided to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.

INF-1.12 When managed by the City, continue to maintain and replace aging storm drain systems to ensure the provision of these services to all areas of the community.

INF-1.13 Cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.

INF-1.14 Continue to participate with other agencies on public education and outreach materials for countywide distribution to focus on public education and business activities with the potential to pollute. Distribute Best Management Practices (BMP) guidance for business activities, including but not limited to, mobile detailing, pool maintenance, restaurant cleaning operations, and automotive service centers.

INF-1.15 Continue to implement the City's residential informational and outreach program by providing homeowners with Best Management Practices (BMP) for activities such as, but not limited to:

- Disposal of fats, oils, and grease
- Disposal of garden waste
- Disposal of household hazardous waste
- Disposal of pet waste
- Garden care and maintenance
- Vehicular repair and maintenance
- Vehicular washing

INF-1.16 Continue to annually report the City's activities as part of its submittal to the San Diego Region Water Quality Control Board. Activities the City should report on include, but are not limited to:

- Litter Control
- Solid Waste Collection/Recycling
- Drainage Facility Maintenance
- Catch Basin Stenciling
- Street Sweeping

INF-1.17 Consider incorporating water quality features into new or redevelopment projects with sufficient land area. These features could address both project-specific and other local impacts.

INF-1.18 Minimize the adverse effects of urbanization upon drainage and flood control facilities.

INF-1.19 Encourage the City and the Riverside County Flood Control and Water Conservation District improve the storm drain system in a way that respects the environment.

INF-1.20 When considering development and City annexations, include assessment of all impacts to public facilities, services, and infrastructure, and identify any necessary mitigation.

INF-1.21 Encourage the use of specific plans, development agreements, or mechanisms that specify the nature, timing, cost, and financing mechanisms to be used to fund water, wastewater, and/or storm drainage improvements and services.

INF-1.22 Work with property owners to establish a financing mechanism, such as financing districts, to provide infrastructure and maintenance in major employment locations and corridors, such as the North Murrieta Business Corridor, South Murrieta Business Corridor, and at the confluence of the I-15 and I-215 Freeways.

INF-1.23 Utilize, where appropriate, public financing mechanisms, such as special assessment or community facilities districts to improve existing infrastructure or to install infrastructure in needed areas/or areas to stimulate development.

RECYCLED WATER

GOAL INF-2 Infrastructure for recycled water is expanded throughout Murrieta for irrigation and other non-potable uses.

POLICIES

INF-2.1 Support water district efforts to promote the use of recycled water where infrastructure is available, and to expand infrastructure where it does not currently exist.

INF-2.2 Work with the water districts to explore options for expanding recycled water pipelines to serve City parks and facilities that are near existing infrastructure, such as California Oaks Sports Park and Town Square.

INF-2.3 Continue to require installation of recycled water systems for landscaping, unless there is an exemption from the applicable water district.

INF-2.4 Encourage other major users of irrigation, such as schools and private golf courses, to connect to nearby recycled water pipelines.

INF-2.5 Coordinate with water districts to encourage innovative demonstrations of non-potable uses for recycled water and/or groundwater recharge in City facilities and industrial applications.

Refer to related goals and policies in the Conservation Element: Goal CSV-3 and Policies CSV-3.1 through CSV-3.5, and Goal CSV-4 and Policies CSV-4.1 through CSV-4.7 address storm water management and groundwater recharge.

CAPITAL IMPROVEMENT PROGRAM

GOAL INF-3 A satisfactory Capital Improvement Program.

POLICIES

INF-3.1 Ensure that the Capital Improvement Program (CIP) meets the City's needs.

INF-3.2 Ensure that the Capital Improvement Program (CIP) meets Measure A, or other appropriate local, regional, or State, requirements.

INF-3.3 Amend as necessary and adopt a Capital Improvement Program.

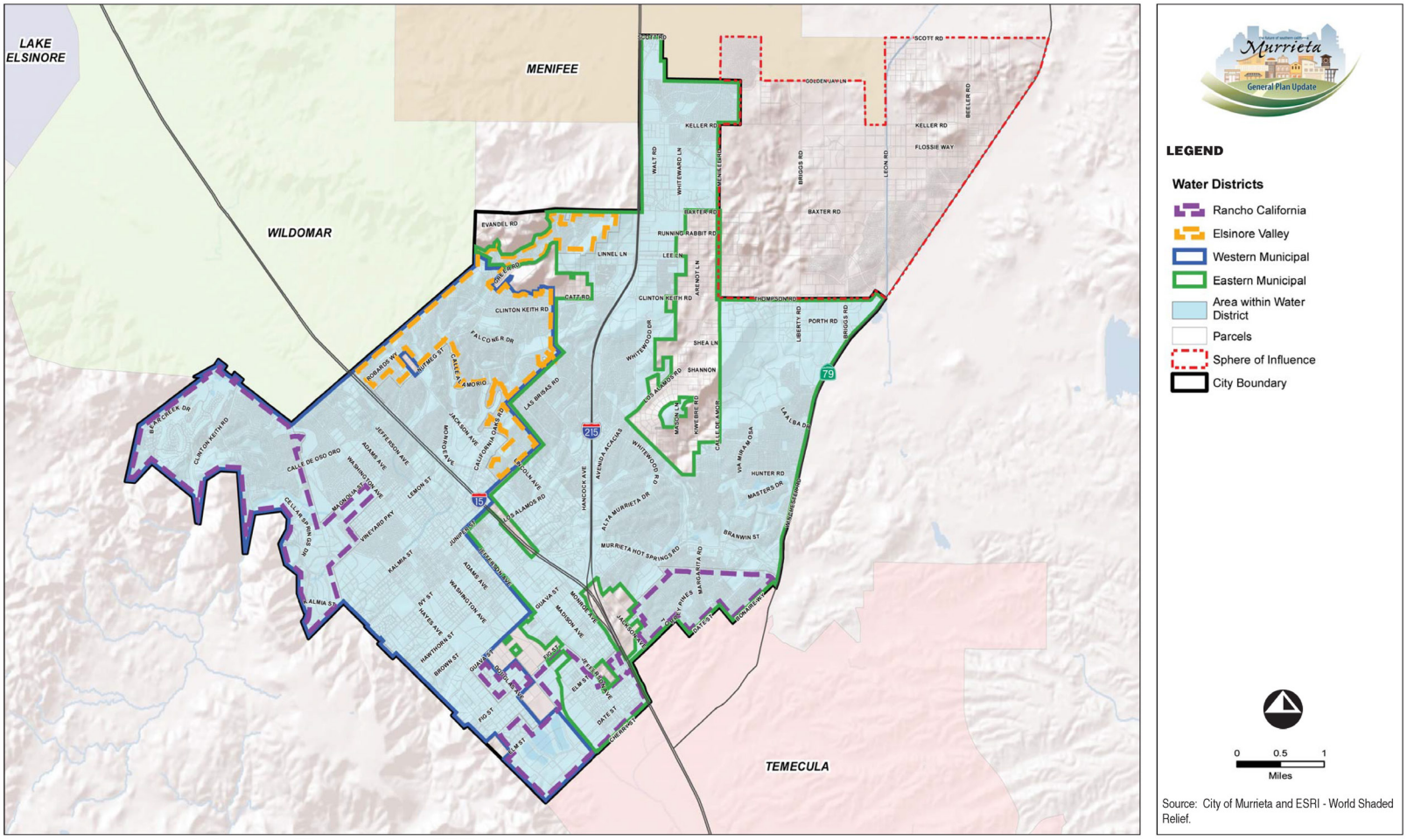
INF-3.4 Bolster and/or upgrade existing transportation facilities and infrastructure that the City maintains that are determined to be vulnerable to extreme weather to make them more resilient to periods of extreme weather events.

6.6 IMPLEMENTATION OF THE ELEMENT

Most of the infrastructure discussed in this Element is built and maintained by entities operating independently of the City of Murrieta. However, the City supports water, sewer, and storm water infrastructure by collecting impact fees from new development. The City has the most direct influence over the construction and maintenance of storm drains, and can direct the construction of other storm water infrastructure in private developments. Larger flood control efforts require coordination with Riverside County Flood Control and Water Conservation District, as well as the U.S. Army Corps of Engineers and neighboring jurisdictions. The City's role in ensuring the provision of water and sewer services is to coordinate land use planning with the water agencies providing those services, and encourage annexation of areas not yet within the service areas of water districts. For those facilities under the City's jurisdiction, it is important that the City's Capital Improvement Program include provisions for new or upgraded facilities, as well as the maintenance of facilities.

Electricity and gas service is provided by utilities on a development-by-development basis, and the City requires new development to verify that service will be available. The City can also contribute to future energy supplies by facilitating efforts to generate renewable energy locally.

Exhibit 6-1 Water District Service Area Boundaries



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Water District Service Area Boundaries

Exhibit 6-1

Chapter 7
Healthy Community Element

7.1 INTRODUCTION

The purpose of this Healthy Community Element is to promote the health, safety, and general welfare of Murrieta's residents, workers, and visitors. It highlights the connections between health and the physical, social, and economic environment, and provides an overarching strategy for achieving and maintaining a healthy community. The Element begins by describing the legal and logical basis for creating a Healthy Community Element; is followed by key health conditions and determinants in Murrieta; and continues with the Vision and Key Concepts for health in Murrieta. The centerpiece of the Element is a set of explicit goals and policies to promote a healthy community. The summary of key health conditions and determinants – are organized according to the following key topics:

- Healthy Economy
- Citywide Health
- Land Use and Urban Design for Health
- Environmental Health
- Safe, Sustainable, and Active Transportation
- Public Spaces for Physical Activity and Social Cohesion
- Healthy Goods and Services

The following Community Priorities relate most directly to this Element:

- Provide abundant parks and facilities for recreational activities, and cultural amenities.
- Improve roadway networks to reduce traffic, and provide a citywide system of bicycle lanes and recreational trails that improve accessibility without a car.
- Improve health care within the City, and continue to provide excellent school, police, fire, library, and recreation services.

7.2 AUTHORITY FOR ELEMENT

Health and city planning have been closely connected for a very long time. In fact, the health crises created by rapid industrialization and urbanization during the late 19th and early 20th centuries were the impetus for much of modern planning and zoning. Faced with the rampant spread of diseases such as cholera, and with the frightening health effects of locating industrial

pollution sources like coal-fired manufacturing plants within close proximity to high-density residential urban areas, city planners began requiring basic infrastructure to protect public health – like sewer treatment and garbage disposal – and zoned city blocks to buffer residential areas from polluting industries. The result was the Federal Zoning Enabling Act, which enabled modern zoning and is still the legal rationale for land use regulation and planning across the country. Similarly, the landmark 1926 U.S. Supreme Court decision *Village of Euclid vs. Ambler Realty Co* cited preservation of public health as one of the basic responsibilities of local government. It interpreted zoning as an extension of the local police power to promote the "health, safety, and general welfare" of a community, a legal rationale that still holds sway in the United States today.

Continuing research about a variety of topics, including transportation, air and water quality, economics, nutrition, environmental health, and the design of parks and public spaces, has confirmed a common-sense observation:

> **Your physical surroundings (where you live, work, and play) impacts your health and your day-to-day behavior.**

Since the goal of the General Plan is to create a long-term vision for the City's physical form and character, it provides a fundamental opportunity to promote community health for the long-term. Local governments are not specifically mandated by the State of California *Government Code* (Section 65302) to address health in general plans. However, this Healthy Community Element is consistent with *Government Code* Section 65303, which authorizes local jurisdictions to adopt additional elements to those required by state law when they relate to the physical development of the jurisdiction.

7.3 SETTING THE CONTEXT: COMMUNITY HEALTH CONDITIONS AND DETERMINANTS

A person's or population's health status is determined by a mix of genetics, surrounding environment, and behavior. One's environment can have a direct effect on health, such as if someone is regularly exposed to tobacco smoke or contaminated water. It can also influence day-to-day behavior, such as what someone eats or how much exercise they get. The goal of healthy community planning is to create a built environment that limits exposure to health risks while also supporting healthy behavior and lifestyles.

The following section summarizes the existing health conditions and determinants in Murrieta, identifying some of the key issues that are addressed in the subsequent goals and policies. For additional detail, including a more detailed review of literature and academic research about the connections between planning and health, refer to the General Plan Existing Conditions Background Report and the Community Vision Report.

HEALTHY ECONOMY

Income is one of the strongest determinants of health status. When people have access to high quality employment that pays a living wage, they are more likely to have access to health care, and they can more likely afford basic necessities such as healthy food and housing to support their health. Additionally, people with higher incomes incur less psychosocial stress about how to make ends meet.

The number of jobs in a community in proportion to the amount of housing available is an important indicator of both the availability of housing for the City's workforce, and the availability of jobs for City residents. The need to travel long distances for work or for housing increases time spent driving, which negatively impacts physical health and decreases levels of social engagement. A lack of jobs can also diminish economic vitality, competitiveness, and sustainability.

A small fraction of the City's labor force is employed in jobs within Murrieta. Most of the City's labor force must commute to areas outside the City for employment. Residents with higher education and occupational skills are largely commuting out of the City for work. However, Murrieta has seen great growth in labor force in recent years, with a 16.1% increase in jobs from 2013 to 2018, during that same time span, population increased by only 6.3%. While the City started out as a commuter hub, it is quickly catching up and turning into a more balanced workforce. A growing portion of the labor force that formerly commuted out of the region is now employed in Murrieta. This can be seen in the small business portion of the economy, with 622 new business licenses coming into the City in 2018 alone. The total number of businesses operating with a license in Murrieta is now 9,623.

CITYWIDE HEALTH

The City of Murrieta has a relatively young population with a median age of 34.2 and an average age of 37.4. Additionally, on average in 2018, people in Murrieta enjoyed higher incomes and had higher educational attainment than the Riverside County or national average. Research has correlated higher income and higher educational attainment with positive health outcomes, and younger populations are generally at lower risk for many chronic diseases and illnesses than older populations.[1] At the same time, these demographic figures are just averages. Certain segments of the population, such as young children, older adults, and those with lower incomes, are often more susceptible to a variety of health risks. In addition, Murrieta's young people will age and experience cumulative health impacts over the course of their lifetimes, and high incomes do not always remain constant for all individuals.

The leading causes of death in Murrieta are cancer and heart disease, followed by stroke, chronic lower respiratory disease, and Alzheimer's disease. Deaths from cancer and Alzheimer's are more common in Murrieta than California or Riverside County, while the rates of death from heart disease, diabetes, and chronic liver disease are slightly lower than the State

[1] Wirt, J., Choy, S., Rooney, P., Provasnik, S., Sen, A., and Tobin, R. (2004). The Condition of Education 2004 (NCES 2004-077). U.S. Department of Education, National Center for Education Statistics, Washington, DC: U.S. Government Printing Office.

and County averages.[2] Major risk factors for most of the leading causes of death in Murrieta – cancer, heart disease, stroke, Alzheimer's, and diabetes – include a lack of physical activity, being overweight or obese, chronic stress, and age. A major risk factor for chronic lower respiratory diseases (CLRD) and illnesses, such as asthma, chronic obstructive pulmonary disease, emphysema, pneumonia, and bronchitis, is polluted air. CLRD often restricts physical activity, which has further negative health impacts. In 2004, CLRD was the fourth leading cause of death in Murrieta (as well as in the United States[3]).

Like leading causes of death, hospitalization rates provide a gauge of a population's health status. Murrieta's rates of hospitalizations and emergency room visits for asthma are significantly lower than those of California and other Southern California counties. This may be because of better air quality or because Murrieta's population, which has higher incomes and is more educated than other parts of California, benefits from better preventative care and regular asthma management support. A significant portion of the population still suffers from asthma, which is exacerbated by environmental triggers such as indoor and outdoor air pollution. Murrieta's rate of heart attack hospitalizations is similar to the Riverside County average, which is 32 percent higher than the California average and 54 percent and 45 percent higher than San Diego and Los Angeles Counties, respectively.[4] This means that heart attacks are happening more frequently in Murrieta than many places in the region.

LAND USE AND URBAN DESIGN FOR HEALTH

Planning decisions such as zoning, land use, and urban design can have a strong impact on our transportation choices, housing, and social interactions. These decisions can improve physical and mental health by providing opportunities for physical activity like walking, providing easier access to nutritious food, or enabling neighbors to interact with each other on a regular basis.

Murrieta is consistent with prevailing development patterns in many other fast-growing Southern California cities: low densities and automobile-oriented design, with large sections of the City devoted to single uses, such as residential subdivisions or commercial shopping centers. For example, approximately 30 percent of the City's land area is occupied by single family homes while approximately only one percent is occupied by multi-family homes.

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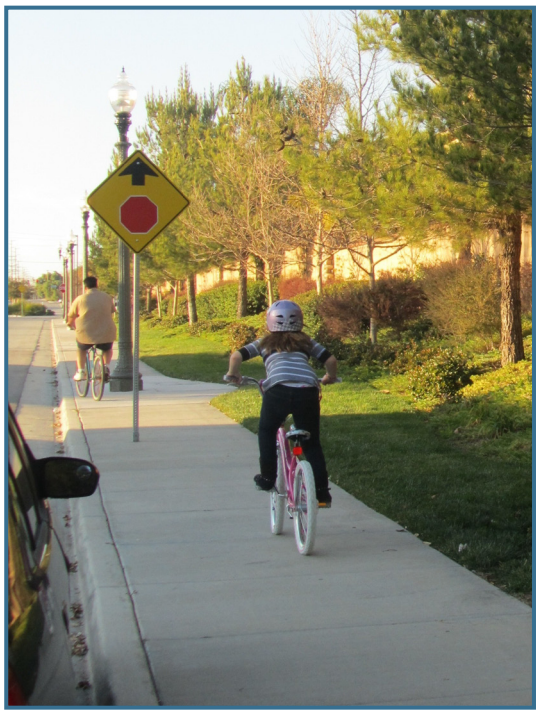
[2] Refer to Table 5.1-1, *Leading Causes of Death by Percentage, Murrieta, 2003-2007,* in *City of Murrieta General Plan Update Existing Conditions Report*, *(Riverside County Community Health Agency, Department of Public Health, Epidemiology & Program Evaluation Branch, July 2009, with data from State of California, Department of Health Services, Center for Health Statistics, Death Statistical Master File, Riverside County, 2005 (Residence).*

[3] Centers for Disease Control, 2006, "Table B. Deaths and death rates for 2004 and age-adjusted death rates and percentage changes in age-adjusted rates from 2003 to 2004 for the 15 leading causes of death in 2004: United States, final 2003 and preliminary 2004," *National Vital Statistics Reports 2006*, Vol. 54, No. 19, June 28. (http://www.cdc.gov/nchs/data/nvsr/nvsr54/nvsr54_19.pdf).

[4] Refer to Table 5.1-2, *Asthma and Heart Attack Hospitalizations per 10,000 Residents, 2006-2008 Combined,* in *City of Murrieta General Plan Update Existing Conditions Report* , from the California Office of Statewide Health Planning and Development (OSHPD) Patient Discharge Database, provided to Raimi + Associates by Meredith Millet, California Department of Public Health, Environmental Health Investigations Branch, March 2010.

ENVIRONMENTAL HEALTH

Environmental health concerns include air pollutants, contaminated land or water, or even toxic substances in everyday household items. While it may be impossible to eliminate all of these environmental health risks completely, efforts to clean up contaminated sites, eliminate toxic substances, and protect air and water quality can reduce environmental health risks.



Land use planning can encourage walking and biking, not only by creating safe pathways but by placing different types of land uses within walking and biking distance of each other.

The California Air Resources Board (CARB) publishes guidelines for protecting “sensitive land uses,” such as residential uses, health care or child care facilities, and recreation facilities, from various types of air pollution like freeways, industrial sites, or shipyards.

Of these pollution types, freeways, truck routes, and other busy roadways are the most prevalent in Murrieta. CARB generally recommends at least a 500-foot buffer between “sensitive land uses” and freeways or truck routes, and most existing residential uses in Murrieta meet this recommendation. There are a limited number of residential uses within 500 feet of the I-15 Freeway as it enters the city from the northwest, in the center of the City along the I-215 Freeway, and along the City’s eastern border along SR-79. Portions of the Loma Linda University Medical Center site are also within 500 feet of the I-215 Freeway.

Like air pollution, noise pollution in Murrieta mostly comes from freeways and busy roadways, and the most heavily impacted areas are those close to freeways and busy roadways. Partially because it has never been the site of large-scale industrial land use, the City does not contain a high number of contaminated sites, or any strong geographical concentrations of contaminated sites. At the same time, there are contaminated sites of various types throughout the City where clean up is ongoing or needed in the future. There are generally more of these in the central and southwestern areas of the City. Gas stations with underground leaking storage tanks are one of the most common types of contaminated sites. In addition, several formerly contaminated sites in Murrieta are recorded by the State of California as cleaned up.

SAFE, SUSTAINABLE, AND ACTIVE TRANSPORTATION

Most people in Murrieta drive to work, to school, and for daily needs such as shopping. This is similar to the transportation behavior of Riverside County, where in 2008 the average household drove 66.5 miles per day (21.26 miles per day per capita).[5] Currently, with the exception of some areas like Historic Downtown Murrieta, walking or cycling is an infeasible mode of daily transportation for most Murrieta residents. Walking and cycling can provide health benefits by increasing levels of physical activity and reducing levels of air pollution. In addition, the risk of being involved in a collision with an automobile is a significant health risk for drivers, pedestrians, and cyclists alike.

From 2006-2008, 77 percent of Murrieta residents drove to work alone, slightly higher than the County, State, and national averages, while 13 percent carpooled (higher than the California average). Around 1.5 percent of Murrieta residents walked or cycled to work, which was about one-half the State and national average, while 0.1 percent of residents used public transportation to get to work. Similarly, rates of walking to school are lower than State averages.[6]

The average travel time to work (one-way) for a Murrieta resident from 2006-2008 was 36.5 minutes, around 35 percent longer than the California average of 27.0 minutes and 44 percent longer than the national average of 25.3 minutes.[7] This implies that many residents are traveling outside of Murrieta for work. It also means that commute times and vehicle miles traveled could decrease if a higher proportion of residents worked in Murrieta.

Most housing in Murrieta is currently provided in single-use subdivisions with a hierarchical curvilinear street layout of neighborhood feeder streets and large arterials. Streets that do not connect to adjacent areas, cul-de-sacs without pedestrian cut-throughs, blocks with lengths over 1,000 feet, and a lack of nearby non-residential destinations are very common in almost all of the City's neighborhoods. Most of Murrieta's commercial streets are wider than 60 feet, with high street speeds. These factors all reduce the number of route choices and attractive destinations for pedestrians, make walking less comfortable and safe, and make it difficult to walk as part of daily life.

Many of Murrieta's residential neighborhoods, as well as Historic Downtown Murrieta, have consistent and frequent street trees and sidewalks. Mature street trees, such as those found along Washington Avenue, are particularly valuable and pleasant for the pedestrian environment. Most of the residential subdivisions around the City have less mature trees, but with proper maintenance, they will continue to grow and improve the pedestrian environment over time.

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[5] Regional Transportation Plan 2008, Amendment 2 PL data provided by Yongping Zhang and Guoxiong Huang, Transportation Planning Department, Southern California Association of Governments in March 2010 for Raimi + Associates.

[6] 2005 California Health Interview Survey, "Walked/Biked/Skated to or from school in past week," Riverside County and State of California, accessed March 23 at www.chis.ucla.edu.

[7] U.S. Census Bureau, *American Community Survey Selected Economic Characteristics*, 2006-2008, available at www.factfinder.census.gov.

PUBLIC SPACES FOR PHYSICAL ACTIVITY AND SOCIAL COHESION

Parks, plazas, natural areas, sports facilities, and other public spaces can have great health benefits for physical and mental health. They encourage physical activity by creating a venue for organized or casual recreation. They can also provide opportunities for social interaction, relaxation, and a connection with nature, all of which have well-established links to good mental health.

In Riverside County as a whole, 65.2 percent of residents report having visited a park, playground, or open space in the last week, similar to the California average of 68.8 percent.[8] The City has set a standard of 5 acres of parkland per 1,000 residents. At 2011 population levels, it will require 34 acres of additional park space to meet this requirement. There are six locations in the City that are identified as underserved, farther than ½-mile from a park. Research shows that residents in these areas are less likely to meet minimum weekly exercise recommendations.[9]

Trees, sidewalks, and storefronts along Washington Avenue provide a comfortable and interesting environment for walking.

HEALTHY GOODS AND SERVICES

As a whole, the City of Murrieta is well-served by full-service grocery stores providing fresh produce, though some neighborhoods are better-served than others. The City has 14 grocery stores, including large chain vendors as well as locally owned and small grocery stores. This equals about 1.4 full-service grocery stores per 10,000 residents.[10] As a rule of thumb, more than one grocery store per 10,000 residents is considered well served.[11] A privately operated farmer's market and a community garden sponsored by the City are

People are more likely to eat fruits and vegetables when they are sold nearby.

[8] 2007 California Health Interview Survey, "Visited a park, playground, or open space in the last month," Riverside County and State of California, www.chis.ucla.edu.

[9] L. Frank et al., 2000, *Linking Land Use with Household Vehicle Emissions in the Central Puget Sound: Methodological Framework and Findings*, Part D, Vol. 5, Transportation Research, *supra* note 11.

[10] Based on a Murrieta population estimate of 97,029, U.S. Census, *American Community Survey Demographic Estimates,* 2006-2008, available at www.factfinder.census.gov.

[11] The 1 grocery store per 10,000 residents rule of thumb is based on service area calculations used by the supermarket industry.

currently in operation, providing residents additional opportunities to access high-quality local produce.

Access to health care and preventative care is an important component of community health. Over the past few decades, Riverside County's population has increased at a more rapid rate than have the various services, such as physicians and hospitals, necessary to support the population. As a result, Riverside County, in particular the Southern Area which includes Murrieta,[12] experienced a general shortage of hospitals, physicians, and nurses compared to the rest of California. At the same time, three of the five hospitals in the Southern Area of Riverside County, Rancho Springs Medical Center, Inland Valley Regional Medical Center, and the recently completed Loma Linda University Medical Center, are located in or very near Murrieta. As a result, the City of Murrieta itself is fairly well-served by healthcare providers compared to other cities in the surrounding region.

In general, the ability of Murrieta residents to pay for health care, and their likelihood of being insured, is greater than the surrounding region. Approximately two-thirds of Murrieta residents are currently able to pay for hospitalization through private insurance, almost twice the rate for Riverside County. Conversely, only 23 percent paid with Medicare (compared with 42 for Southern Riverside County) and 8 percent paid with Medi-Cal (compared with 15 percent for Southern Riverside County).[13] This corresponds with Murrieta's levels of income, which are higher than the national and county average,[14] and its poverty rates, which are lower. At the same time, there are still significant segments of the Murrieta community, such as the elderly and those with lower incomes that lack affordable access to health care or depend on various medical safety nets for their care.

7.4 SETTING THE VISION FOR A HEALTHY COMMUNITY

The Healthy Community Element seeks to improve the health of Murrieta's residents by:

- Promoting overall physical and mental health
- Creating complete and well-designed neighborhoods and streets
- Reducing the community's exposure to environmental hazards
- Creating public spaces that promote physical activity and social cohesion
- Promoting safe and active transportation

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[12] The Southern Area of Riverside County, as identified by Riverside County, includes Murrieta, Temecula, Canyon Lake, Lake Elsinore, Perris, San Jacinto, Hemet, and areas of unincorporated Riverside County between and surrounding these cities.

[13] 2005 California Health Interview Survey, "Currently Insured" question for Riverside County and the State of California, accessed March 23, 2010 at www.chis.ucla.edu.

[14] U.S. Census, *American Community Survey Selected Economic Characteristics,* 2006-2008, available at www.factfinder.census.gov.

- Supporting educational and occupational opportunities
- Encouraging healthy goods and services that are physically, economically, and culturally easily accessible

The goals and policies in this Element are the result of a comprehensive analysis of existing health and environment conditions and input from the community at public workshops. They reflect a forward-looking but realistic approach to Murrieta's existing suburban character with low densities, single-use land areas, high levels of automobile use and orientation, and a very large land area. It may not be realistic to expect everyone in the City to sell their cars and start bicycling everywhere, but there are opportunities to promote more physical activity through improved park access, a better walking environment, a more well-connected cycling and trail system, and more jobs and services available locally.

As a guide for improving health in a fast-growing suburban community, this Healthy Community Element is a pioneer for other cities across the country. The Element's policies, as well as health-supportive policies in other Elements, include a mix of programmatic and physical strategies that can be implemented over the course of the General Plan. Their success will require patience, persistence, openness to change, and creative thinking about the possibilities of suburban living by local residents, businesses, developers, and the City alike.

The five key topics of the Healthy Community Element goals and policies are as follows:

- Citywide Health
- Environmental Health
- Public Spaces for Physical Activity and Social Cohesion
- Healthy Economy
- Healthy Goods and Services

Additional goals and policies related to the topics discussed in this Element are found in the following Elements: Land Use, Circulation, Conservation, Recreation and Open Space, Air Quality, and Noise.

7.5 GOALS AND POLICIES

CITYWIDE HEALTH

GOAL HC-1 Application of innovative and model best practices in the community health field.

POLICIES

HC-1.1 Collaborate with the Riverside County Department of Public Health's efforts to systematically collect, track, and analyze community health and social, economic, and physical environmental data.

HC-1.2 Establish procedures and tools that help the City consider health in its planning and policy decisions.

HC-1.3 Encourage that the municipal vehicle fleet achieve the highest possible number of fuel-efficient and low emissions vehicles commercially available.

HC-1.4 Seek opportunities to promote healthy lifestyles, activities, and food choices at City offices and City-organized events.

HC-1.5 Promote the health and well being of City employees through health challenges (e.g., weight loss contests, stop smoking, lunchtime/worktime sponsored events, bike to work days), healthy food choices, and healthy work environments, when feasible.

GOAL HC-2 Health and well-being for those who live, work, and play in Murrieta.

POLICIES

HC-2.1 Consider community health in appropriate City actions and policies.

HC-2.2 Establish relationships and collaborate with local health officials, planners, non-profit organizations, hospitals, local health clinics, and community groups to improve community health.

HC-2.3 Seek input from the Riverside County Department of Public Health and others on proposed development projects or other land use and transportation decisions to encourage that the decisions promote health.

HC-2.4 Incentivize health promotion groups to participate at City-sponsored events (i.e., waive booth fees at fairs, etc.).

HC-2.5 Consider one or both of the following:

- Encourage developers of larger commercial/office/business park/ industrial projects or projects that include sensitive uses (schools, senior centers, medical facilities, and larger residential projects) to prepare a health impact assessment (HIA) to determine potential impacts and to incorporate project-specific mitigation measures to avoid this risk.
- A Healthy Development Checklist for use in reviewing new major development projects before finalizing plans.

HC-2.6 Work with Riverside County and community groups to support the availability of substance abuse treatment services to encourage a functional and healthy workforce.

HC-2.7 Educate decision makers and the public on the principles of environmental justice.

HC-2.8 Continually monitor those areas of the City most vulnerable to pollution and environmental hazards through CalEnviroScreen or other tool(s) recommended by the State.

HC-2.9 Consider environmental justice issues and potential health impacts associated with land use decisions, including enforcement actions to reduce the adverse health effects of hazardous materials, industrial activity and other undesirable land uses, on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location.

HC-2.10 Consider environmental justice issues to ensure an equitable provision of desirable recreational facilities, public spaces, and other public amenities throughout the City.

HC-2.11 Utilize a variety of communication techniques and social media tools to convey environmental justice issues and information to the public.

HC-2.12 Inform potentially affected low-income and minority populations when new commercial and industrial developments are proposed with the potential for new sources of pollution.

HC-2.13 Provide the opportunity for affected residents of new developments to participate in decisions that impact their health.

HC-2.14 Provide translation and interpretation services at public meetings on land use and environmental issues affecting populations whose primary language is not English, as needed. Translation time for non-English speakers shall be included

and applied per Government Code Section 54954.3, or other applicable State laws.

ENVIRONMENTAL HEALTH

GOAL HC-3 Clean, breathable indoor and outdoor air.

POLICIES

HC-3.1 Update and enforce tobacco control laws that pertain to location and retailing practices, smoking restrictions, and smoking-free home and workplace laws.

HC-3.2 Disseminate information to tenants and property owners about indoor mold growth hazards, reduction, and prevention methods.

PUBLIC SPACES FOR PHYSICAL ACTIVITY AND SOCIAL COHESION

GOAL HC-4 Public spaces that foster positive human interaction and healthy lifestyles.

POLICIES

HC-4.1 Create public plazas with seating, art, and play features near shopping and business districts.

HC-4.2 Work with restaurants and cafes to create sidewalk outdoor seating areas to activate the sidewalk.

HC-4.3 Allow and encourage residents to apply for street closure permits for neighborhood block parties.

HC-4.4 Build an affordable, accessible, and flexible central gathering/meeting space that individuals and community groups can rent for a variety of social, cultural, educational, and civic purposes.

HC-4.5 Encourage the development and display of public art to promote the history, heritage, and culture of Murrieta.

HC-4.6 Consider adopting a public art ordinance that 1) provides incentives for businesses to provide public art and 2) establishes a fee for commercial and industrial projects that do not wish to install public art.

HEALTHY ECONOMY

GOAL HC-5 **Socially and environmentally responsible businesses that provide meaningful employment opportunities to residents.**

POLICIES

HC-5.1 Develop programs to attract and retain industries that can provide a living wage, provide health insurance benefits, and meet existing levels of workforce education.

HC-5.2 Conduct a green technology business incubator feasibility study.

HC-5.3 Engage existing business incubators and recruit green technology entrepreneurs to their facilities to develop a track record for green technology business development.

HC-5.4 Encourage local employers to adopt healthy living/healthy employee programs and practice such as health challenges (e.g., weight loss contests, stop smoking, lunchtime/worktime sponsored events, bike to work days), healthy food choices, and healthy work environments.

HEALTHY GOODS AND SERVICES

GOAL HC-6 **A range of choices for accessible, affordable, and nutritious foods.**

POLICIES

HC-6.1 Encourage equitable distribution of healthy food retail and dining options in all commercial and employment areas of the City.

HC-6.2 Research and consider land use regulations to limit fast food outlet density.

HC-6.3 Identify and utilize available incentives, grants, and/or programs to encourage small grocery or convenience stores to sell basic healthy fresh food items. Programs could include grants or loans to purchase updated equipment, publicity, directories of healthy food outlets, or connecting stores to wholesale sources of healthy food.

HC-6.4 Encourage restaurants to voluntarily eliminate transfats from their menus.

HC-6.5 Identify and utilize available incentives, grants, and/or programs to encourage restaurants to create a healthier dining experience for customers by highlighting healthy dishes, offering smaller portion sizes, and disclosing nutrition facts.

HC-6.6 Support community education programs on healthy eating habits and lifestyles, including topics such as nutrition, physical activity, and vegetable gardening.

HC-6.7 Encourage larger food retailers to carry specialty ethnic food items and support the opening of smaller ethnic food stores.

GOAL HC-7 A variety of businesses that help create complete neighborhoods and support community health.

POLICIES

HC-7.1 Encourage fitness centers such as gyms, yoga and dance studios, martial arts centers, and rock climbing facilities to open in Murrieta.

HC-7.2 Encourage safe, high quality, and affordable child care services for residents and workers in or near housing, transportation, and employment centers.

GOAL HC-8 Accessible health care and preventative care.

POLICIES

HC-8.1 Work with local and regional health care agencies to promote preventive treatment and broad access to health care.

HC-8.2 Work with existing organizations and agencies to support high-quality affordable and convenient access to a full range of traditional and alternative primary, preventive, emergency, and specialty health care options.

HC-8.3 Partner with community groups, the Riverside County Public Health Department, and the Murrieta Valley Unified School District to encourage school-based health centers.

HC-8.4 Encourage that new public facilities, schools, parks, recreational facilities, and commercial, office, and medical buildings provide drinking fountains.

7.6 IMPLEMENTATION OF THE ELEMENT

The topic of Healthy Community crosses all areas of City government, and implementation will require coordination between a number of City departments, including Community Development, Economic Development, Public Works, and the Community Services District.

The Community Development Department and other relevant departments will review the City's existing codes and ordinances (including the Development Code and the Building Code) and make recommendations on how they can be improved to create more positive health outcomes in the City.

The Economic Development Department will pursue a program of incentives and outreach to attract health care related facilities and businesses to the City. The Economic Development Department will also explore incentives to 1) maintain or expand existing or 2) locate and establish new grocery stores and other healthy food purveyors, and to the extent possible, strive for an equal distribution of healthy food stores throughout the City.

The City can lead by example by expanding the Healthy Murrieta program and by developing City-sponsored programs to address employee health for city employees. Suggested programs could include weight loss challenges, exercise challenges, lunchtime exercise programs, sponsoring bike and walk to work days, and providing transit passes for employees.

Chapter 8
Conservation Element

8.1 INTRODUCTION

The purpose of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural and cultural resources. It serves as a guide for the City of Murrieta, its residents, and its businesses to understand what natural or other resources exist in the City, how development impacts these resources, and methods to maintain, preserve, or conserve these resources. The Conservation Element considers the following resources in the natural environment: water; hills and ridges; and mineral, paleontological, and biological resources. It also considers resources within the built environment: urban ecology, farmland, cultural, energy, and solid waste.

Because many of these resources are embodied in the natural and built landscape of Murrieta, the Land Use Element is an essential part of the City's conservation efforts. Other Elements that directly relate to natural resources are Infrastructure, Recreation and Open Space, and Air Quality.

The following Community Priorities relate most directly to this Element:

- Protect the natural beauty of the mountains, hills, and waterways.
- Preserve elements of Murrieta's rural heritage.
- Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.

8.2 AUTHORITY FOR ELEMENT

California *Government Code* Section 65302 (d) requires "*that a General Plan include a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.*"

8.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The Conservation Element is designed to protect, maintain, and enhance Murrieta's natural resources, and balance current community resource needs with the ability of the community's natural resources to meet those needs and benefit the common good. Murrieta recognizes that resources are finite, and is only able to support the human economy and the global ecosystem if they are used at a sustainable rate and allowed to replenish. Conservation of resources will also enable the City to become more self-sufficient, and reduce long-term costs associated with energy, water, and waste. Murrieta promotes sustainability as a core principle, and this concept applies directly to the management of resources as discussed in this Element. Additionally, protecting and enhancing the natural environment contributes directly to the community's quality of life.

NATURAL ENVIRONMENT

Murrieta's natural environment provides resources such as water, landscape, minerals, plants, and animals. Some of these resources are actively used in the City and must be managed for those purposes. While not directly used by the current inhabitants of the area, plants and animals are inseparable parts of the functioning ecosystem in the natural landscape. Their fossilized remains provide a record of natural history. The community benefits from natural systems such as waterways that allow groundwater recharge and plants that prevent erosion. It is therefore important to understand how these natural systems work.

Water

WATERSHED AND GROUNDWATER

The City of Murrieta and most of the Sphere of Influence (SOI) are located within the inland portion of the Santa Margarita River Basin, which comprises approximately 750 square miles. Murrieta Creek and Temecula Creek collect water from the upper watershed and represent the main tributaries to the Santa Margarita River. Western portions of the City are within the southern portion of the Santa Ana River Basin. The regional boundary for the two basins divides the Santa Margarita River drainage area from that of the San Jacinto River, which normally terminates in Lake Elsinore.

Murrieta Creek extends approximately 14 miles and drains an area of approximately 220 square miles. Warm Springs Creek is a major tributary of Murrieta Creek that traverses Murrieta. Both creeks remain in a semi-natural state, with areas of significant native vegetation occurring along portions of each. There are other minor tributaries and intermittent stream courses that occur within the General Plan Planning Area, as well as vernal pools and seasonal wetlands.

Storm water runoff represents the primary source of surface water within the Murrieta Creek Basin. Additional sources of surface water include groundwater from springs, runoff from agricultural uses, and snowmelt.

Groundwater is water contained within natural underground water systems below the Earth's surface, in which the water flows through porous formations called aquifers. Groundwater recharge is an important source of water supply to each of the retail water purveyors that serve the City and the Sphere of Influence. Numerous wells have been drilled within the groundwater basins to allow for the extraction of water from the underlying reservoirs.

Major groundwater basins underlying Murrieta and the Sphere of Influence include the Murrieta-Temecula Basin and the French Basin. The Murrieta-Temecula Basin underlies approximately 60,000 acres, including the Murrieta Creek channel and Warm Springs Creek, which serve as important sources of groundwater recharge. Water flows from the Basin to the Lake Elsinore area in the northwest and to the Santa Margarita River to the southwest. In the northeast, the French Basin underlies approximately 3,500 acres and discharges to Warm Springs Creek.

Water use and supplies in Murrieta and the Sphere of Influence are discussed in the Infrastructure Element.

UPPER SANTA MARGARITA INTEGRATED REGIONAL WATER MANAGEMENT PLAN

The Integrated Regional Water Management Plan (IRWMP) is a planning and management tool to facilitate efficient use of water resources and to develop effective water conservation measures, using a regional- and watershed-based approach. Development of the IRWMP is a cooperative effort by the Rancho California Water District, Riverside County Flood Control and Water Conservation District, and County of Riverside.

The intent of the IRWMP is to enable greater watershed-wide coordination and management of water resources within the Santa Margarita Watershed as a whole, as well as adjoining watershed and regional planning and funding efforts. Through the IRWMP, stakeholders collaborate across jurisdictional boundaries to implement water resource management projects. These stakeholders include regional water agencies; flood control districts; counties; cities; and federal, state, and local agencies. The IRWMP also provides opportunities to identify and evaluate information on the present and future needs within the watershed for consideration in the California Water Plan.

STORM WATER MANAGEMENT

Storm water drainage infrastructure within the City of Murrieta consists of a network of natural streams, improved channels, storm drains, catch basins, and detention basins. These facilities and their necessary maintenance are provided by the Riverside County Flood Control and Water Conservation District and the City.

To minimize detrimental effects of runoff water quality, the City of Murrieta implements its Storm Water Management Plan (SWMP). The SWMP identifies methods to reduce potential storm water runoff and the contribution of pollutants to the storm drain system from industrial, commercial, residential, and municipal sources.

Hills and Ridges

Ridgelines are visible from the freeways traversing Murrieta.

Murrieta's natural setting offers views and vistas of features that have both scenic and ecological value. A variety of rolling hillsides, mountain ranges, the Valley floor, and varied natural vegetation contributes to the unique visual character of Murrieta, as well as the surrounding region.

The Hogbacks are a prominent visual feature within the Murrieta landscape that can be seen from many vantage points. This ridgeline crosses the eastern portion of the City and supports areas of relatively undisturbed natural vegetation along the western slope.

Views to the Santa Rosa Plateau occur along the I-15 and I-215 Freeways, as well as from lands located to the west of the Hogbacks. Views from these locations also include the largely undisturbed ridgelines that extend to the north and south of the Plateau, combined with hillside areas supporting chaparral habitat. Oak woodland habitat and a variety of canyons are also present along the foothills of the Santa Ana Mountains and add to the existing visual character.

The Murrieta *Municipal Code* establishes guidelines for future development proposed along the City's hillsides. Section 16.24, Hillside Development, provides measures for the long-term protection of existing natural topography and scenic character whenever feasible through the regulation of grading activities, intensity, and density of development proposed, structural massing, building height, and other characteristics in order to minimize potential impacts on the existing viewshed.

SCENIC CORRIDORS

Views from the major freeways traversing Murrieta play a large part in defining the community's identity for people passing through the area. Both freeways have been recognized as possessing scenic qualities.

Interstate 15 is included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation, and Interstate 215 was previously shown on the County's Master Plan of Scenic Highways as being eligible for official designation as a County Scenic Highway.

Mineral Resources

The City lies within the Temescal Valley Area within Riverside County, which has become a major area for mining. Existing mineral extraction activities and commodities produced in this area primarily consist of clay, specialty sands, and specialty stone. Construction aggregate (crushed rock, sand, and gravel) also represents a valuable mineral commodity. Sand, gravel,

and clay are generally used for fill purposes, for the construction of roads and highways within urban and suburban development, and for other infrastructure purposes such as canals and aqueducts.

The extent and significance of mineral deposits in the City and the Sphere of Influence are largely unknown. *Exhibit 8-1*, *Mineral Resources*, shows the locations of known resources. Five resource sites are identified within the City. These sites contain support clay, sand and gravel (construction), feldspar, feldspar/silica, and gold. One geothermal resource is also identified within the City boundaries. Three additional sites are identified within the Sphere of Influence, which contain feldspar, gold, and stone (crushed/broken). According to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), no underlying oil fields are present in the City, the Sphere of Influence, or in outlying areas.

The Murrieta *Development Code* provides guidelines for the review of surface mining permit applications that are intended to create and maintain an effective surface mining and reclamation policy, as authorized by the California Surface Mining and Reclamation Act of 1975. The *Development Code* gives provisions for the regulation of surface mining operations in order to prevent or minimize potentially adverse effects, and provides for reclamation of mined lands.

Paleontological Resources

Paleontological resources are the fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. The Murrieta area is generally underlain by highly fossiliferous rock units that include the Pauba formation and Unnamed Sandstone formation. The San Bernardino County Museum Earth Sciences Division has classified the majority of the City and the Sphere of Influence as having a high potential for containing significant, nonrenewable paleontological resources.

Formations in the Murrieta area have yielded extensive fossil remains that include mammoth, mastodon, ground sloth, dire wolf, short-faced bear, saber-toothed cat, tapir, camel, llama, and pronghorn. Known deposits have also yielded smaller vertebrate fossils including rabbit, rodent, bat, shrew, bide, amphibian, lizard, tortoise, and turtle.

Biological Resources

WILDLIFE HABITAT

Approximately 7,291 acres of undeveloped/vacant land with potential wildlife habitat are present within the approximate 26,852-acre General Plan Planning Area. Concentrated areas of natural vegetation occur along the foothills and canyons in the western portion of the City, in the northern portion of the City along the northeastern hillsides, along Murrieta and Warm Springs Creeks, and along the slopes and base of the Hogbacks.

Plant communities within the General Plan Planning Area include annual grassland, coastal sage scrub, chaparral, oak woodland, riparian, and wetland habitat. *Table 8-1*, *Wildlife Habitat in Murrieta and Sphere of Influence*, lists specific categories and acreages of the plant

communities within the General Plan Planning Area. *Exhibit 8-2*, *Vegetation and Land Use*, identifies the location of potential wildlife habitat areas within the General Plan Planning Area.

Table 8-1
Wildlife Habitat in Murrieta and Sphere of Influence

Wildlife Habitat*	Wildlife Habitat Mapping Units (Common Name)	Approximate Area (acres)
Annual Grassland	California annual grassland alliance	2,340
Coastal Oak Woodland	Five different plant associations	303
Coastal Scrub	Sixteen different plant associations	3,372
Cropland, Orchard, Vineyard	Agricultural Land Use	5,662
Eucalyptus	Eucalyptus Alliance	35
Fresh Emergent Wetland	Bulrush-cattail	107
Lacustrine	Water mapping unit	128
Mixed Chaparral	Twelve different plant associations	1,636
Riverine/Lacustrine	Sandbars, mud flats, riparian shrubs and trees associated with a river	137
Urban	Five different mapping units	12,816
Valley Foothill Riparian	Nine different plant associations	316
TOTAL		**26,852**

* Using the Wildlife Habitat Relationship (WHR) system of vegetation classification. Descriptions of each habitat type and associated wildlife are provided in the Existing Conditions Report.

SPECIAL-STATUS SPECIES

Special-status species include plants and animals that are listed as rare, threatened, endangered, or otherwise identified for tracking and protection at the state or federal level. Conservation efforts in the *Western Riverside Multiple Species Habitat Conservation Plan* are largely aimed at species associated with unusual soil types. Special-status plant species are likely to occur in habitat areas associated with vernal pools and clay soils, wetlands, and areas supporting chaparral, scrub, and woodlands.

Within the General Plan Planning Area, listed species with specific soil types include Munz's onion, San Diego ambrosia, spreading navarretia, California Orcutt grass, and Quino checkerspot butterfly. In addition, coastal scrub and chaparral habitat areas are important habitat for the Quino checkerspot butterfly and California gnatcatcher. Annual grassland and coastal scrub habitat are important to the Stephens' kangaroo rat, while riparian, lacustrine, and emergent wetland habitat are important to the least Bell's vireo and southwestern willow flycatcher.

WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Murrieta is a Permittee under the *Western Riverside Multiple Species Habitat Conservation Plan* (*MSHCP*), and as such, has existing conservation agreements and also sets aside land parcels within the City as Conservation Land to meet the land acquisition goals of the *MSHCP*. The conceptual conservation scenario for the MSHCP Reserve Area is based on existing public lands, undeveloped land (Core Areas), and identified potential Linkages between the Core Areas.

Warm Springs Creek and Murrieta Creek are important natural features within the City that are protected for their biotic and aesthetic value; they offer wetland resources and allow for wildlife migration. These features are included in the MSHCP as potential Linkages between Core Areas.

For discussion and planning purposes, the Core Areas and Linkages are grouped into Area Plans and Subunits, as shown in *Exhibit 8-3*, *MSHCP Area Plans and Subunits*. The *MSHCP* identifies the following Biological Issues and Considerations for the Subunits within the City and the Sphere of Influence:

- **Murrieta Creek (SW1) and Santa Rosa Plateau (SW6).** Maintain habitat function as riparian and aquatic species live-in habitat and large mammal movement linkage.
- **French Valley/Lower Sedco Hills (SW5) and Warm Springs Creek/French Valley (SCM1).** Maintain habitat Core for narrow endemic plants (saline/alkali and clay), Quino checkerspot butterfly, Riverside fairy shrimp, Los Angeles pocket mouse, western pond turtle, and habitat linkages through the City limits (east-west and north-south) for wildlife movement and plant dispersal.

BUILT ENVIRONMENT

Murrieta's built environment interacts with the natural environment by drawing on resources like soil and energy and creating new resources such as farmland, historic structures, and products that can be re-used or recycled. The community also seeks to integrate the natural world into the urban fabric by preserving open space and introducing parks and trees. Developing the City while enhancing the functioning of natural systems is a prudent way to maintain and benefit from natural resources.

Urban Ecology

In urban areas where the majority of land is given over to pavement, buildings, or other kinds of development, ecologically functioning land is a unique and valuable asset with widespread positive impacts. Creeks, wetlands, habitat areas, parks, trees, gardens, storm water management areas, and other open space can serve as interconnecting islands of bio-diversity, providing valuable ecological services.

PARKS AND OPEN SPACE

Discussed extensively in the Recreation and Open Space Element, Murrieta's parks and natural open space provide opportunities for outdoor recreation and contact with nature. Trails have

been constructed through several parks and open space areas. Much of Murrieta's open space follows natural drainage courses.

TREES

Murrieta has a *Tree Preservation Ordinance* that protects native Oak and Sycamore trees, and trees of historic or cultural significance, groves and stands of mature trees, and mature trees in general. Trees protected under this ordinance include palms and trees at the Murrieta Hot Springs Resort, conifers dating from pre-World War I along Murrieta Hot Springs Road, and a landmark cottonwood tree associated with a former ceremonial ground and trail route located near Lemon Street.

Farmland

Murrieta's economy was once based on agriculture, and there is still farmland within the City and the Sphere of Influence (SOI). California's Farmland Mapping and Monitoring Program categorizes the quality of farmland in the state based on such factors as soil type, growing season, availability of water, and history of crop production. *Exhibit 8-4*, *Important Farmland*, shows the location of farmland types in the City and SOI, including 3,207 acres of Farmland of Local Importance within the City boundaries.

Table 8-2, *Farmland Types in Murrieta and Sphere of Influence (2008)*, provides a breakdown of the acreage of lands within each Farmland Mapping Category for the City and the Sphere of Influence. These Farmland Mapping Categories are defined in the Existing Conditions Background Report.

Table 8-2
Farmland Types in Murrieta and Sphere of Influence (2008)

Farmland Mapping Category	Total in Acres
City of Murrieta	
Urban Built Out Land	11,348
Grazing Land	1,540
Farmland of Local Importance	3,207
Prime Farmland	65
Farmland of Statewide Importance	28
Unique Farmland	81
Other Land	5,242
Sphere of Influence	
Urban Land	442
Grazing Land	1,164
Farmland of Local Importance	2,581
Other Land	1,155

Source: City of Murrieta GIS Data. December 2009. Farmland Mapping Categories are defined in the Existing Conditions Report.

Exhibit 8-4 and *Table 8-2* are based on the Important Farmland maps prepared by the State in 2008. These maps include land that was used for agricultural production anytime in the four years before the maps were prepared. However, by 2010 the extent of land used for agricultural production within the City limits was far less than the farmland depicted in *Exhibit 8-4*.

WILLIAMSON ACT LANDS

To preserve agricultural uses, the Williamson Act established an agricultural preserve contract procedure by which counties or cities within California can tax landowners at a lower rate, in return for a guarantee that these properties will remain under agricultural production for a period of 10 years.

According to the California Department of Conservation, no Williamson Act encumbered properties are located within the City of Murrieta. Approximately 58 acres of encumbered acreage are located outside of the City boundary within the Sphere of Influence, as shown in *Exhibit 8-5*, *Williamson Act Farmland (2007)*. None of these contracts are in non-renewal status with the State.

Cultural Resources

ARCHEOLOGICAL AND HISTORICAL RESOURCES

Murrieta enjoys a rich cultural history, with more than 199 documented cultural, archaeological and historic sites. Cultural and archaeological resources include remnants of prehistoric habitation such as milling features and food processing artifacts, stone artifacts (flakes, points, debitage), sites with rock art, village complexes and habitation sites, and prehistoric quarries. Historic sites include built resources and historic archaeological sites (trash scatters, habitation remains). It also includes historic resources such as ranches, homes, and sites of historic buildings that have been demolished. The most historically significant areas generally occur along Washington Avenue, west of the I-15 Freeway, and Los Alamos Road, east of the I-215 Freeway.

This grain elevator, built in 1918, is one of the most noticeable historic structures in Murrieta.

The General Plan Planning Area contains a number of roads which, due to their individual qualities or historical significance, may warrant recognition or even conservation programs to preserve their character. The historic value of Los Alamos Road was recognized by the Murrieta City Council on July 16, 1991. In March of the following year, the Riverside County Historical Commission recommended that a four-mile stretch of

Los Alamos Road, between Via Santee and Winchester Road, be designated as a County Historic Route.

The City has a *Cultural Resource Preservation Ordinance* that provides *"a mechanism by which community resources such as buildings, structures and sites within the City of Murrieta, which are of pre-historic or historic interest or value, or which exhibit special elements of the City's architectural, cultural, or social heritage may be identified, protected, enhanced, perpetuated and used in the interest of the public's health, safety, welfare, and enrichment."* Under this ordinance, a natural or constructed feature may be designated as an individual resource, and a geographic area may be designated as an archeological district or a historic preservation district. The City of Murrieta Historic Preservation Advisory Commission acts in an advisory capacity to the City Council with regard to the preservation of cultural and archaeological resources within the City's boundaries.

In addition, the City will adhere to Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). SB 18 requires agencies, such as the City of Murrieta, to consult with California Native American tribes and provide opportunities for involvement to tribes, during the preparation or amendment of the general plan. AB 52 specifies 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. AB 52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested consultation to the lead agency in writing.

HISTORIC DOWNTOWN MURRIETA

The Historic Murrieta Specific Plan, predecessor to the Downtown Murrieta Specific Plan, was adopted in October 2000 and amended February 2003 and March 2017, when it was renamed. The Downtown Murrieta Specific Plan provides a framework for the future enhancement and preservation of Historic Downtown Murrieta. The Specific Plan Area is bounded by Jefferson Avenue to the east; Ivy Street to the south; Hayes Avenue to the west; and Kalmia Street to the north. The Specific Plan sets forth guidelines for design of appropriate development including architectural characteristics, site planning, parking, landscaping, and signage. The Specific Plan also identifies five gateways to Historic Murrieta that have visual prominence including: Washington Avenue and Kalmia Street, Washington Avenue and Ivy Street, Jefferson Avenue and Kalmia

This building on Washington Avenue is believed to be the former A. K. Small & Co. dry goods store, pictured in the Vision chapter as it appeared in 1917.

Street, Jefferson Avenue and Juniper Street, and Jefferson Avenue and Ivy Street. Other elements contributing to the historic character of the area include a variety of large, mature trees, particularly along Washington Avenue.

A number of improvements are planned or have been made in recent years within Historic Downtown Murrieta. These projects include design elements to enhance the overall historic theme and character, infrastructure and street improvements, parks, and upgrades to various City facilities. Historic Downtown continues to be a focal point for future improvements and planning efforts.

Energy

Energy resources are commonly categorized as renewable or nonrenewable. Future availability and environmental costs are growing concerns with nonrenewable energy. Two renewable energy sources, solar radiation and wind energy, are readily available in the area. Geothermal resources also exist, as suggested by the presence of thermal springs. However, most energy used in Murrieta comes from sources located elsewhere.

Electricity is provided by Southern California Edison (SCE), whose facilities include hydroelectric, wind, solar, gas, and coal power plants. Due to state targets, a growing percentage of the energy supplied by SCE is from renewable sources: wind, geothermal, solar, biomass, and small hydroelectric.

Natural gas is supplied through transmission pipelines by the Southern California Gas Company. In areas of the City where natural gas infrastructure is not available, homes or businesses use propane gas. Individual propane tanks are located on the property and the owners or occupants execute private agreements with propane companies to maintain and refill the tanks.

Transportation energy is supplied primarily by petroleum or fossil fuels, although hybrid and electric-powered vehicles are becoming more available, as well as vehicles powered by alternative fuels. At this time, gasoline and diesel fuels are readily available within the General Plan Planning Area and throughout the Southern California region. The environmentally significant consequence of using these fuels is the atmospheric release of greenhouse gases and other pollutants.

WIND ENERGY

Wind turbines on residential lots can reduce household consumption of utility-supplied electricity. In order to promote the safe, effective, and efficient construction and use of non-commercial wind energy conversion systems on rural residential lots, the *Municipal Code* includes standards for regulating these systems. The standards are intended to minimize visual, noise, and safety impacts on the surrounding community.

Solid Waste

Murrieta was found to be in compliance with AB 939 in 2006, having made a good faith effort (49 percent diversion rate) to meet the goal of diverting 50 percent of solid waste from landfills. In the two years since AB 939 compliance has been measured according to Annual Per Capita Disposal Rate, Murrieta has succeeded in meeting the AB 939 target set by CalRecycle. The City of Murrieta has established a number of programs in partnership with Waste Management that promote recycling, composting, and waste reduction, all of which have contributed to the City's increasing diversion rate and decreasing disposal rate in recent years.

8.4 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

NATURAL ENVIRONMENT

Water Supply

Water is a precious natural resource in Murrieta and in California. Water conservation and efficiency efforts in Murrieta are occurring against a statewide backdrop of increased demand for water and decreased supply due to many seasons of drought, which will likely be exacerbated in the future by climate change. In addition, the southern California water supply has been reduced by severe restrictions in water diversions from the Sacramento-San Joaquin River Delta for the State Water Project, which has historically supplemented water supplies along with water from the Colorado River.

California law requires Murrieta and other local governments to adopt ordinances ensuring that large landscaped areas are designed to be water-efficient. Plant choices, efficient irrigation systems, and other landscape design techniques can reduce water consumption from large projects such as parks, golf courses, homeowner association sites, and institutional uses, as well as residential yards and smaller landscaped areas. Murrieta adopted the latest *Water Efficient Landscape Ordinance* in 2018.

Future water supplies in Murrieta will rely heavily on recycled/reclaimed water to reduce the demand on potable water supplies. Water districts will need to ensure their water reclamation facilities and pipeline infrastructure are planned and installed according to their Urban Water Management Plan projections. Coordination between the City and water districts will be essential as further development is planned.

Residents and businesses in Murrieta will need to play a role in using water resources efficiently, and this will be encouraged through education and incentives from the City and water agencies.

Storm Water Management and Groundwater Recharge

Groundwater is an important source of water for Murrieta. When land is in its natural state, groundwater supplies are recharged as rain infiltrates the soil. But when areas become urbanized and soil is covered by impervious surfaces, this storm water runs off and is often diverted into channels that carry the water away. As urbanization continues in Murrieta, efforts to recharge groundwater will be important for the long-term sustainability of the City's water supply.

Groundwater recharge can be integrated into the design of development projects by preserving natural drainage courses, encouraging the use of pervious surfaces, and creating areas for water retention and infiltration. Recharge techniques that may be used on-site or off-site include recharge ponds, injection points, and storm water retention ponds.

Besides recharging aquifers with clean water, implementing a comprehensive storm water management program can reduce pollution and erosion, and prevent flooding. Unmanaged urban storm water runoff can cause polluted and excessive storm water flows that diminish water quality in the Santa Margarita River Basin.

Site design can use vegetated areas to remove pollutants from runoff and allow water to infiltrate the soil rather than flowing directly into storm drains

In implementing its Storm Water Management Plan, the City will continue its efforts to keep pollutants from entering urban runoff and to provide measures that remove pollutants before runoff reaches the creeks.

Hills and Ridges

Murrieta's hills and ridges offer scenic and biological values, and are considered to be a community treasure. The City has regulations that protect hillside topography and scenic characteristics and prevent slope erosion, and seeks to preserve habitat areas such as the foothills of the Santa Ana Mountains under the MSHCP.

Scenic corridors through Murrieta allow enjoyment of these views. With formal designation of these corridors, the scenic qualities of Murrieta could be recognized at the County and State level as a community amenity.

Mineral Resources

The City of Murrieta recognizes the economic value of mining areas and facilities within its borders. Regulation allows these facilities to co-exist with other land uses and reduces negative impacts that can be associated with mining operations.

Archaeological Resources

The City of Murrieta recognizes the value of prehistoric and Native American traditional cultural and archaeological sites within its borders and the need to preserve these sensitive non-renewable resources. The impacts of the area's traditional inhabitants have played in the historic development of the City is also recognized and important to future growth and development. Appropriate steps and protocols as outlined in the *Cultural Resources Preservation Ordinance and SB 18 and AB 52* will be taken to carefully balance protection of these archaeological sites, cultural resources and traditional cultural properties with the need to accommodate development.

Paleontological Resources

Paleontological resources in Murrieta will require continued protection during grading and excavation for development. Local displays of excavated fossils could also provide educational benefits and promote a sense of place and history, with the potential to attract visitors as well.

Biological Resources

The preservation of biological resources is of great importance to the City and to the County of Riverside. Ongoing net loss of habitat due to development will contribute to the regional loss of habitat on a cumulative level. Therefore, the City will continue to carefully balance protection of natural lands, habitat, and protection of multiple species with the need to accommodate development. In this effort, Murrieta will maintain compliance with the MSHCP and related state and federal regulations aimed at protecting biological resources.

BUILT ENVIRONMENT

Urban Ecology

Murrieta seeks to balance community needs within the framework of an improved urban ecological system. Whether naturally occurring or constructed, areas with functioning ecology can protect against natural disasters and negative environmental impacts. For example, wetlands can protect urban areas from flooding and provide centers of habitat for ecological restoration work. Trees and landscaping provide a wide array of ecological benefits, including absorbing storm water, cooling surrounding temperatures, removing air pollutants, filtering polluted water, sequestering carbon dioxide, and providing animal habitat. Permeable landscape features that can treat and retain storm water, instead of releasing it immediately during a storm, protect downstream waterways, wetlands, and water bodies from pollution, sedimentation, and flooding.

Preserving native species is a basic requirement for a sustainable ecological system, and can also enhance the quality of life of a community, when residents are provided opportunities to connect with nature and natural systems. Sustaining an ecological system requires protecting it from the negative impacts of invasive species that often accompany the urban edge. It must also be protected from pesticides and herbicides, which can contaminate water, air, and food; breed resistance in pests; and have widespread negative health effects on plants, animals and humans.

Murrieta sets aside natural open space for habitat, drainage, and recreation. In addition, the community constructs a variety of green spaces. As discussed in the Recreation and Open Space Element, the City of Murrieta has a parkland standard of 5 acres per 1,000 people, and seeks to distribute parks among all neighborhoods. Trees and landscaping are promoted throughout developed areas, supporting property values while offering other benefits. Water-efficient landscaping with "California-friendly" plants can also provide habitat for fauna such as butterflies and birds. To assist in storm water management, planted drainage and retention areas will be incorporated into development.

Agriculture

Preservation of farmland in areas less suitable for urban uses can offer multiple benefits: scenic value, maintaining a link to Murrieta's heritage, and providing access to locally grown food. A farmer's market in Murrieta demonstrates the value that residents place on obtaining fresh, locally grown produce. Residents also have opportunities to see where food is grown when farms and ranches operate farm stands and other visitor-serving agritourism activities, which can also improve the financial viability of these agricultural uses.

Pumpkins from the "Produce for People" community
garden were sold at City Hall to raise funds for the garden, which generates fresh produce for

Increasingly, cities and master-planned communities are seeking to incorporate small-scale agriculture as an amenity for urbanized areas. "Urban agriculture" includes urban farms, community gardens, and cultivation on private properties. Facilities for processing and distributing food are another part of a local food system that supports agricultural uses. Consistent with its heritage and interest in community health, Murrieta will encourage opportunities for community members to access fresh, locally grown food.

Cultural and Historical Resources

Murrieta promotes the preservation of historically and architecturally significant sites, structures, and landscape features within the community and seeks to encourage proper adaptive reuse of historic structures and sites. In reviewing proposed development projects involving historic resources, the use of the *California Historic Building Code* and the U.S. Secretary of the Interior's rehabilitation, reconstruction, restoration, and preservation treatments has assisted in maintaining the historic character of the City while achieving local and regional growth goals.

The City will continue to provide protective measures for the City's Historic Downtown and Los Alamos area, as well as other historically and architecturally significant sites, structures, and

landscape features throughout the community that enhance and/or reinforce the City's rich history and character.

Historic Downtown Murrieta has been recognized as a special cultural resource in the City of Murrieta. The *Downtown Murrieta Specific Plan* describes this vision and the guiding principles to establish a cultural and governmental center, create an attractive town center, improve the historic and pedestrian scale, and foster proactive economic development.

Building on its historic resources and the cultures that make up Murrieta, the City can help satisfy community demand for more cultural institutions and events.

Energy

Murrieta recognizes the responsibility of local governments to help combat climate change and ensure stable energy supplies. As such, the City maintains and updates as necessary a Climate Action Plan (CAP) which includes strategies and measures to reduce greenhouse gas (GHG) emissions.

Renewable energy can be produced at a large scale
in fields, or by individual panels or turbines located on smaller properties.

Energy conservation and improvements in efficiency reduce demand for energy, while production of energy from renewable sources such as wind and solar has far fewer negative impacts than producing energy from fossil fuels. As such, the City is dedicated to using energy more efficiently and reducing greenhouse gas emissions — both in municipal operations and in the community as a whole.

Buildings and transportation combined account for approximately two-thirds of the energy consumption and greenhouse gas emissions in the United States. Therefore, in addition to efforts to reduce energy consumption in buildings, land use decisions and transportation behavior that decrease vehicle miles traveled can play an important role in reducing the energy consumed and emissions produced from transportation.

Solid Waste

Discarded waste uses up finite landfill space and often releases toxic material or produces toxic concentrations of material. Landfill waste also creates greenhouse gas (GHG) emissions that contribute to climate change. Organic waste decomposes anaerobically (without using oxygen) in a landfill, which produces methane gas, a GHG that has approximately 23 times greater greenhouse gas effect than carbon dioxide. In addition, sending recyclable materials to a

landfill is a missed opportunity to recapture their “embedded” energy — the energy expended in extracting raw materials and creating these items from scratch.

Waste reduction and recycling efforts are thus proven tools to reduce greenhouse gas emissions along with material waste. They are also opportunities to raise awareness about environmental sustainability and the importance of changing behaviors. Murrieta seeks to continue the success of its efforts to divert waste from landfills. In anticipation of further State requirements, Murrieta should look to create a commercial recycling program that would promote recycling and diversion of solid waste from landfill by requiring businesses, nonresidential properties, and commercial buildings to source separate recyclable materials from all other solid waste for recycling and diversion from landfill and provide for the collection of recyclable materials.

Green Building

Green building, either for new construction or retrofits for existing buildings, can greatly reduce the impacts associated with conventional building practices. Green buildings are designed to save energy and water, reduce waste, minimize air pollution (including greenhouse gas emissions), and create healthier and safer indoor environments. Green buildings also aim to reduce impacts to the site vicinity, by reducing development footprint impacts and encouraging native plantings that contribute to local ecosystems.

Municipalities are in the position to effect significant change in the adoption and success of green building practices, either by creating standards or incentivizing green building — for instance, by removing barriers within City codes or review processes. Murrieta intends to encourage the application of green building practices within the community that will lead the way through the upgrade of municipal facilities.

Although the State of California incorporates a set of green building practices into its building standards code, the field of green building will continue to advance. Murrieta can stay abreast of current techniques and save more natural resources by encouraging green construction, where feasible, to go beyond state standards.

8.5 GOALS AND POLICIES

NATURAL ENVIRONMENT

Water Supply

GOAL CSV-1	**A community that conserves, protects, and manages water resources to meet long-term community needs, including surface waters, groundwater, imported water supplies, storm water, and waste water.**

POLICIES

CSV-1.1 Encourage the provision of a safe and sufficient water supply and distribution system.

CSV-1.2 Promote the maximization of water supplies through conservation, water recycling, and groundwater recharge.

CSV-1.3 Promote the protection of groundwater supplies from contamination.

CSV-1.4 Support water purveyors in promoting a City-wide recycled water system through project review and coordination with water districts.

CSV-1.5 Encourage the owners of hot springs to protect and enhance them.

CSV-1.6 Coordinate water resource management with water districts and regional, state, and federal agencies.

GOAL CSV-2 Murrieta promotes compliance with requirements from the State and appropriate agencies regarding comprehensive water conservation measures in buildings and landscaping.

POLICIES

CSV-2.1 Ensure that all developments comply with water efficiency requirements, as mandated by the applicable Building Code.

CSV-2.2 Work with water districts to encourage and incentivize the retrofitting of building systems, both indoor and outdoor, with water-conserving fixtures and appliances.

CSV-2.3 Continue to utilize the programs and assistance of regional and State water agencies to increase water conservation throughout the City and Sphere of Influence.

CSV-2.4 Promote water efficient landscaping practices through outreach efforts, project review, and enforcement of City, regional, or State code requirements.

CSV-2.5 Consider streamlining municipal regulations pertaining to landscaping so that applicability and requirements are easily understood.

CSV-2.6 Continue to participate in the Home Energy Opportunity (HERO) Program, which helps homeowners reduce energy bills and decrease water consumption through special financing options.

CSV-2.7 Provide information to residents on water consumption rebates and water conservation-related education provided by the various water districts serving the City.

Storm Water Management and Groundwater Recharge

GOAL CSV-3 **A community that participates in a multi-jurisdictional approach to protecting, maintaining, and improving water quality and the overall health of the watershed.**

POLICIES

CSV-3.1 Collaborate with partner agencies and other communities to conserve and properly manage surface waters within the City and Sphere of Influence through protection of the watershed and natural drainage system.

CSV-3.2 Promote storm water management techniques that minimize surface water runoff in public and private developments.

CSV-3.3 Utilize low-impact development (LID) techniques to manage storm water through conservation, on-site filtration, and water recycling, and continue to ensure compliance with the NPDES permit.

CSV-3.4 Encourage the creation of a network of “green” streets that minimize stormwater runoff, using techniques such as on-street bio-swales, bio-retention, permeable pavement or other innovative approaches, as feasible.

CSV-3.5 Seek opportunities to restore natural watershed function as an added benefit while mitigating environmental impacts.

GOAL CSV-4 **Restoration of the natural function and aesthetic value of creeks, while providing flood control measures and opportunities for recreation.**

POLICIES

CSV-4.1 Prioritize creek preservation, restoration and/or mitigation banking along creeks as mitigation for environmental impacts.

CSV-4.2 Consider alternatives to hardlined bottoms and side slopes within flood control facilities, where technically feasible.

CSV-4.3 Preserve Warm Springs Creek and Cole Creek as a wildlife corridor, while accommodating flood control measures and passive recreation.

CSV-4.4 Retain and restore natural drainage courses and their function where health and safety are not jeopardized.

CSV-4.5 Support efforts for restoration, flood control, and recreation along Murrieta Creek, in coordination with regional and federal plans.

CSV-4.6 Seek funds and provide support for creek restoration, maintenance and protection through grant and mitigation programs, development entitlements, and non-profit organizations.

CSV-4.7 Continue to support the architectural enhancement of bridges over creeks as a scenic resource.

Hills and Ridges

GOAL CSV-5 Hills and ridges are protected for their environmental and aesthetic values.

POLICIES

CSV-5.1 Promote compliance with hillside development standards and guidelines to maintain the natural character and the environmental and aesthetic values of sloped areas.

CSV-5.2 Incorporate significant landform features into City parks and open space, where appropriate.

CSV-5.3 Maintain a register of cultural resources that includes landforms with cultural significance.

Mineral Resources

GOAL CSV-6 Mineral resources are managed responsibly with minimal impact to surrounding areas.

POLICIES

CSV-6.1 Ensure compliance with City regulations that seek to prevent or minimize potentially adverse effects of mining, and provide for reclamation of mined lands.

Paleontological Resources

GOAL CSV-7 **Paleontological resources are conserved as a record of the region's natural history.**

POLICIES

CSV-7.1 Continue development review procedures that protect paleontological resources.

CSV-7.2 Encourage local display and educational use of paleontological resources.

Biological Resources

GOAL CSV-8 **Conservation of biological resources through habitat preservation and restoration, in coordination with other regional efforts and in compliance with state and federal mandates.**

POLICIES

CSV-8.1 Facilitate the conservation of habitat areas and wildlife corridors under the Western Riverside Multiple Species Habitat Conservation Plan.

CSV-8.2 Address applicable policies and regulations of regional, State, and Federal agencies to achieve common goals for preservation of habitat and the protection of threatened and endangered species.

CSV-8.3 Work with public and private land owners to conserve biological resources.

CSV-8.4 Review development projects to determine their impact on biological resources, and compliance with state and federal regulations.

CSV-8.5 Address Western Riverside Multiple Species Habitat Conservation Plan policies to preserve jurisdictional, wetland, vernal pool and other areas whose hydrology supports habitat and species identified for conservation in the Plan.

CSV-8.6 Address Western Riverside Multiple Species Habitat Conservation Plan policies for an urban interface, to reduce the impacts from toxics, light, noise, invasive plant species and domestic predators (pets).

CSV-8.7 Establish an implementation program to clarify procedures for implementation of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Habitat Acquisition Negotiation Strategy (HANS) in the City and to provide

incentives to facilitate conservation with the MSHCP while recognizing private property rights.

BUILT ENVIRONMENT

Urban Ecology - Trees and Landscaping

GOAL CSV-9 **A community that promotes the growth of an urban forest and water-efficient landscaping, recognizing that plants provide natural services such as habitat, storm water management, soil retention, air filtration, and cooling, and also have aesthetic and economic value.**

POLICIES

CSV-9.1 Identify and protect native trees, trees of historic or cultural significance, and mature trees, consistent with the Tree Preservation Ordinance.

CSV-9.2 Consider the establishment of street tree standards and a program for street tree planting, maintenance, and replacement.

CSV-9.3 Promote the use of street trees as a buffer between pedestrians and motorized traffic.

CSV-9.4 Encourage the planting of street trees in linear planting beds rather than tree wells in order to support long-living healthy trees.

CSV-9.5 Encourage the planting of trees in private yards and properties.

CSV-9.6 Maintain a guide to preferred trees, shrubs, and ground cover plants of non-invasive species, or refer private parties to an existing guide that meets City needs to assist private landscaping efforts.

CSV-9.7 Allow edible landscaping such as fruit trees, plants that provide foraging opportunities for wildlife, and community gardens on public and private property.

CSV-9.8 Encourage any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing trees, to the maximum extent feasible.

CSV-9.9 Promote the use of native plant species in public landscaping of parks, schools, medians and planter strips, as well as in private development throughout the City.

CSV-9.10 Promote and expand the use of drought-tolerant green infrastructure, including street trees, and landscaped areas as part of cooling strategies in public and private spaces.

Agriculture

GOAL CSV-10 Fresh food is grown locally and made available through multiple venues that maintain a link to the City's agricultural heritage and promote healthy eating.

POLICIES

CSV-10.1 Allow agricultural uses to continue in rural residential areas.

CSV-10.2 Consider ways to allow small-scale urban agriculture in parks, schools, and neighborhoods.

CSV-10.3 Ensure that residents are permitted to grow fruits and vegetables in their yards, so long as there are not significant negative impacts to adjacent property owners.

CSV-10.4 Encourage and support the use of public lands for community gardens and other food production facilities, when feasible.

CSV-10.5 Support opportunities for local food production and access, such as farmer's markets, community gardens, harvest sharing programs, and community-supported agriculture programs.

CSV-10.6 Encourage local farmers to sell fresh food locally.

CSV-10.7 Allow public facilities such as schools, libraries, and community centers to be used as Community Supported Agriculture pick-up sites, where feasible.

Cultural Resources

GOAL CSV-11 Murrieta protects, enhances, and celebrates archaeological, cultural, and historic resources as a way to foster community identity.

POLICIES

CSV-11.1 Promote the protection and preservation of archaeological, cultural, historical, and architecturally significant sites, structures, districts, Native American resources, and natural features throughout the community, consistent with the

Cultural Resource Preservation Ordinance, SB 18 and AB 52. Preferred methods of protection include avoidance of impacts, placing resources in designated open space and allocation of local resources and/or tax credits as feasible.

CSV-11.2 Encourage appropriate adaptive reuse of historic structures and sites.

CSV-11.3 Promote the designation of eligible resources to the City Register of Cultural Resources, the County Landmarks Program, or other regional, state, or federal programs.

CSV-11.4 Encourage the development of programs to educate the community about Murrieta's historic resources and involve the community in historic preservation.

CSV-11.5 Comply with state and federal law regarding the identification and protection of archaeological and Native American resources, and consult early with the appropriate tribal governments.

CSV-11.6 Investigate the feasibility of establishing a museum or other repository to archive and display Murrieta's archaeological resources.

CSV-11.7 Maintain the position of archivist/historian at the Murrieta Public Library, and promote the Library's Heritage Room as a repository for historical information about the Murrieta area.

CSV-11.8 Promote the use of historic elements in City parks and public places.

CSV-11.9 Exercise sensitivity and respect for all human remains, including cremations, and comply with all applicable state and federal laws regulating human remains.

Energy

GOAL CSV-12 Energy conservation and the generation of energy from renewable sources is prioritized as part of an overall strategy to reduce greenhouse gas emissions.

POLICIES

CSV-12.1 Ensure that all developments comply with energy efficiency requirements as mandated by the applicable Building Code.

CSV-12.2 Work with energy utilities to encourage and incentivize the retrofitting of building systems with energy-conserving fixtures and appliances.

CSV-12.3 Support the on-site installation and use of renewable energy generation systems for residential, commercial, institutional, and industrial uses.

CSV-12.4 Explore options for addressing aesthetic concerns about renewable energy systems that do not unreasonably restrict the use of these systems, remaining consistent with State law.

CSV-12.5 Consider non-commercial solar power generation in residential areas.

CSV-12.6 Encourage new development projects and significant rehabilitation or expansion projects to incorporate innovative energy conservation or generation amenities such as electric vehicle charging stations, solar canopies, and carports.

CSV-12.7 Support bulk purchasing or financing packages of renewable energy purchasing for residential, business and government facilities.

CSV-12.8 Promote community awareness of opportunities to conserve energy and use renewable energy.

CSV-12.9 Support the U.S. Department of Energy Weatherization Assistance Program grant recipients' weatherization services and pursue California Weatherization Assistance Program grants and/or other funding sources that can help to provide weatherization services for local residents.

CSV-12.10 Support incentive programs including, but not limited to permit streamlining, permit fee reductions, or tax rebates to encourage the use of green roofs in residential and commercial buildings and/or the installation of solar photovoltaic (PV) carports in existing and future parking lots.

CSV-12.11 Implement, and amend as necessary, a Climate Action Plan.

Solid Waste

GOAL CSV-13 Solid waste is diverted from landfills through waste reduction, re-use and recycling.

POLICIES

CSV-13.1 Comply with the State's landfill diversion requirements.

CSV-13.2 Ensure that non-residential and multi-family developments provide readily accessible areas for recycling (at a minimum) paper, corrugated cardboard, glass, plastics and metals, as required by California law.

CSV-13.3 Maximize community reuse and recycling of products and materials through waste management contracts and public education.

CSV-13.4 Incentivize businesses that provide solutions for recycling and re-use of specific waste streams such as food waste and cooking oils.

CSV-13.5 Work with local landfills or green waste centers to develop the infrastructure for a composting program.

CSV-13.6 Provide public outreach and education workshops and information on the composting program.

CSV-13.7 Work with local landfills or green waste centers, or other interested parties, as appropriate, to implement a community-wide food scrap collection and composting program.

Green Building

GOAL CSV-14 A community that encourages and incentivizes the sustainable development of buildings and neighborhoods, particularly with respect to durability, energy and water use, and transportation impacts.

POLICIES

CSV-14.1 Ensure all applicable construction projects comply with the California State Green Building Standards Code.

CSV-14.2 Encourage the integration of other principles of green building into development standards and guidelines, looking for opportunities to realize other benefits such as improved health and increased bicycle transportation.

CSV-14.3 Identify and reduce regulatory barriers to green building.

CSV-14.4 Raise community awareness regarding green building methods, incentives, and benefits at community events, the planning counter, and on the City's website.

Municipal Operations

GOAL CSV-15 A community taking a leadership role in resource conservation and reduction of greenhouse gas emissions by implementing programs to improve municipal operations.

POLICIES

CSV-15.1 Consider renewable energy generation systems on City-owned property for use in municipal operations.

CSV-15.2 Reduce fuel consumption and emissions from municipal fleet vehicles.

CSV-15.3 Continue to implement waste reduction programs at municipal facilities.

CSV-15.4 Consider retrofitting and/or installing water- and energy-efficient fixtures and appliances in municipal facilities, where appropriate and feasible.

CSV-15.5 Encourage the use of recycled water where appropriate and feasible in City parks and landscaped areas, and demonstrate preferred techniques for water-efficient landscaping, including the use of native plants.

CSV-15.6 Demonstrate cutting-edge green building techniques when constructing and retrofitting municipal buildings.

CSV-15.7 Use energy-efficient lighting in parks, streets and other public places.

8.6 IMPLEMENTATION OF THE ELEMENT

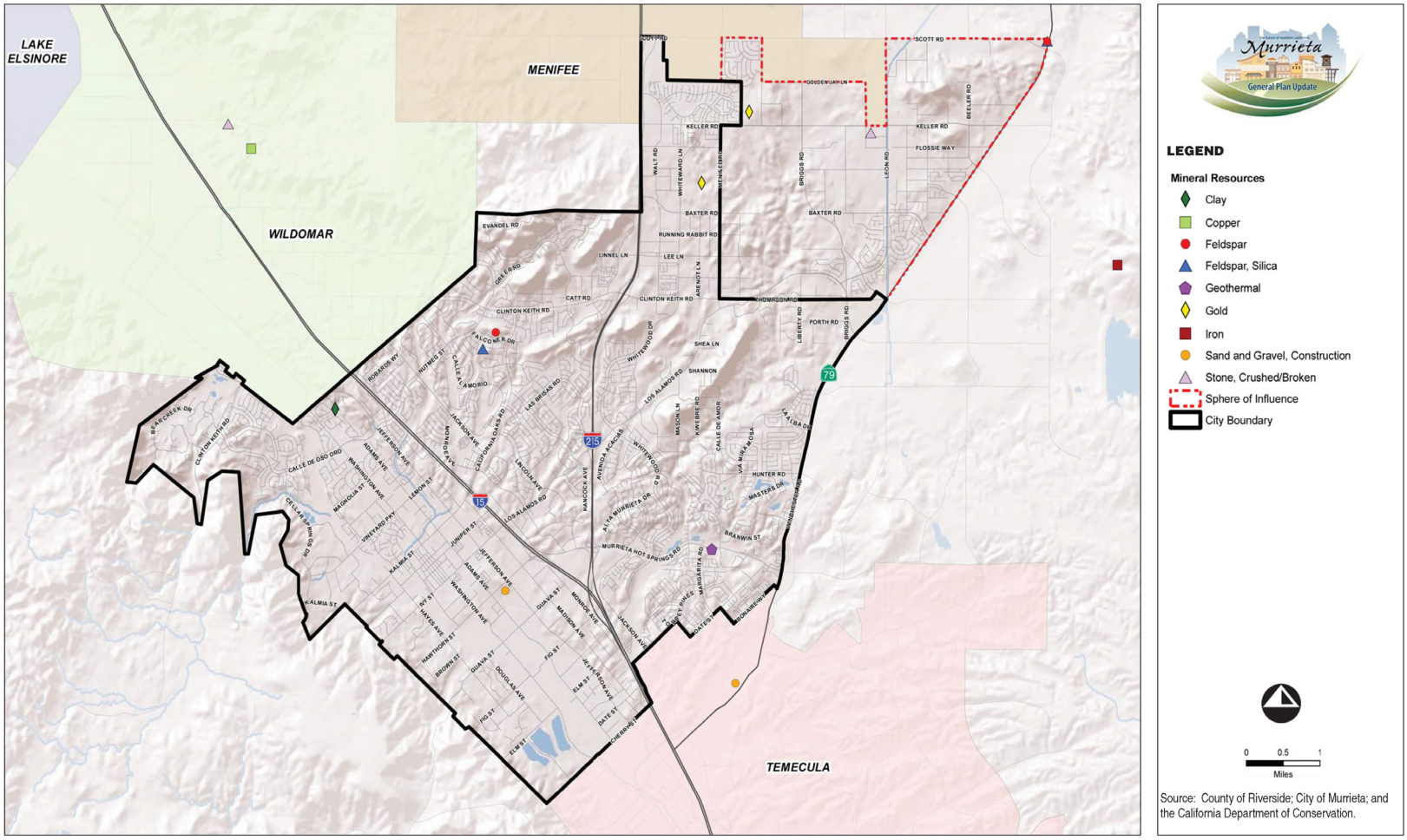
Natural resources are shared across jurisdictions and, therefore, conservation of these resources is an effort that is best accomplished through cooperative efforts between cities, counties, and various agencies. As called out in this Element, multi-jurisdictional plans pertaining to conservation include the Upper Santa Margarita Integrated Regional Water Management Plan (IRWMP) and Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Although implemented by public entities, both plans have implications for private development in Murrieta.

A number of City ordinances exist that promote conservation of natural and cultural resources in Murrieta through the regulation of private activity. These regulations are largely carried out through the development review process and development agreements. The Cultural Resources Ordinance requires proactive measures by the City of Murrieta Historic Preservation Advisory Commission in order to recognize and preserve historical and archaeological resources.

The City's CAP includes strategies and measures to reduce GHG emissions and will be implemented through the regulation of public and private activities in the City.

Businesses and residents in Murrieta are the end users of most resources, and they can be stewards as well. Education and outreach efforts to these community members by the City and its partners such as utility providers will go a long way toward conservation of Murrieta's valuable resources. The City of Murrieta can implement changes in its own operations to set an example for these efforts.

Exhibit 8-1, Mineral Resources



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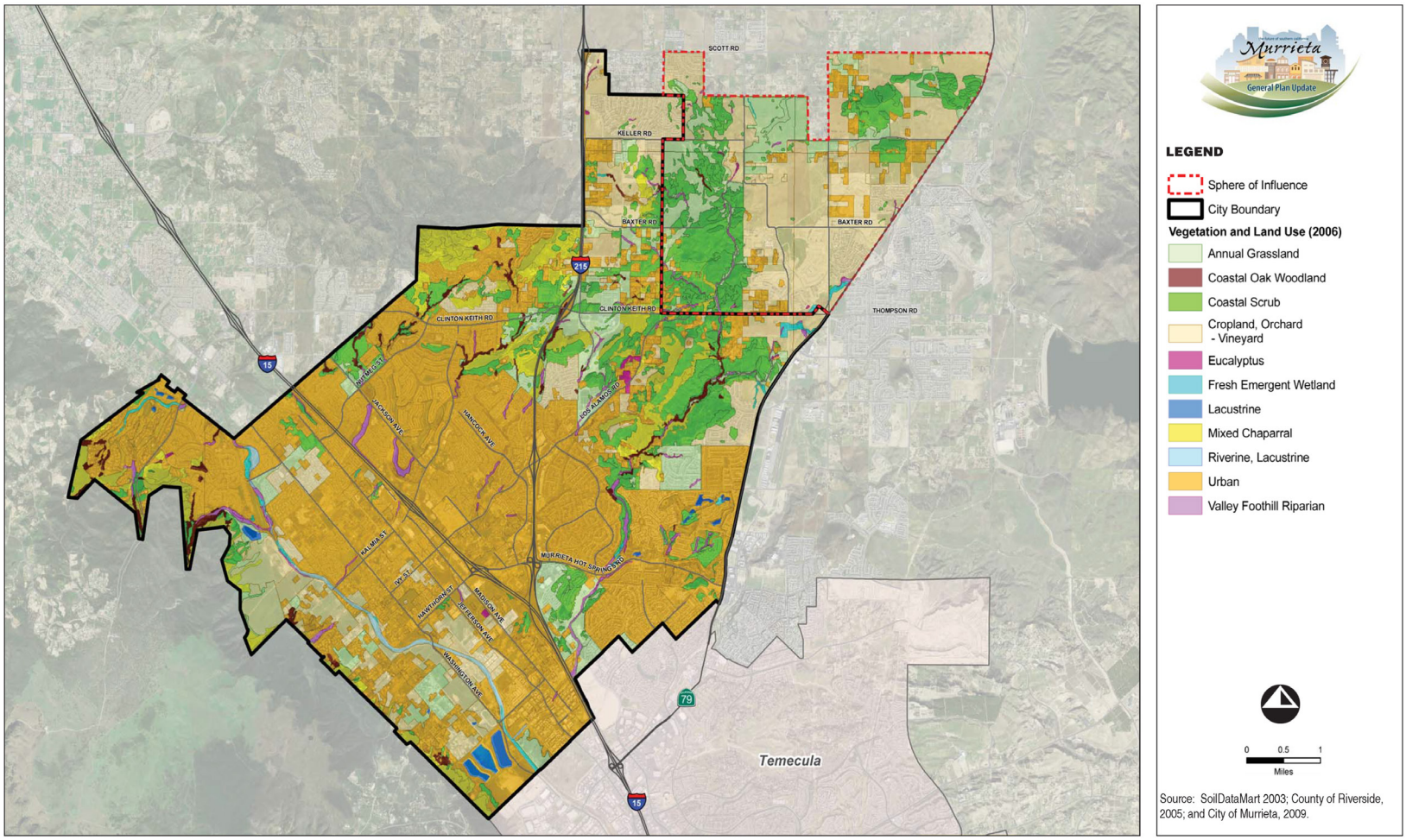
Mineral Resources

Exhibit 8-1

Insert Exhibit 8-2_Vegetation and Land Use



LSA

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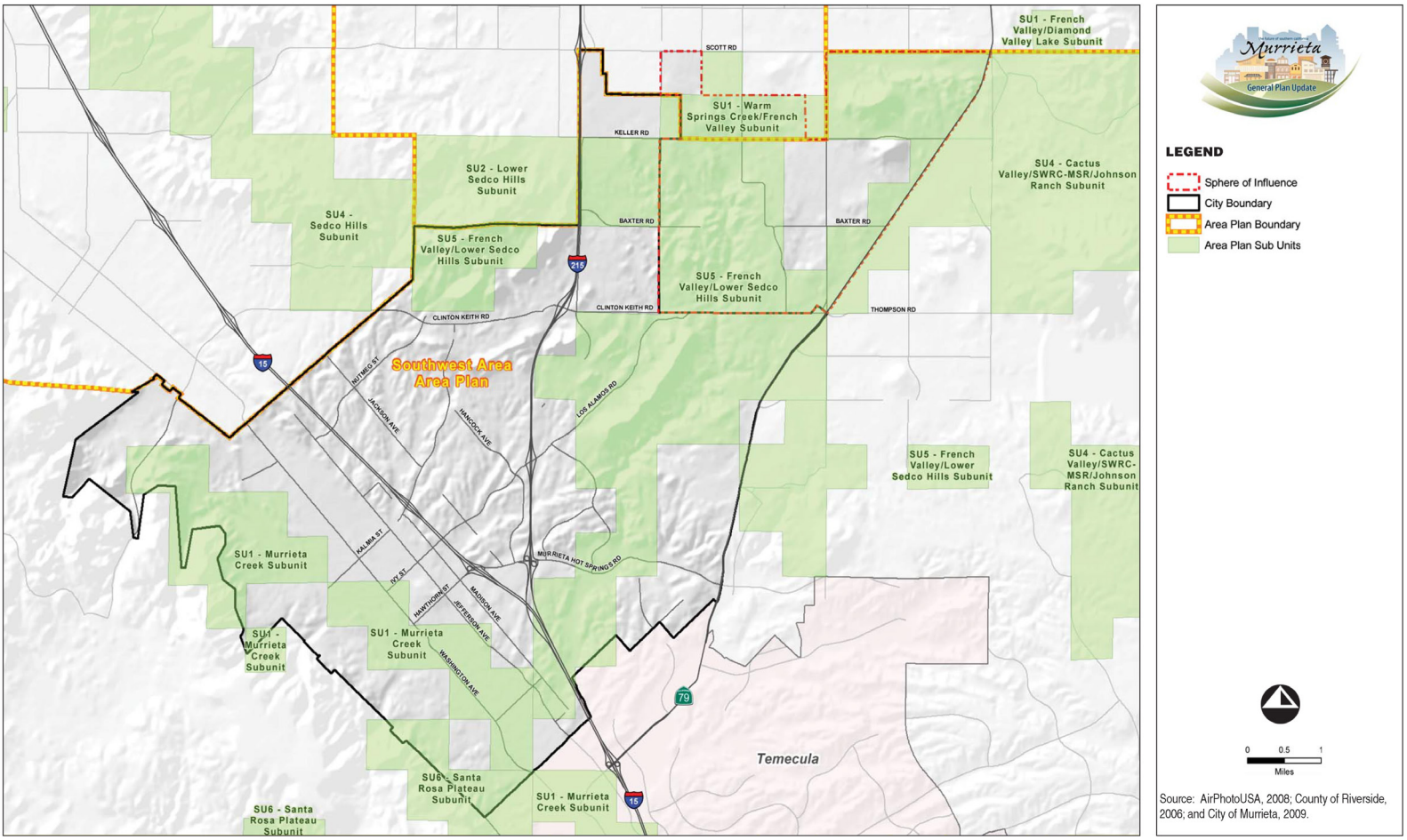
Vegetation and Land Use

Exhibit 8-2

Insert Exhibit 8-3, MSHCP Area Plans and Subunit



LSA

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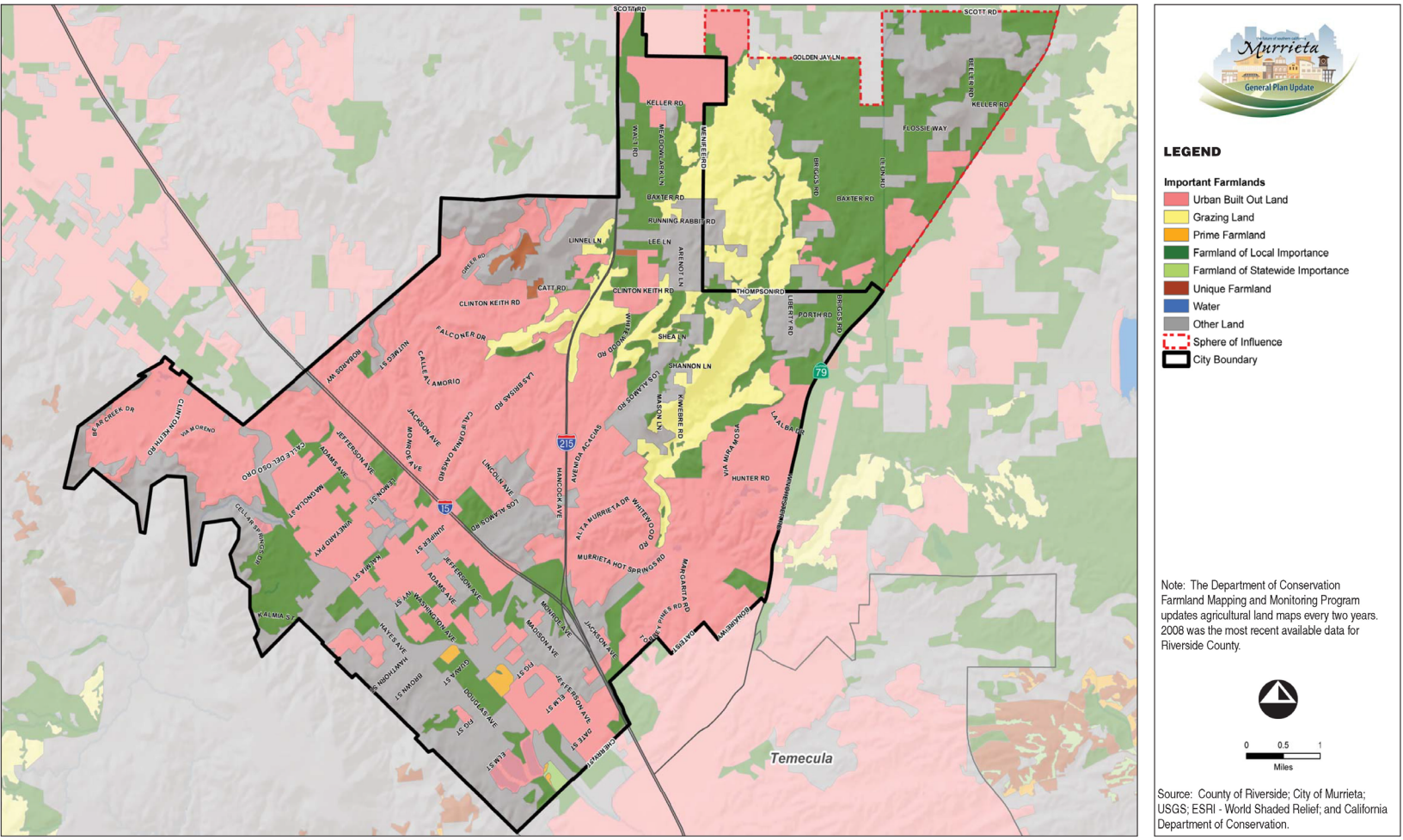
MSHCP Area Plans and Subunits

Exhibit 8-3

Exhibit 8-4, Important Farmland



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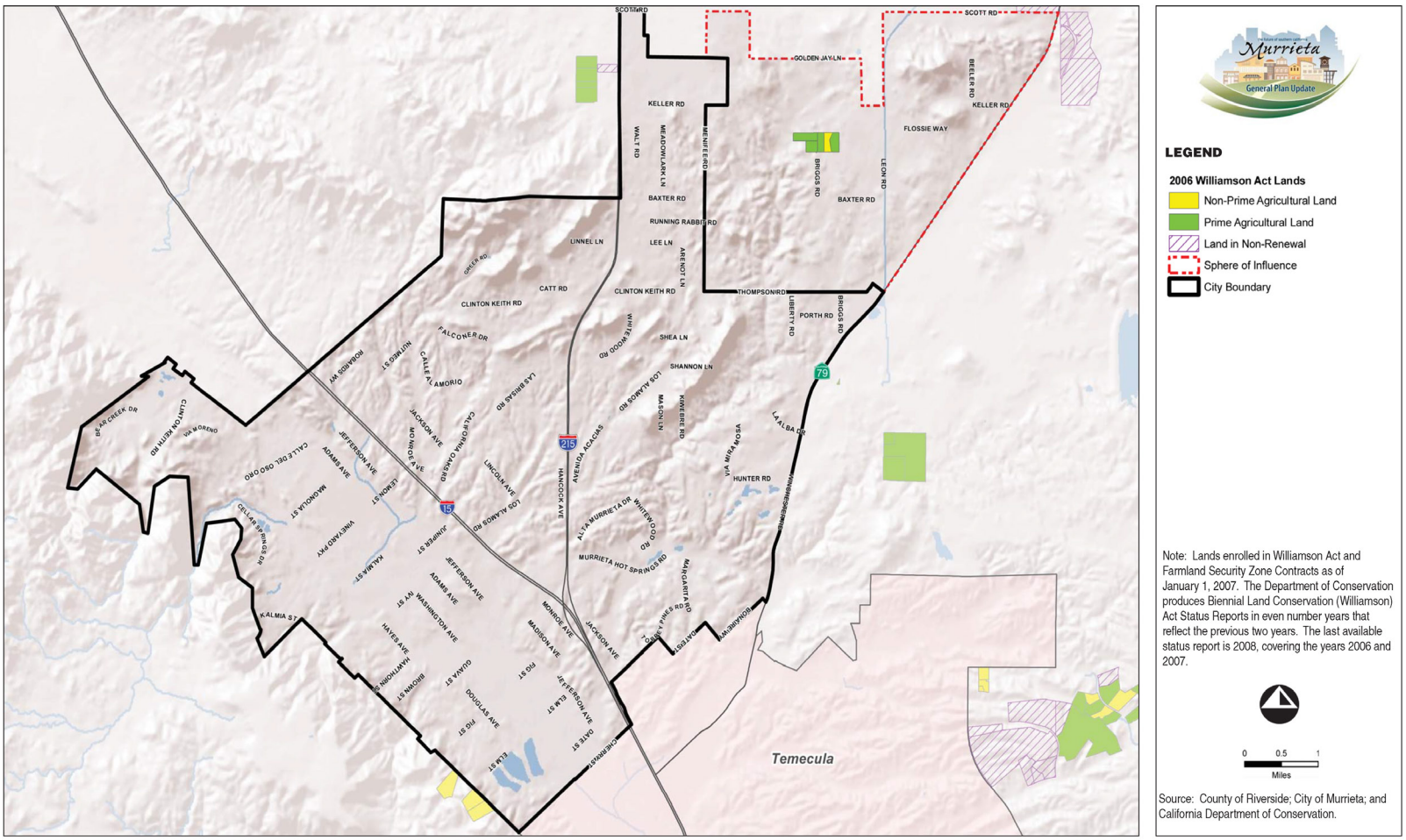
Important Farmland (2008)

Exhibit 8-4

Exhibit 8-5, Williamson Act Farmland (2007)



Williamson Act Farmland (2007)

Exhibit 8-5

Chapter 9
Recreation & Open Space Element

9.1 INTRODUCTION

Surrounded by natural beauty, with hills and creeks within its borders, Murrieta is well positioned to provide opportunities for recreation, outdoor activities, and enjoyment of nature. Parks, recreation facilities, and trails promote health, and community members value them highly. Recreation programs such as classes and events offer a variety of benefits including health, education, and social interaction. Besides promoting aesthetic values, open space management and conservation can provide habitat, contribute positively to air and water quality, and protect residents from hazards such as fires and floods.

The following Community Priorities relate most directly to this Element:

- Protect the natural beauty of the mountains, hills, and waterways.
- Provide abundant parks and facilities for recreational activities, and cultural amenities.
- Provide ample activities for all ages of youth.

9.2 AUTHORITY FOR ELEMENT

California *Government Code* Section 65560(b)(3) stipulates that the General Plan address:

> *"…Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors…"*

9.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

Recreation planning is guided by the *City of Murrieta Parks and Recreation Master Plan* (*Parks Master Plan*). The *Parks Master Plan* provides information about Murrieta's parks and recreation facilities. It also includes a needs assessment and gap analysis, recommendations for meeting current and future needs, and a financial implementation plan.

PARKLAND

The *Parks Master Plan* indicates that the City has 467.24 acres of parkland in 53 City parks. This total does not include joint use school facilities, some natural areas in Nature Parks, or private facilities. It includes six types of City Parks – City-Wide Parks, Community Parks, Neighborhood Parks, Neighborhood Play Areas, Special Use Parks, Native Parks – shown in *Exhibit 9-1*, *Parks*, and listed in *Table 9-1*, *Recreation Facilities Inventory*. *Table 9-1* reflects several new parks and facilities that have been added since the completion of the *Parks Master Plan*, and which increase the City's parkland acreage total.

Los Alamos Hills Sports Park is already Murrieta's largest active park, and will become larger as Phases 2 and 3 are completed.

The following facilities have been added, are in the design phase, or constructed since adoption of the *Parks Master Plan* in 2009:

- Torrey Pines Park (8.80 acres) – Neighborhood Park
- Vineyards (10 acres) – Neighborhood Park
- Grizzly Ridge Park (0.44 acres) – Neighborhood Play Area
- Murrieta Equestrian Park (21.98 acres) – Special Use Park

These facilities range in size from Neighborhood Play Areas that are at most 5 acres to City-Wide Parks with at least 50 acres of parkland. They include Special Use Parks, which are focused on one type of activity, and Nature Parks, which have limited improvements that provide public access to natural open space. Los Alamos Hills Sports Park is Murrieta's only City-Wide Park, with 45 acres of parkland developed in Phase 1.

Parkland Needs

The City has adopted a standard of 5 acres of parkland per 1,000 residents. As of June 2009, the City had a deficit of 34 acres according to this standard.The *Parks Master Plan* estimated that 240.3 acres of parkland would be needed for a population of 120,000 to meet identified needs for recreational facilities, in addition to what is needed to meet the parkland standard.

Table 9-1
Recreation Facilities Inventory

Recreational Facilities		Parkland Acreage	Passive Amenities															Active Amenities												
			Amphitheater	Barbeques	Bike Path/Walking Trail	Catch and Release Pond	Community Center/Recreation Room	Dog Park	Open Grass Areas	Parking Lot	Par Exercise Course	Picnic Tables	Restroom/Port-O-Lets	Shelters	Tot Lot/Playground Equipment	Multi-Purpose Trail/Trail Connection	Water Fountains	Baseball Field (with Mound)	Basketball Court	Concession Building	Football Field	Gymnasium	Horseshoe Pits	Skateboard Park	Soccer Field	Softball Field (without Mound)	Spray Turtles	Swimming/Wading Pool	Tennis Court	Volleyball Court
City-Wide Parks																														
1	Los Alamos Hills Sports Park	45.00		•	•				•	•		12	•	3	3	•	•	4L		•	3 L				6L					
Community Parks																														
2	Alderwood Park	9.00		•	•		•	•	•	•		•	•	•	•				•										•	
3	Alta Murrieta Sports Park	9.76		•					•	•		3	•		1		•	1L		•	1									
4	California Oaks Sports Park	19.99		•					•	•		6	•	1	1		•		2L					1	1P	2L/3		1	2	1
5	Copper Canyon Park	20.94		•	•		•		•	•		5	•	3	2	•	•	2	4H	•					2P					
6	Glen Arbor Park	18.92							•			2																		
7	Hunt Park	4.72					•		•	•		4	•				•	1L	1L			0.5				2			1L	
8	Mira Mosa Park	8.10		•	•				•	•		4	•	1	1		•	1	2H											
9	Pond Park	14.59			•	•			•			8	•																	
10	Torrey Pines Park	8.00		•	•			•	•	•		•	•	•	•			•												
Neighborhood Parks																														
11	Barratt Park	8.30			•				•		•				1	•														
12	Firefighters Park	3.21		•	•				•	•		9	•	2	1		•		2H								•			1
13	Mapleton Park	9.30		•	•				•	•		2	•	1	1	•	•		1H						1P	1				1
14	Mountain Pride Park	9.64							•	•		1	•													2P				
15	Murrieta Elementary School Park	4.26							•	•		3	•	1	1		•		1						1P	2				
16	Northstar Park	14.00		•					•			4		1	1		•								1P	1P				
17	Pioneer Park	.30		•						•		•		•	•															
18	Rancho Acacia Park	10.11		•	•				•		•	8		1	1	•	•								1P	1P				
19	Shady Maple Park	4.79							•	•		2		1	1		•								1P	1P				
20	Valley Vista Park	6.50		•					•			6		1	1		•								1P					
21	Vintage Reserve Park	3.83		•					•	•		3			1		•								1P					
Neighborhood Play Areas																														
22	Antelope Hills Park – Active	5.31	•	•					•			11		1	1		•		2H											
23	Antigua Park	2.26							•						1		•													
24	Blackmore Ranch Park	1.14		•					•	•		2		1	1		•													
25	Calle Cipres Park	1.80							•			2			1		•													
26	Calle Estancia Park	2.83		•	•				•			•		1	1	•														
27	Carson Park	0.69							•								•													

Table 9-1 (continued)
Recreation Facilities Inventory

Recreational Facilities		Parkland Acreage	Passive Amenities															Active Amenities												
			Amphitheater	Barbecues	Bike Path/Walking Trail	Catch and Release Pond	Community Center/Recreation Room	Dog Park	Open Grass Areas	Parking Lot	Par Exercise Course	Picnic Tables	Restroom/Port-O-Lets	Shelters	Tot Lot/Playground Equipment	Multi-Purpose Trail/Trail Connection	Water Fountains	Baseball Field (with Mound)	Basketball Court	Concession Building	Football Field	Gymnasium	Horseshoe Pits	Skateboard Park	Soccer Field	Softball Field (without Mound)	Spray Turfies	Swimming/Wading Pool	Tennis Court	Volleyball Court
Neighborhood Play Areas – continued																														
28	Century Park	3.90			•				•		•	4			1	•	•													
29	Creekside Village Green Park	4.00							•			4		1	1	•	•		2H											
30	Crystal Aire Park	1.11		•					•			2																		
31	Eastgate Park	1.50													1		•													
32	Echo Canyon Park	3.07							•			2			1		•													
33	Grizzly Ridge Park	0.44		•					•			1		1	1															
34	Meadowridge Park	4.29		•	•				•			3			1	•	•													
35	Montafino Park	0.76							•						1		•													
36	Monte Vista Park	1.06		•	•				•			2					•		2H											
37	Oak Terrace Park	0.20							•			2			1		•													
38	Oak Tree Park	0.32							•						1															
39	Palomar Park	1.75		•					•			2		1	1		•													
40	Rosewood Park	0.41							•																					
41	Springbrook Park	0.29		•					•			1			1		•													
42	Sycamore Park	2.66							•						1		•		1H											
43	Whitewood Park	1.84							•			5		1			•													
Special Use Parks																														
44	B Street Station	.50								•	•	•		•															•	
45	Murrieta Equestrian Park	22								•			•																	
46	Sykes Ranch Park	2.61		•	•				•	•	10				1	•	•													
47	Town Square Park	4.22	•		•		•		•	•							•													
Nature Parks																														
48	Bear Valley Park 1	20.14			•				•							•														
49	Bear Valley Park 2	3.97			•				•																					
50	Cole Canyon Park	140.00			•											•														
51	Falcon's View Park	9.37			•											•														
52	Oak Mesa Park	5.98																												
53	Warm Springs Park	23.80			•					•						•							•							
	Total Acreage	**489.68**																												

Definitions:
L = Lighted; P = Practice Field; and H = Half Court.

Access to Parkland

Besides seeking an adequate quantity of parkland, the City seeks to locate parks within convenient distance of neighborhoods throughout Murrieta. There are six residential areas that the *Parks Master Plan* identified as outside the ½-mile service area of any Neighborhood Park or Neighborhood Play Area. However, proximity to joint use school sites was not considered in that analysis, and those sites are located in at least two of the areas indicated as underserved.

RECREATION AND COMMUNITY FACILITIES

Recreation facilities include sports fields and courts, buildings for indoor recreation, and other facilities that accommodate recreation activities. Murrieta's parks offer a range of recreation facilities, listed in *Table 9-1*. Special Use Parks offer different amenities than other types of parks. For instance, Murrieta Equestrian Park (formerly Murrieta Stud Ranch) has equestrian arenas, a barn, stables, and open pasture.

The former Murrieta Stud Ranch, pictured here in 2009 as it was being acquired by the City, has become a Special Use Park for equestrian activities.

Additional public recreation facilities are found in school campuses and in community facilities. Murrieta residents also have access to private recreational facilities, some of which are used for City recreation programming.

Joint Use Facilities

A joint use agreement between the City and the Murrieta Valley Unified School District provides a framework for the City to access the recreation facilities of all school campuses except the continuation and independent study high schools; and for the District to access California Oaks Sports Park, Copper Canyon Park, Community Center, and Senior Center. Future facilities acquired or constructed by either party may be added to the list of facilities included in the agreement.

Through this agreement, 11 District sports fields become City parks in evenings and on weekends, and the District has exclusive access to certain City fields and parks adjacent to school campuses during the school day.[1] The agreement also grants the City further use of District sports fields, as scheduled in semi-annual meetings of the two parties. The City and District may use each other's facilities besides sports fields through an application process, giving each other first priority after their own use (including events that they sponsor, or by affiliated or related groups).

[1] "Joint Use Agreement for School and Municipal Facilities between Murrieta Valley Unified School District and the City of Murrieta," effective August 1, 2009.

The City and District may assist organizations such as youth sports leagues and school booster clubs to access joint use facilities. In addition to the Joint Use Agreement, community sports organizations can make separate agreements with the District to use school facilities.

Community Center

The Murrieta Community Center is located near Town Square at 41810 Juniper Street. This facility, built in 1979, provides office space for the Community Services Department and a 3,600-square foot multipurpose room. The multipurpose room has a theatrical stage and a kitchen, and can accommodate 250 people. However, there are no room dividers, so it can only be programmed with one class or activity at a time.

The need for additional community centers was identified as a key issue in the *Parks Master Plan*. Specifically, the *Parks Master Plan* calls for community centers that serve youth, multi-generational families, and older adults with a variety of activities and programs as well as opportunities for supervised free play.

Senior Center

The Senior Center opened in 2006, and has a 2,000 square foot multipurpose room, 1,200-square foot lounge, educational room with computers, and offices. The multipurpose room is used for classes, workshops, and meals. Visitors can use the computers in the educational room when a class is not in session.[2]

Besides providing a gathering place for Murrieta's seniors, the Senior Center aims to provide opportunities for learning; workshops on arts, crafts, and other hobbies; exercise programs; and information and services from organizations serving seniors.

Town Square Park has a large lawn and stage that are suited for community-wide events.

Community Event Space

Murrieta offers indoor and outdoor spaces for community events that are held by the City, residents, and organizations. Community members may reserve the Community Center, Town Square Park, and some Library facilities for events, as well as picnic shelters at several City parks. Community Center amenities are described above. Town

[2] City of Murrieta, "Senior Center," http://www.murrieta.org/services/senior/senior.asp, accessed December 10, 2009.

Square Park provides space for community events in its amphitheater and large open turf area. The Library has a community room with adjacent garden that may be reserved for events. There is also an amphitheater at Antelope Hills Park.

Program Space

Recreation facilities make it possible for the City to offer recreation programs. Community Services programs are held at the Community Center and a nearby annex; Senior Center; Youth Center; Hunt Field; Town Square Park; and in Copper Canyon Park, which has classroom space. Programs are also held in Murrieta schools and private facilities.[3]

Facility Needs

Murrieta has an identified need for the following additional recreation facilities in order to meet current and future demand:

- Swimming pools
- Sports facilities, including:
  - Baseball fields
  - Soccer fields
  - Softball fields
  - Tennis courts
- Off-leash dog areas
- Gymnasiums and indoor basketball courts

Facilities are planned that will help meet the needs for community centers, gymnasiums, and indoor basketball. Future plans for Los Alamos Hills Sports Park call for a 20,000-square foot community center that may include a gymnasium and outdoor facilities, including a swimming pool and tennis courts. The youth center at the California Oaks Sports Park also is planned to include a gymnasium in phase 2.

Recreation Programs

In fiscal year 2018-19, the Community Services Department served over 59,790 participants with its programs and activities. Senior programs drew the greatest number of participants, followed by gymnastics, aquatics, and dance. Other recreation offerings include sports, toddler, art and music, health and fitness, martial arts, camp, and teen programs. The City also holds a number of community events throughout the year, such as celebrations for major holidays.

The *Parks Master Plan* process produced a priority list of recreation program needs but also advised that responding to changing demographics and recreation preferences is an ongoing process that will demand staff's continual attention and resources.

[3] *City of Murrieta Parks and Recreation Master Plan*, 2009.

Recreation Funding

Funding for capital improvements and additions to park and recreation facilities in the City of Murrieta comes from several sources. Fees on new development (development impact fees and developer special agreements) are a major source of funding to provide parks and recreation facilities for the residents of newly developing areas of the City. Other sources of funding include grant funds (including Community Development Block Grants) and contributions from the City's general fund reserves.

Funding for maintenance and operation of Murrieta park and recreation facilities and programs are provided by Community Services District funds, user fees for recreation programs and facility use, and the City's general fund.

OPEN SPACE

Murrieta had 1,216.95 acres classified as Open Space on the 2006 General Plan/Zoning Map within the City limits, as shown in *Exhibit 9-2*, *Open Space*.

Lands set aside for protection and conservation of natural resources are designated as open space. This may include steep hillsides with a slope of at least 50 percent, significant habitat areas, and creeks. Additionally, within Specific Plan areas, open space may be set aside to serve as buffer areas and drainage areas.

Some open space is found in conjunction with parkland, especially in Nature Parks. Nature Parks are distinguished from open space because they provide public access via trails. Up to 10 percent of a Nature Park can be improved for active recreation. However, most of the park is undeveloped and contains vegetation, topography, or features that are important to retain in their natural states. Murrieta has seven Nature Parks, the largest of which is Cole Canyon Park.

Trails

There are 16 multi-use trails within the City that provide opportunities to walk and ride through parkland and open space. These trails are shown in *Exhibit 5-1*, *Trails and Bikeways*, and are described in a guide produced by the City in 2006. Made of asphalt, concrete, native soil, or decomposed granite, these multi-use trails are all open to horses, bikes and pedestrians.

Multi-use trails allow walking, biking, and horseback riding around and through parks in Murrieta

The *Parks Master Plan* identifies the need to develop an effective, connected, multi-use trail system for walking, jogging, hiking, biking, and horseback riding. Community members repeatedly expressed the same sentiment in workshops for the General Plan Update.

9.4 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

PARKLAND

In general, a parkland acreage standard is the ratio upon which development fees and dedications can be based. Establishment of a standard creates an obligation to fund improvements that achieve the standard throughout the City. Murrieta's parkland standard of 5 acres per 1,000 people is the highest allowed under California's Quimby Act, which gives the City its authority to require fees or dedicated property to offset new development impacts on recreation facilities.

However, this standard will not provide enough parkland to accommodate all the recreational facilities that the General Plan 2035 population is anticipated to demand. In order to plan for future parkland needs, the City will need to look beyond the parkland standard. The City may also consider counting joint use facilities as parkland.

The *Parks Master Plan* identifies a number of undeveloped park sites within the City of Murrieta, as shown in *Exhibit 9-3, Park Site Opportunities*. Some of these park sites may ultimately be considered Nature Parks, for which a maximum of 10 percent of the park's acreage would meet the parkland acreage requirement and the remainder of the park would be considered open space.

RECREATION AND COMMUNITY FACILITIES

Murrieta has a need for additional recreation and community facilities and will need to keep up with greater demand as the population grows. *Table 9-2, Recreation Facility Recommendations for Current Needs*, details how current needs for recreation facilities can be accommodated in existing parks, joint use schools, and opportunity sites. Opportunity sites are a combination of parks that have been designed but not constructed, sites acquired by the City but not yet designed, and other sites with the potential for park use; their locations are shown in *Exhibit 9-3*.

The City will seek to meet needs for recreation and community facilities throughout Murrieta. Satisfaction of these needs can be pursued by acquiring and developing new sites, preferably in partnership with schools or private parties, but also through increased joint use of school sites, renovation and improvement of existing facilities, and building facilities in current or planned parks.

RECREATION PROGRAMS

Murrieta's recreation programs offer sports, activities, and experiences for participants of all ages. They promote health, provide opportunities to pursue interests and learn, and encourage social interaction. The City's special events provide opportunities for residents to meet each other and feel that they belong to a community. There is demand for more programming in arts and culture, for community events, and for youth programs, as well as for therapeutic recreation programs.

Table 9-2
Recreation Facility Recommendations for Current (2009) Needs

Recreation Facility Recommendations for Current Needs	Passive Facilities					Athletic Facilities						
	Community Center	Dog Park/Off Leash Dog Area	Picnic Tables with Shade Shelter	Playground/Tot Lot	Spray Play Elements	Baseball	Gymnasium	Skate Park	Soccer	Softball	Swimming Pool	Tennis Court
Existing Parks and Facilities												
Antigua Park			4	R								
Barratt Park				R								
Calle Estancia Park			4	1								
California Oaks Sports Park				R	●				1		R	2L
Century Park				R								
Copper Canyon Park					●				1			
Firefighters Park				R								
Glen Arbor Park		●										
Hunt Park							R					
Los Alamos Hills Sports Park (Phase 1)									2AF			
Mapleton Park			4	R	●							
Meadowridge Park			4	R								
Montafino Park				R								
Murrieta Elementary School Park										1L		
Oak Tree Park			4	R								
Rancho Acacia Park				R								
Shady Maple Park				R								
Sycamore Park			4									
Whitewood Park		●										
Subtotal in Existing Parks	**0**	**1***	**24**	**1**	**3**	**0**	**0.5**	**0**	**4**	**0**	**0.5**	**2**
Joint Use Schools												
Murrieta Elementary School						1						
Warm Springs Middle School						2			2			
Thompson Middle School						1			1			
Murrieta Valley High School												7
Vista Murrieta High School												8
Murrieta Mesa High School						●			●		1	
Subtotal in Joint Use Schools	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**3**	**0**	**1**	**16**

Table 9-2 [continued]
Recreation Facility Recommendations for Current (2009) Needs

Recreation Facility Recommendations for Current Needs	Passive Facilities					Athletic Facilities						
	Community Center	Dog Park/Off Leash Dog Area	Picnic Tables with Shade Shelter	Playground/Tot Lot	Spray Play Elements	Baseball	Gymnasium	Skate Park	Soccer	Softball	Swimming Pool	Tennis Court
Opportunity Sites												
Planned Facilities												
Designed												
California Oaks Sports Park Expansion (Phase 3)	1						1					
Cherry Street Park						4			4			6
Golden Cities Park	0.5			1		1						
Second Avenue Park	0.5		4									
Torrey Pines Park		●	4	1		1						
Vineyards Park				1		1			2			
Not Designed												
Grizzly Ridge Park			6	1								
Los Alamos Hills Sports Park Expansion (Phase 2)				1				1		1		4
Los Alamos Hills Sports Park Expansion (Phase 3)	1	●			●		1				1	
Unplanned Facilities												
Calle Del Oso Oro Site		●										
City Parcel #1 – Nutmeg Site		●										
Town Hall Association Parcel		●										
Acquisition Sites												
Vineyard Specific Plan – developer property	●					●			●		●	●
Subtotal in Opportunity Sites	**3**	**4***	**14**	**5**	**0**	**7**	**2**	**1**	**6**	**1**	**1**	**10**
Total Recommended Additions:	**3.0**	**5***	**38.0**	**6.0**	**3.0**	**11.0**	**2.5**	**1.0**	**13.0**	**1.0**	**2.5**	**27.0**
Current Facility Needs From Exhibit 3.3-1 (Deficit):	**N/A**	**3.0**	**20.0**	**N/A**	**N/A**	**8.7**	**1.4**	**1.0**	**12.9**	**1.0**	**1.1**	**28.4**
Total Surplus/Deficit:	**N/A**	**N/A**	**18.0**	**N/A**	**N/A**	**2.30**	**1.10**	**0.00**	**0.00**	**0.00**	**1.40**	**-1.40**

● – Tentative or Unspecific Number
* – Candidate Locations

Definitions:
AF = Artificial Turf; L = Lighting; R = Renovate/Expand

Source: City of Murrieta Parks and Recreation Master Plan, 2009.

The availability of recreation facilities affects the City's ability to offer some types of programming that are in demand, such as swimming lessons and indoor fitness classes. Besides pursuing the construction of new facilities, the City can access additional facilities by working with private partners and through the joint use agreement with Murrieta Valley Unified School District. In locating programs, the City should consider how to make them convenient, accessible, and equitably distributed.

YOUTH

Children under 18 make up about one-third of Murrieta's population, and providing programs and facilities for youth is a community priority. For commuting parents, out-of-school care for children is especially important. The community can promote success in school by providing tutoring through the Library, at other venues such as the teen and senior centers, and on-site at school campuses. Youth programs should provide opportunities for physical activity and team sports, as well as a range of learning experiences including arts and environmental education.

Community members including youth have also asked for job training and jobs for teens. By preparing youth for careers, Murrieta can help maintain its skilled workforce. Youth mentoring programs can also be rewarding volunteer opportunities for the adults doing the mentoring.

For teens, events such as dances and battle of the bands are important social activities, while facilities such as the skate park provide spaces where they have a sense of ownership. The youth center meets a variety of facility and program needs, and teens are involved in overseeing it. Teen demand for a dance club could be met by encouraging a privately operated business or through frequent City- and school-sponsored dances.

Murrieta teens are enthusiastic about providing input to the City, as demonstrated in the General Plan Update youth visioning workshop at Vista Murrieta High School. The City of Murrieta has a Youth Advisory Committee, in which high school students provide input on recreation planning and addressing issues that affect teens in Murrieta. This is an example of the ways in which youth can be engaged in their community, while also developing leadership skills that can prepare them for the workforce.

OPEN SPACE

It is a community priority to protect the natural beauty of the mountains, hills, and waterways in and around Murrieta. Community members consider open space to be a treasure and would like to see natural areas retained in the future, while balancing preservation with development and understanding that some residents are concerned about property rights.

With over one-third of its land undeveloped and natural resources such as creeks and hills within its borders, Murrieta has opportunities to designate additional land as open space. Under the *Western Riverside Multiple Species Habitat Conservation Plan* (*MSHCP*), the City sets aside parcels as Conservation Land. These parcels contribute to large "Core Areas" of habitat in the northeast and southwest areas of the City and Sphere of Influence, and create "Linkages" between them along Murrieta Creek and Warm Springs Creek. To the southwest of Murrieta, open space connects to the Santa Rosa Plateau.

Other considerations for planning open space include recreation access and management of wildfire and stormwater.

TRAILS

The ability to bike and walk between Murrieta's multi-use trails, neighborhoods, and regional open space is a community priority and can be provided in different ways. Additional multi-use trails provide connectivity for the greatest variety of users, while off-street paved Class I bikeways accommodate all but equestrian users. On-street bikeways and sidewalks provide connectivity for bicyclists and pedestrians, respectively.

The Circulation Element provides goals and policies related to connecting multi-use trails to other paths for pedestrians and bicycles.

9.5 GOALS AND POLICIES

PARKS, RECREATION FACILITIES, AND COMMUNITY FACILITIES

GOAL ROS-1 Parkland is provided within a convenient distance from all residential areas, in a range of park types that meet different needs for active and passive recreation.

POLICIES

ROS-1.1 Maintain a minimum standard of 5 acres of local parkland per 1,000 population.

ROS-1.2 Create a strategy for providing sufficient parkland to accommodate needed recreation facilities through land acquisition, joint use, partnerships, and other means.

ROS-1.3 Provide City-Wide Parks, Community Parks, Neighborhood Parks, Neighborhood Play Areas, Special Use Parks, and Nature Parks in locations appropriate to their intended service areas, so that all residential areas are served by parks.

ROS-1.4 Involve the community in planning for parks.

GOAL ROS-2 Facilities that support recreation needs, programs, and community events are located throughout the City.

POLICIES

ROS-2.1 Pursue the development of active recreation facilities through improvements to parks and existing facilities as well as the development of facilities in new parkland.

ROS-2.2 Provide community centers, gymnasiums, and courts for indoor recreation programs in convenient, accessible, and equitably distributed locations.

ROS-2.3 Ensure that recreation facilities provide access and accommodations for users with a range of developmental, cognitive, and physical abilities.

ROS-2.4 Consider the installation of water fountains, toilets, and sinks in parks and recreation facilities.

GOAL ROS-3 City resources for parks and recreation facilities are leveraged through partnerships, joint use agreements, private facilities, outside funding, and community volunteers.

POLICIES

ROS-3.1 Maintain the joint use agreement with Murrieta Valley Unified School District and look for additional opportunities to partner in expanding resident access to shared facilities.

ROS-3.2 Continue to cooperate with school districts in locating schools to allow for park development adjacent to campuses.

ROS-3.3 Cooperate with federal, state, and county agencies to provide regional open space and recreation facilities for local residents.

ROS-3.4 Encourage the development of private and commercial recreation facilities.

ROS-3.5 Seek agreements and joint ventures with private entities to provide recreation facilities and activities.

ROS-3.6 Pursue support from federal, state, and private sources to assist with acquisition, design, and construction of parks and recreation facilities.

ROS-3.7 Promote a sense of community responsibility for maintaining and improving the parks and recreation system, and offer ways for individuals, groups, and businesses to invest time and resources in that effort.

RECREATION PROGRAMS

GOAL ROS-4 Recreation programs enrich the lives of residents across a broad spectrum of ages, interests, and abilities.

POLICIES

ROS-4.1 Seek resident involvement and feedback to create recreation programming that is relevant to a broad spectrum of community members.

ROS-4.2 Offer and encourage cultural arts programs and events that provide entertainment, such as concerts, as well as those that develop skills in dancing, drama, music, and the arts.

ROS-4.3 Use recreation programming to promote physical activity, healthy eating, and other healthy lifestyle habits.

ROS-4.4 Collaborate with other providers to expand therapeutic recreation programs for residents with special needs.

GOAL ROS-5 Recreation programs foster a sense of community and civic involvement, and promote interaction between residents.

POLICIES

ROS-5.1 Host special events that become community traditions, appealing to a range of ages.

ROS-5.2 Encourage events in the Town Square Park and Historic Downtown Murrieta.

ROS-5.3 Promote opportunities for multi-generational interaction such as youth mentoring by seniors and business people.

ROS-5.4 Create roles for volunteers to assist with recreation facilities and programs.

YOUTH FACILITIES AND PROGRAMS

GOAL ROS-6 Youth are a special focus of recreation facilities and programs.

POLICIES

ROS-6.1 Expand recreation programs for youth and teens, including before- and after-school care, sports and fitness, outdoor activity and excursions, camps, and arts education.

ROS-6.2 Use recreation programming to promote success in school.

ROS-6.3 Provide safe places for teens to socialize and participate in recreation activities.

ROS-6.4 Expand opportunities for youth to be involved in planning recreation programs, services, and events for youth.

ROS-6.5 Continue providing the Youth Advisory Committee for high school students.

OPEN SPACE

GOAL ROS-7 Open space areas are planned to protect, conserve, and utilize resources of unique character and value for the community.

POLICIES

ROS-7.1 Preserve and enhance open space resources in Murrieta.

ROS-7.2 Designate open space to preserve habitat and scenic views of natural areas.

ROS-7.3 Seek opportunities to designate open space along waterways, while also providing for the development of trails.

ROS-7.4 When possible, link open space and parks for the movement of wildlife and people.

GOAL ROS-8 New development is part of a coordinated system of open space, parkland, recreation facilities, and trails.

POLICIES

ROS-8.1 Encourage the provision of parks, recreation facilities, and/or open space in new development and redevelopment projects.

ROS-8.2 Ensure that new residential developments provide for recreation needs of residents through development fees and park dedication.

ROS-8.3 Encourage development that promotes outdoor activity.

ROS-8.4 When reviewing new development or redevelopment projects, refer to the Trails Plan to determine whether right-of-way is needed for trails on the project site.

GOAL ROS-9 **Public plazas or green spaces provide additional open space opportunities for existing and future residents and employees.**

POLICIES

ROS-9.1 Continue to require that adequate, usable, and permanent private open space is provided in residential developments.

ROS-9.2 Encourage new and existing commercial, office, and industrial development to provide outdoor green spaces that may be used by employees.

ROS-9.3 Encourage new development and redevelopment projects to incorporate gardens and green spaces with various cultural influences throughout the community to bridge cultures and provide education opportunities.

ROS-9.4 Encourage green spaces planted with a diverse plant palette in order to promote natural variety, ecosystem services, and enhance the well-being of community residents.

ROS-9.5 Review and modify as necessary, open space requirements for different types of development projects.

TRAILS

Refer to the Circulation Element Goal CIR-8 and related policies.

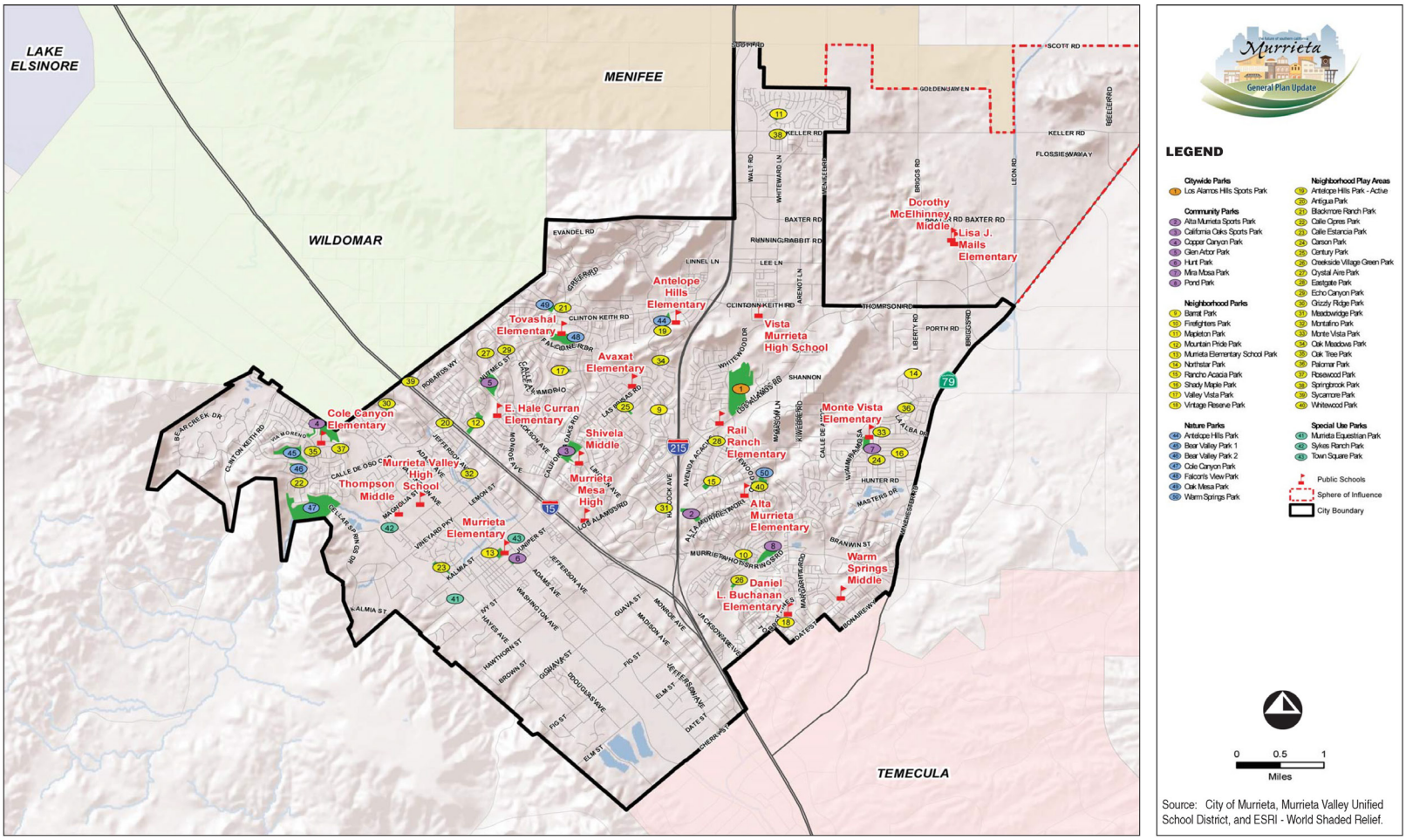
9.6 IMPLEMENTATION OF THE ELEMENT

The Recreation and Open Space Element is a policy document that requires the ongoing effort and actions of many segments of the community to implement. The Planning Commission and City Council, as major decision-making bodies, play an important role in its implementation. Other responsible parties include such City departments as the Community Development Department, Building Department, Public Works, and Community Service, whose day-to-day decisions are guided by the public policies in this document and the actions of the Parks & Recreation Commission.

The business and development community will do a fair share of the implementation as they incorporate plan policies into their various interests and projects. Murrieta residents should also be engaged in planning and providing for recreation and open space.

The City of Murrieta Parks and Recreation Master Plan is the implementation document that will guide City investments in parks and recreation.

Exhibit 9-1, Parks



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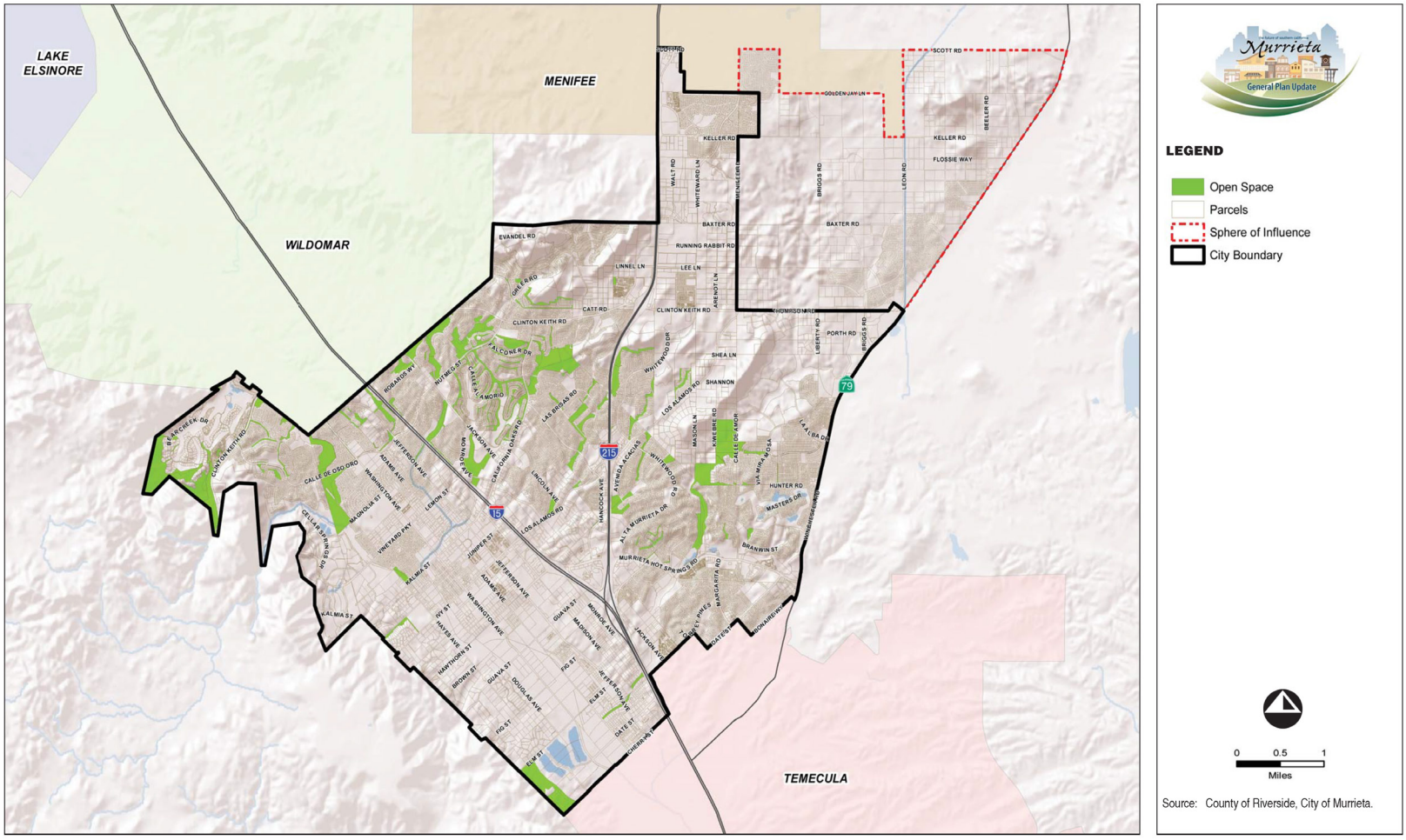
Parks

Exhibit 9-1

Exhibit 9-2, Open Space



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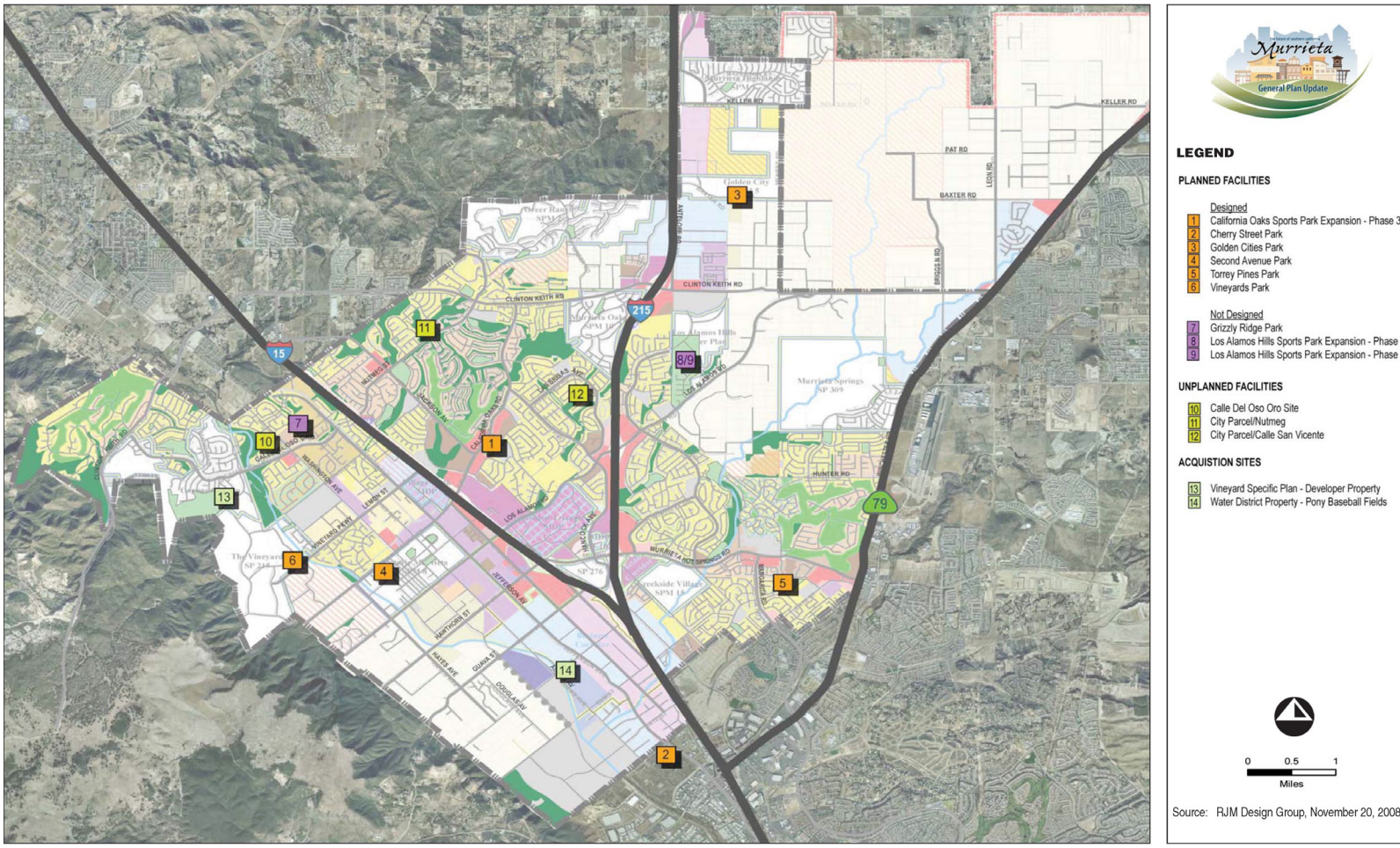
Open Space
Exhibit 9-2

Exhibit 9-3, Park Site Opportunities



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Park Site Opportuniti

Exhibit 9

Chapter 10
Air Quality Element

10.1 INTRODUCTION

Recognizing the importance of air quality associated with the public's health and welfare and that air quality is a regional issue that extends beyond the jurisdictional boundaries of a city, Murrieta has chosen to include Air Quality as an optional Element within its General Plan. The Air Quality Element is intended to establish policy direction and implementation measures that allow the South Coast Air Basin to attain Federal and State air quality standards, as well as to protect Murrieta residents and businesses from the harmful effects of poor air quality. The Element establishes a number of programs to reduce current pollution emissions and to require new development to include measures to comply with air quality standards. This Element also contains provisions to address new air quality regulations and requirements. The City also prepared, maintains, and implements a Climate Action Plan, which addresses global climate change issues and the reduction of greenhouse gas emissions.

The City of Murrieta is located in the South Coast Air Basin (Basin), a 10,743-square mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. Regulatory oversight for air quality in the Basin rests with South Coast Air Quality Management District (SCAQMD) at the regional level, the California Air Resources Board (CARB) at the State level and the United States Environmental Protection Agency (U.S. EPA) at the Federal level. The SCAQMD monitors air quality at 37 monitoring stations throughout the Basin. Each monitoring station is located within a Source Receptor Area (SRA). The communities within an SRA are expected to have similar climatology and ambient air pollutant concentrations. The City of Murrieta is located in SRA 26 (Temecula Valley).

10.2 AUTHORITY FOR ELEMENT

Although Air Quality is not a required element, California *Government Code* Section 65303 authorizes cities and counties to adopt *"any other elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city."* Once adopted, an optional element carries the same legal weight as any of the seven mandatory elements and must be consistent with all other elements. *Government Code* Section 65302(d), which provides the statutory requirements for the Conservation Element, also serves as the applicable *Government Code* section for the Air Quality Element. Further guidance is provided in the Office of Planning and Research's *2003 General Plan Guidelines* regarding the assessment of air quality impacts in General Plans.

10.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The following have been identified as key issues and challenges facing Murrieta in regards to air quality, its effects on the community, and how it can be addressed as the City continues to grow.

- **Air Quality.** Although air quality has steadily improved in the Basin in recent history, the Basin (including the City) is designated as a nonattainment area under State standards for one-hour ozone and under Federal standards is designated as nonattainment for eight-hour ozone. The Basin is nonattainment under both State and Federal standards for PM_{10}, and $PM_{2.5}$. Murrieta community members have identified "good air quality" as a treasure of the City, in comparison to other cities within the region. Maintaining and improving upon the existing air quality is a focus for Murrieta.

- **Land Use Patterns that Contribute to Air Pollutant Emissions.** Air pollutant emissions within the City of Murrieta are currently generated by stationary and mobile sources, with mobile sources accounting for the majority of emissions. Mobile sources of emissions refer to those moving objects that release pollution and include cars, trucks, buses, planes, trains, and motorcycles. Within the County of Riverside, vehicular sources are the largest contributor to the estimated annual average pollutant levels for reactive organic gas (ROG), carbon monoxide (CO), nitrogen oxide (NO_X), sulfur oxide (SO_X), and particulate matter less than 10 and 2.5 microns in diameter (PM_{10}, and $PM_{2.5}$, respectively). In Murrieta, mobile sources of emissions are primarily attributed to automobiles and trucks. Murrieta's urban form and street layout is primarily low-density and automobile-oriented with most uses separated from each other. These land use patterns support the use of low-occupancy vehicles and higher vehicle miles traveled. Many Murrieta residents travel outside the City for services, recreation, and amenities that could be provided more broadly within the City. Murrieta community members have identified 'traffic issues," "uncontrolled expansion," and "attracting new business and jobs" as challenges within the City.

- **Population Growth and Development.** Population growth and associated increases in vehicles and development within the City and surrounding region would further contribute to the amount of air pollutants in the City and the Basin. Murrieta community members have identified "growth," as well as increased "traffic and transportation issues" as challenges within the City.

- **Changing Regulations and Requirements.** As concerns over air quality continue to become more heightened, the regulatory agencies continue to investigate and implement policies and measures to achieve Federal and State standards for improved air quality. New and/or revised policies and guidelines require cities to be proactive in order to respond to these changes.

- **Health Impacts of Air Quality.** Air quality can directly impact a person's health. Sensitive populations (or sensitive receptors) are more susceptible to the effects of air

pollution than are the general population. Consideration regarding the placement of land uses is important in order to ensure that land uses that potentially emit harmful emissions are not located in proximity to sensitive receptors, such as residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

10.4 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

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. Many of the visions identified by the community contribute to improved air quality. The following key concepts and vision for the General Plan directly guide the Air Quality goals and policies and are intended to respond to the key issues and challenges identified above:

- New Development and Balanced Growth
- Land Use Compatibility
- Maintain Coordination with Regulatory Agencies and Compliance with New Regulations and Requirements

Clear skies provide views of mountain ranges around Murrieta.

NEW DEVELOPMENT AND BALANCED GROWTH

Murrieta has one of the fastest growth rates in the state over the past 20 years. With opportunities for new development, it is anticipated that Murrieta will continue to grow. Focusing growth and providing a balance of land uses to meet the needs of the community will help contribute to a reduction in vehicle miles traveled and increase in non-motorized transportation, reducing mobile sources emissions. This can be achieved by developing a diverse mix of uses throughout the City, attracting a variety of employment opportunities to reduce the need for residents to commute for jobs, providing neighborhood retail and services near residential uses, and providing opportunities to shop, dine and recreate in Murrieta. It can also be achieved by creating attractive and safe pedestrian and bicycle facilities and by promoting high-quality transit service. This is consistent with the priorities articulated by the community, which include economic vitality by attracting higher education, growing a base of clean industry, improving roadway networks to reduce traffic, and providing a citywide system of bicycle lanes and recreational trails that improve accessibility without a car. Balancing land uses and growth will help to reduce air pollutant emissions, while at the same time contributing to achieving a sustainable economy.

LAND USE COMPATIBILITY

Murrieta can improve air quality by reducing the need for residents to make car trips outside the City.

As Murrieta continues to grow and development becomes more concentrated, it will become increasingly important to consider land use compatibility as it pertains to sensitive populations. Sensitive populations (or sensitive receptors) are more susceptible to the effects of air pollution than the general population. Additionally, locating sensitive receptors (i.e., residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) in proximity to sources of air pollutants that emit Toxic Air Contaminants (TACs) can have significant health impacts. Land use compatibility and potential health impacts should be considered as part of the development review process. Addressing potential air pollutant impacts on sensitive receptors can be accomplished through the initial design phase of a development project, allowing for appropriate siting and identification of mitigation that minimize health impacts prior to construction. The General Plan guides development and establishes land use policies to avoid siting sensitive sites near sources of air pollution and to protect the health and safety of the Murrieta community.

MAINTAIN COORDINATION WITH REGULATORY AGENCIES AND COMPLIANCE WITH NEW REGULATIONS AND REQUIREMENTS

Rules, regulations, and guidelines to achieve Federal and State standards for improved air quality continue to change as new information and guidance becomes available. In order to maintain compliance with regulatory requirements, Murrieta will need to be proactive and monitor any updated rules and regulations from the SCAQMD, revisions to SCAQMD's CEQA Guidelines, and periodic updates to the Air Quality Management Plan (AQMP). General Plan policies encourage regional and local efforts to address air quality.

10.5 GOALS AND POLICIES

GOAL AQ-1 **Improved air quality through participation in regional and local efforts.**

POLICIES

AQ-1.1 Continue to work with the Western Riverside Council of Governments (WRCOG) Regional Air Quality Task Force to implement regional and local programs designed to meet federal, state, and regional air quality planning requirements.

AQ-1.2 Review and update City regulations and/or requirements, as needed, based on improved technology and new regulations including updates to the Air Quality Management Plan (AQMP), rules and regulations from South Coast Air Quality Management District (SCAQMD), and revisions to SCAQMD's CEQA Guidelines.

AQ-1.3 Cooperate with local, regional, State, and Federal agencies to achieve better transportation facility planning and development.

AQ-1.4 Cooperate with the State and Southern California Association of Governments (SCAG) in the implementation of SB 375 – Regional Transportation Planning, Housing, CEQA and GHG Reduction Strategies.

AQ-1.5 Provide public education and/or materials to educate and encourage residents and business owners to purchase/use low toxicity household cleaning products.

GOAL AQ-2 **The relationship between land use and air quality is considered in policy decisions in order to protect public health and improve air quality.**

POLICIES

AQ-2.1 Locate sensitive receptors (i.e., residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) away from significant pollution sources to the maximum extent feasible.

AQ-2.2 Avoid locating new homes, schools, childcare and elder care facilities, and health care facilities within 500 feet of freeways.

AQ-2.3 Consider air quality impacts from both existing and new development when making siting decisions.

AQ-2.4 Consult the California Air Resources Board's (CARB) Land Use and Air Quality Handbook and current environmental health research for the safe distances to sensitive land uses including schools, hospitals, elder and childcare facilities, or residences when new or expanded industrial land uses or other stationary sources of pollution are proposed, such as gas stations or auto body shops.

AQ-2.5 Work with developers and/or builders of any sensitive land uses, such as hospitals, to determine compliance with California Air Resources Board (CARB) standards and to ensure any future plans or expansions are in compliance, and encourage retrofits to the facility such as plantings or air filters to improve indoor air quality, if necessary.

AQ-2.6 Reduce and mitigate the potential impacts of adjacent incompatible land uses, where feasible, using buffers and other design techniques.

AQ-2.7 Encourage the planting of rows of fine-needle conifer trees along segments of freeways located in sensitive land use areas within 500 feet of I-215 and I-15. The trees shall be located on the side of the freeway that is between the receptors and the freeway segment. Specific tree species and site design parameters shall be evaluated at the time of development application to determine the most effective barriers for limiting toxic air contaminant exposure.

AQ-2.8 New buildings with indoor conditioned space located within 500 feet of I-215 and I-15 shall be equipped with particle filtration systems and devices, specifically high-efficiency filtration with mechanical ventilation or portable high efficiency air cleaners, to reduce indoor pollution concentrations as determined by a specialist certified by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE). An ongoing maintenance plan for the air filtration system shall be required.

AQ-2.9 Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

AQ-2.10 New land uses that have the potential to generate stationary source emissions shall be required to obtain a permit from the South Coast Air Quality Management District.

GOAL AQ-3 Reduced emissions during construction activities.

POLICIES

AQ-3.1 Ensure that construction activities follow current South Coast Air Quality Management District (SCAQMD) rules, regulations, and thresholds.

AQ-3.2 Ensure all applicable best management practices are used in accordance with the South Coast Air Quality Management District (SCAQMD) to reduce emitting criteria pollutants during construction.

AQ-3.3 Require all construction equipment for public and private projects comply with California Air Resources Board's (CARB) vehicle standards. For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures will be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD.

AQ-3.4 Require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures among others. Appropriate control measures will be determined on a project by project basis, and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include but not be limited to:

- Minimizing simultaneous operation of multiple construction equipment units.
- Implementation of South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust Control Measures.
- Watering the construction area to minimize fugitive dust.
- Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by California Air Resources Board (CARB).
- Minimizing idling time by construction vehicles.

GOAL AQ-4 **Mobile source emissions are reduced by providing a balance of jobs and housing that serve the needs of the community.**

POLICIES

AQ-4.1 Cooperate with local, regional, State, and Federal agencies to reduce vehicle miles traveled (VMT) and consequent emissions through job creation.

AQ-4.2 Improve jobs/housing balance by encouraging the development, expansion, and retention of business.

AQ-4.3 Improve access of businesses to local institutions that provide education and job training to prepare local residents to fill the jobs local industries create.

AQ-4.4 Encourage a mix of housing types that are affordable to all segments of the population and are near job opportunities to further reduce vehicle trips.

GOAL AQ-5 **Air quality is improved through an efficient circulation system, reduced traffic congestion, and reduced vehicle miles traveled.**

POLICIES

AQ-5.1 Encourage employers to implement transportation demand management (TDM) measures, such as the following programs to reduce trips and vehicle miles traveled:

- Transit subsidies
- Bicycle facilities
- Alternative work schedules
- Ridesharing
- Telecommuting and work-at-home programs
- Employee education
- Preferential parking for carpools/vanpools

AQ-5.2 Re-designate truck routes away from sensitive land uses including schools, hospitals, elder and childcare facilities, or residences, where feasible.

AQ-5.3 Promote use of fuel-efficient and low-emissions vehicles, including Neighborhood Electric Vehicles.

AQ-5.4 Encourage the use of lowest emission technology buses in public transit fleets.

AQ-5.5 Provide a preference to contractors using reduced emission equipment for City construction projects as well as for City contracts for services (e.g., garbage collection).

AQ-5.6 Manage the municipal vehicle fleet to achieve the highest possible number of fuel-efficient and low emissions vehicles commercially available.

AQ-5.7 Reduce industrial truck idling by enforcing California's five (5) minute maximum law, requiring warehouse and distribution facilities to provide adequate on site truck parking, and requiring refrigerated warehouses to provide generators for refrigerated trucks.

GOAL AQ-6 Stationary source pollution (point source and area source) are minimized through existing and future regulations and new technology.

POLICIES

AQ-6.1 The City shall continue to minimize stationary source pollution through the following:

- Ensure that industrial and commercial land uses are meeting existing South Coast Air Quality Management District (SCAQMD) air quality thresholds by adhering to established rules and regulations.
- Encourage the use of new technology to neutralize harmful criteria pollutants from stationary sources.
- Reduce exposure of the City's sensitive receptors to poor air quality nodes through smart land use decisions.

AQ-6.2 Encourage and support the use of innovative ideas and technology to improve air quality.

AQ-6.3 Encourage non-polluting industry and clean green technology companies to locate to the City.

AQ-6.4 Work with the industrial business community to improve outdoor air quality through improved operations and practices.

AQ-6.5 New multi-family residential buildings and other sensitive land uses in areas with high levels of localized air pollution should be designed to achieve good indoor air quality through landscaping, ventilation systems, or other measures.

AQ-6.6 Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of renewable energy sources.

AQ-6.7 During the design review process, encourage the use of measures to reduce indoor air quality impacts (i.e., air filtration systems, kitchen range top exhaust fans, and low-VOC paint and carpet for new developments near busy roadways with significant volumes of heavy truck traffic).

GOAL AQ-7 Particulate matter and fugitive dust emissions are reduced throughout the City.

POLICIES

AQ-7.1 Adopt incentives, regulations, or procedures to reduce particulate matter.

AQ-7.2 Collaborate with transportation agencies, utilities, and developers to minimize fugitive dust and emissions from construction and maintenance activities.

AQ-7.3 Cooperate with local, regional, State, and Federal jurisdictions and/or agencies to better control fugitive dust from stationary, mobile, and area sources.

AQ-7.4 Consider the suspension of all grading operations, not including dust control actions, at construction projects when the source represents a public nuisance or potential safety hazard due to reduced visibility on streets surrounding the property.

10.6 IMPLEMENTATION OF THE ELEMENT

To meet State and Federal air quality goals requires commitment and involvement by all jurisdictions within the South Coast Air Basin. Protecting public health is a mutual goal shared by Murrieta, as well as other jurisdictions located within the Basin. Although an individual agency does not have the authority or jurisdiction to implement air quality measures for the larger region, local governments do have the legal authority and responsibility to direct policies and actions within their community. The City of Murrieta has established a policy program that addresses air quality through new development and balanced growth; land use compatibility; and coordination and compliance with regulatory agencies and new regulations/requirements. The responsibility of implementing the goals and policies of the Air Quality Element are assigned to the City's Community Development Department, and in some instances, this authority is shared with the South Coast Air Quality Management District (SCAQMD) and the South California Association of Governments (SCAG).

Chapter 11
Noise Element

11.1 INTRODUCTION

The Noise Element examines noise sources in the City to identify and assess the potential for noise conflicts and problems, and to identify ways to reduce existing and potential noise impacts. This Element addresses noise that affects the larger community, rather than noise associated with site-specific conditions. Existing and future noise from mobile and stationary sources are considered, as well as the compatibility of land uses and sensitive receptors. The Element identifies projected noise levels and contains goals and policies to maintain noise levels that are compatible with various types of land uses, as well as prevent high noise levels in sensitive areas. The regulatory framework, background information, and existing and future conditions can be found in the General Plan EIR.

11.2 AUTHORITY FOR ELEMENT

Government Code Section 65302(f) requires that a General Plan include:

> *"... a noise element which shall identify and appraise noise problems in the community. The Noise Element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify… current and projected noise levels for all of the following sources: (1) highways and freeways; (2) primary arterials and major local streets; (3) passenger and freight on-line railroad operations and ground rapid transit systems; (4) commercial, general aviation, heliport, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation; (5) local industrial plants, including but not limited to, railroad classification yards; (6) other ground stationary noise sources identified by local agencies as contributing to the community noise environment."*

11.3 SUMMARY OF EXISTING STANDARDS AND CONDITIONS

Noise, defined as unwanted sound, is principally caused by the operation of machinery for transportation (automobiles, trucks, trains, and aircraft) and machinery for production (industry and construction). Noise affects the quality of the environment, both at home and work, as well as enjoyment of recreational activity. Excessive amounts of noise may have adverse affects on physical activity and psychological stability. The effect of noise on the individual and the community varies with its duration, intensity, and the tolerance level of the individual.

NOISE DESCRIPTORS

The standard unit of measurement of the loudness of sound is the decibel (dB). This unit expresses an exponential increase, where an increase of 10 decibels represents a tenfold increase in the sound generated. In order to describe “average noise levels,” the measurements are then weighted and added over a specified time period to reflect the magnitude of the sound, as well as its duration, frequency, and time of occurrence.

The sound pressure level is measured on a logarithmic scale. The 0 dB level is based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). The decibel scale has a value of 1.0 dB at the threshold of hearing and 140 dB at the threshold of pain. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud. A 1.0-decibel increase is just audible, and a 10-decibel increase means the sound is perceived as being twice as loud as before. In most situations a 3 dB change in sound pressure level is considered a “just-detectable” difference and a 5 dB change (either louder or quieter) is readily noticeable.

Sound from a small localized source (approximating a “point” source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates or drops-off at a rate of 6 dB for each doubling of the distance (6 dB/DD). This decrease, due to the geometric spreading of the energy over an ever-increasing area, is referred to as the inverse square law. However, highway traffic noise is not a single, stationary point source of sound. The movement of the vehicles makes the source of the sound appear to emanate from a line (line source) rather than a point when viewed over some time interval. Since the change in surface area of a cylinder only increases by two times for each doubling of the radius instead of four times associated with spheres, the change in sound level is 3 dB per doubling of distance.

Noise levels are expressed as A-weighted decibels (dBA), which adjusts the actual sound level to reflect only those frequencies audible to the human ear. The human ear is most sensitive to frequencies around 4,000 Hz (about the highest note on a piano) and less sensitive to low frequencies below 100 Hz (such as a low rumble). Other examples of the decibel level of various noise sources include: the quiet rustle of leaves (10 dBA), a soft whisper (20 to 30 dBA), the hum of a small electric clock (40 dBA), ambient noise outdoors or in a kitchen (50 dBA), normal conversation at five feet (55 dBA), and a busy street at 50 feet (75 dBA).

Examples of various sound levels are shown in *Exhibit 11-1*, *Sound Levels and Human Response*.

SCALES AND DEFINITIONS

Numerous methods have been developed to measure sound over a period of time. These methods typically include (1) the community noise equivalent level (CNEL); (2) equivalent sound level (Leq); and (3) day/night average sound level (Ldn). These methods are described in *Table 11-1*, *Noise Descriptors*.

Table 11-1
Noise Descriptors

Term	Definition
Decibel (dB)	The unit for measuring the volume of sound equal to 10 times the logarithm (base 10) of the ratio of the pressure of a measured sound to a reference pressure (20 micropascals).
A-Weighted Decibel (dBA)	A sound measurement scale that adjusts the pressure of individual frequencies according to human sensitivities. The scale accounts for the fact that the region of highest sensitivity for the human ear is between 2,000 and 4,000 cycles per second (hertz).
Equivalent Sound Level (L_{eq})	The sound level containing the same total energy as a time varying signal over a given time period. The L_{eq} is the value that expresses the time averaged total energy of a fluctuating sound level.
Maximum Sound Level (L_{max})	The highest individual sound level (dBA) occurring over a given time period.
Minimum Sound Level (L_{min})	The lowest individual sound level (dBA) occurring over a given time period.
Community Noise Equivalent Level (CNEL)	A rating of community noise exposure to all sources of sound that differentiates between daytime, evening, and nighttime noise exposure. These adjustments are +5 dBA for the evening, 7:00 PM to 10:00 PM, and +10 dBA for the night, 10:00 PM to 7:00 AM.
Day/Night Average (L_{dn})	The L_{dn} is a measure of the 24-hour average noise level at a given location. It was adopted by the U.S. Environmental Protection Agency (EPA) for developing criteria for the evaluation of community noise exposure. It is based on a measure of the average noise level over a given time period called the L_{eq}. The L_{dn} is calculated by averaging the Leq's for each hour of the day at a given location after penalizing the "sleeping hours" (defined as 10:00 PM to 7:00 AM), by 10 dBA to account for the increased sensitivity of people to noises that occur at night.
Single Event Noise Exposure Level (SENEL)	The Single Event Noise Exposure Level (SENEL) is the most appropriate noise level duration rating scale for a single noise occurrence. The SENEL, given in decibels, is the noise exposure level of a single event measured over the time interval between the initial and final times for which it exceeds the threshold noise level.
Exceedance Level (L_n)	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% (L_{01}, L_{10}, L_{50}, L_{90}, respectively) of the time during the measurement period.

Source: Cyril M. Harris, *Handbook of Noise Control*, 1979.

SENSITIVE NOISE RECEPTORS

Sensitive populations are more susceptible to the effects of noise and air pollution than are the general population. Land uses considered sensitive by the State of California include schools, playgrounds, athletic facilities, hospitals, rest homes, rehabilitation centers, long-term care and mental care facilities. Some jurisdictions also consider day care centers, single-family dwellings, mobile home parks, churches, and libraries to be sensitive to noise. Generally, a sensitive receptor is identified as a location where human populations (especially children, senior citizens, and sick persons) are present, and where there is a reasonable expectation of continuous human exposure to noise.

Schools are a type of land use that is considered sensitive to noise.

According to the Murrieta Police Department, other than noise complaints associated with site-specific domestic activity, the majority of calls include complaints pertaining to commercial activities such as deliveries/loading docks, lot sweeping, employee activities (i.e., talking and music), and mowing.

Land uses less sensitive to noise are business, commercial, and professional developments. Noise receptors categorized as being least sensitive to noise include industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, motorcycle parks, rifle ranges, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals. These types of land uses often generate high noise levels. Moderately sensitive land uses typically include: multi-family dwellings, hotels, motels, dormitories, and outpatient clinics. Current land uses located within the City that are sensitive to intrusive noise include residential uses (particularly those in the vicinity of I-15 and I-215 Freeways), schools, hospitals, churches, and parks.

NOISE REGULATIONS

Noise Standards and Land Use Compatibility

The State of California General Plan Guidelines, published by the state Governor's Office of Planning and Research (OPR), provides guidance for the acceptability of specific land use types within areas of specific noise exposure. *Table 11-2*, *Land Use Compatibility for Community Noise Environments*, presents guidelines for determining acceptable and unacceptable community noise exposure limits for various land use categories. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution. OPR guidelines are

advisory in nature. Local jurisdictions, including the City of Murrieta, have the responsibility to set specific noise standards based on local conditions.

Table 11-2
Land Use Compatibility for Community Noise Environments

Land Use Category	Community Noise Exposure (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 – 70	70 – 75	75 – 85
Residential – Multiple Family	50 – 65	60 – 70	70 – 75	70 – 85
Transient Lodging – Motel, Hotels	50 – 65	60 – 70	70 – 80	80 – 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 – 70	60 – 70	70 – 80	80 – 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 – 70	NA	65 – 85
Sports Arenas, Outdoor Spectator Sports	NA	50 – 75	NA	70 – 85
Playgrounds, Neighborhood Parks	50 – 70	NA	67.5 – 77.5	72.5 – 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 – 70	NA	70 – 80	80 – 85
Office Buildings, Business Commercial and Professional	50 – 70	67.5 – 77.5	75 – 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 – 75	70 – 80	75 – 85	NA

CNEL = community noise equivalent level; NA = not applicable

NORMALLY ACCEPTABLE: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
CONDITIONALLY ACCEPTABLE: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features have been included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.
NORMALLY UNACCEPTABLE: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise-insulation features must be included in the design.
CLEARLY UNACCEPTABLE: New construction or development should generally not be undertaken.

Source: Office of Planning and Research, California, *General Plan Guidelines,* October 2003.

City of Murrieta Noise Standards

The City of Murrieta's regulations with respect to noise are included in Chapter 16.30 of the *Development Code*, also known as the *Noise Ordinance*. Construction-related and operational noise restrictions are discussed below.

- **Construction Noise.** Section 16.30.130 of the City of Murrieta *Noise Ordinance* regulates construction noise. The *Noise Ordinance* prohibits noise generated by construction activities between the hours of 7:00 PM and 7:00 AM and on Sundays and holidays. Construction activities shall be conducted in a manner that the maximum noise levels at the affected structures will not exceed those listed in *Table 11-3*, *City of Murrieta Construction Noise Standards*.

Table 11-3
City of Murrieta Construction Noise Standards

Equipment Type	Single-Family Residential	Multi-Family Residential	Commercial
Mobile Equipment			
Daily, except Sundays and holidays, 7:00 AM to 8:00 PM	75 dBA	80 dBA	85 dBA
Daily, except Sundays and holidays, 8:00 PM to 7:00 AM	60 dBA	64 dBA	70 dBA
Stationary Equipment			
Daily, except Sundays and holidays, 7:00 AM to 8:00 PM	60 dBA	65 dBA	70 dBA
Daily, except Sundays and holidays, 8:00 PM to 7:00 AM	50 dBA	55 dBA	60 dBA
Source: City of Murrieta, *City of Murrieta Development Code Section 16.30.130*.			

- **Operational Noise.** Within the City of Murrieta, the *Noise Ordinance* governs operational noise generated between two properties and does not regulate noise from transportation sources, such as traffic, aircraft, and railways. Section 16.30.090 of the *Noise Ordinance* establishes the exterior noise standards for all receptor properties within a designated noise zone. The City's exterior noise level limits between properties are presented in *Table 11-4*, *City of Murrieta Exterior and Interior Noise Limits*.

Table 11-4
City of Murrieta Exterior and Interior Noise Limits

Noise Zone	Land Use (Receptor Property)	Time Period	Allowed Exterior Noise Level (dBA)
Exterior Noise Limits			
I	Noise-sensitive area	Anytime	45
II	Residential properties	10:00 PM to 7:00 AM	45
		7:00 AM to 10:00 PM	50
	Residential properties within 500 feet of a kennel(s)	7:00 AM to 10:00 PM	70
III	Commercial properties	10:00 PM to 7:00 AM	55
		7:00 AM to 10:00 PM	60
IV	Industrial properties	Anytime	70
Interior Noise Limits			
All noise zones	Multi-family residential	10:00 PM to 7:00 AM	40
		7:00 AM to 10:00 PM	45
Source: City of Murrieta, *City of Murrieta Development Code Section 16.30.090*.			

Section 16.30.090(B) of the *Development Code* further restricts noise levels. Section 16.30.090(B) states, in part:

> *No person shall operate or cause to be operated any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by a person that causes the noise level, when measured on any other property to exceed the following exterior noise standards:*
>
> 1. *Standard No. 1 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than thirty (30) minutes in any hour. Standard No. 1 may be the applicable noise level from Table 11-4 above.*
>
> 2. *Standard No. 2 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than fifteen (15) minutes in any hour. Standard No. 2 shall be the applicable noise level from Table 11-4 above, plus five dB.*
>
> 3. *Standard No. 3 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the applicable noise level from Table 11-4 above plus ten dB.*
>
> 4. *Standard No. 4 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from Table 11-4 above plus fifteen (15) dB.*
>
> 5. *Standard No. 5 shall be the exterior noise level which shall not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from Table 11-4 above plus twenty (20) dB.*

Section 16.30.100 sets forth interior noise levels limits for multi-family residential properties, as stated in *Table 11-4*. Section 16.30.100 states, in part:

> *No person shall operate or cause to be operated within a residential unit any source of sound, or allow the creation of any noise, that causes the noise level when measured inside a neighboring receiving residential unit to exceed the following standards:*
>
> 1. *Standard No. 1. The applicable interior noise level for cumulative period of more than five minutes in any hour;*
>
> 2. *Standard No. 2. The applicable interior noise level plus five dB for a cumulative period of more than one minute in any hour; or*
>
> 3. *Standard No. 3. The applicable interior noise level plus ten dB for any period of time.*

Vibration Standards

Vibration is the periodic oscillation of a medium or object with respect to a given reference point. Sources of vibration include natural phenomena (e.g., earthquakes, volcanic eruptions, sea

waves, landslides) and those introduced by human activity (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, (e.g., machinery) or transient in nature (e.g., explosions). Vibration levels can be depicted in terms of amplitude and frequency relative to displacement, velocity, or acceleration. Vibration amplitudes are commonly expressed in peak particle velocity (PPV) or root-mean-square (RMS) vibration velocity. PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is typically used in the monitoring of transient and impact vibration and has been found to correlate well to the stresses experienced by buildings. PPV and RMS vibration velocity are normally described in inches per second (in/sec). Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. The response of the human body to vibration relates well to average vibration amplitude; therefore, vibration impacts on humans are evaluated in terms of RMS vibration velocity. Similar to airborne sound, vibration velocity can be expressed in decibel notation as vibration decibels (VdB). The logarithmic nature of the decibel serves to compress the broad range of numbers required to describe vibration.

CEQA states that the potential for any excessive groundborne noise and vibration levels must be analyzed; however, it does not define the term “excessive” vibration. Numerous public and private organizations and governing bodies have provided guidelines to assist in the analysis of groundborne noise and vibration. The City’s *Development Code* Section 16.30.130(K) prohibits the operation of any device that creates vibration above the City’s established perception threshold of 0.01 in/sec over the range of one to 100 Hertz.

11.4 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

LAND USE COMPATIBILITY

Land use decisions can have significant impacts on the noise environment. When determining the placement of land uses, it is important to consider the activities associated with potential uses and existing uses within the surrounding environment. Incompatible uses can impact the quality of life of the community. Policies in the General Plan, zoning regulations, and the City’s Noise Ordinance are implemented to ensure land use compatibility with respect to noise and locations of sensitive receptors throughout the City.

Noise Measurements

Noise measurements were taken throughout the City of Murrieta at 15 locations as illustrated in *Exhibit 11-2*, *Noise Measurement Locations*. Based upon the City’s development patterns and 2011 General Plan, the City was divided into Acoustical Analysis Zones (AAZ) to identify areas of homogenous acoustical conditions. Aerial imagery with a one-foot pixel resolution was utilized for a visual representation of the City’s roadway and land use layout.

The noise measurement locations were selected as a representative sample of the more urbanized portions of the City in order to identify ambient baseline levels. The noise measurements described in *Table 11-5*, *Noise Measurements*, were taken to identify ambient noise exposure in the City.

Table 11-5
Noise Measurements

Site No.	Location	Leq (dBA)	Lmin (dBA)	Lmax (dBA)	Peak (dBA)	Date and Time[1]
1	Corner of Elm Street and Madison Avenue	52.7	41.8	68.5	9.8	10:47 AM – 10:57 AM
2	Intersection of Arjay Drive and Estate Hill Way	41.9	33.1	57.8	79.0	11:21 AM – 11:31 AM
3	Intersection of Jefferson Avenue and Kalmia Street	58.4	49.6	72.3	102.0	11:52 AM – 12:02 PM
4	Cul-de-sac of Pomerado Court off of Douglas Avenue	51.3	41.9	72.1	89.4	12:16 PM – 12:26 PM
5	Cul-de-sac of Summit Park Center off of Vineyard Knoll Drive	49.9	35.7	71.0	89.9	12:45 PM – 12:55 PM
6	Cul-de-sac of Kilkare Circle off of Boldin Drive	47.8	40.4	64.1	87.7	1:30 PM – 1:40 PM
7	Intersection of Catalina Street and Chateau Drive	51.4	45.4	68.3	92.0	1:56 PM – 2:06 PM
8	Cul-de-sac of Kaelan Court off of Roland Road	47.1	38.7	65.7	94.9	3:10 PM – 3:20 PM
9	Cul-de-sac of Copperleaf Court off of Mimosa Drive	50.4	39.0	68.6	88.9	3:40 PM – 3:50 PM
10	Baxter Road off of Antelope Road (adjacent to Loma Linda Medical Center)	41.6	33.1	60.5	96.7	4:30 PM – 4:40 PM

Leq = equivalent sound level; dBA = A-weighted decibel.

1 - Each 10-minute measurement was taken during non-peak traffic hours because free flowing traffic conditions yield higher noise levels, as opposed to rush hour traffic during peak hours when vehicle speeds and heavy truck volumes are low.

Source: RBF Consulting, November 4, 2010.

Noise levels at the selected sensitive receptor sites were measured on November 4, 2010, using a Brüel & Kjær model 2250 sound level meter (SLM) equipped with Brüel & Kjær pre-polarized freefield microphone, which meets standards of the American National Standards Institute (ANSI) for general environmental noise measurement instrumentation. Each measurement was for 10 minutes, and the sound meter was calibrated prior to noise monitoring.

- **Measurement Site 1** was located at the corner of Elm Street and Madison Avenue. Sources of peak noise included vehicular noise from Elm Street, Madison Avenue, I-15, and I-215, an airplane, and truck horn. The noise level monitored at Site 1 was 52.7 dBA.

- **Measurement Site 2** was located at the intersection of Arjay Drive and Estate Hill Way. The monitored noise level was 41.9 dBA, with the majority of noise from traffic along Hayes Avenue, two airplanes, and a siren.

- **Measurement Site 3** was located at the intersection of Jefferson Avenue and Kalmia Street. The monitored noise level was 58.4 dBA with peak noise from traffic along Jefferson Avenue and Kalmia Street, and vehicles in the City Hall parking lot.

- **Measurement Site 4** was located at the cul-de-sac of Pomerado Court off of Douglas Avenue. Sources of peak noise included traffic along Douglas Avenue and an overhead aircraft. The monitored noise level was 51.3 dBA.

- **Measurement Site 5** was located at the cul-de-sac of Summit Park Center off of Vineyard Knoll Drive. The monitored noise level was 49.9 dBA. The source of peak noise included traffic along Clinton Keith Road and landscaping activities.

- **Measurement Site 6** was located at the cul-de-sac of Kilkare Circle off of Boldin Drive. The monitored noise level was 51.4 dBA. Sources of peak noise were from traffic along Kilkare Circle and three airplanes.

- **Measurement Site 7** was located at the intersection of Catalina Street and Chateau Drive. Sources of peak noise included traffic along Catalina Street, I-15, and I-215, and a siren. The monitored noise level was 51.4 dBA.

- **Measurement Site 8** was located at the cul-de-sac of Kaelan Court off of Roland Road. Sources of peak noise included a helicopter and an airplane. The monitored noise level was 47.1 dBA.

- **Measurement Site 9** was located at the cul-de-sac of Copperleaf Court off of Mimosa Drive. Sources of peak noise included an airplane, trucks, and maintenance activities. The monitored noise level was 50.4 dBA.

- **Measurement Site 10** was located along Baxter Road off of Antelope Road, adjacent to the Loma Linda Medical Center. The monitored noise level was 41.6 dBA and peak noise included traffic along I-215 and Antelope Road, and two airplanes.

MOBILE NOISE SOURCES

The most significant source of noise within the City is generated from mobile sources. In particular, freeway traffic (vehicles and trucks) and traffic on heavily traveled surface streets contribute the greatest amounts of mobile noise sources. The Murrieta community has identified traffic as a challenge, and has identified transportation, including improving accessibility without a car as a priority for the City.

Motor Vehicle Noise

The roadways within the City that generate the most traffic noise from vehicle and truck traffic include the major north-south trending I-15 and I-215 Freeways due to higher traffic volumes and vehicle speeds than other roadways. Major east-west arterials that generate significant noise include Jefferson Avenue and Washington Avenue. Major north-south arterials generating traffic noise include Clinton Keith Road, Kalmia Street/California Oaks Road, and Murrieta Hot Springs Road.

Vehicular noise along major roadways was modeled to estimate existing noise levels from mobile traffic. The existing and future roadway noise levels were projected using the FHWA Traffic Noise Prediction Model (RD-77-108), together with several roadway and site parameters. The FHWA model is based upon reference energy mean emission levels (REMELS) for automobiles, medium trucks (two axles) and heavy trucks (three or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. To predict CNEL values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume. The California Vehicle Noise (Calveno) traffic noise emission curves are used as recommended by the California Department of Transportation (Caltrans) to more accurately calculate noise levels generated by traffic in California.

Traffic volumes used in the FHWA model were obtained from Iteris (January 2011). These traffic inputs determine the projected impact of vehicular traffic noise and include the roadway cross-section (e.g., number of lanes), roadway width, average daily traffic (ADT), vehicle travel speed, percentages of automobile and truck traffic, roadway grade, angle of view, and site conditions (hard or soft). The model does not account for ambient noise levels (i.e., noise from adjacent land uses) or topographical differences between the roadway and adjacent land uses. *Exhibit 11-3*, *Existing Roadway Noise Contours* and *Table 11-6*, *Existing Roadway Noise Levels*, indicates the location of the 60-, 65-, and 70-CNEL noise contours associated with vehicular traffic along local roadways as modeled with the FHWA computer model.

As shown in *Table 11-6*, the existing noise levels adjacent to City roadways range from a low of 45.2 CNEL along Guava Street from Madison Avenue to Monroe Avenue to a high of 72.9 CNEL along Murrieta Hot Springs Road from I-215 to Alta Murrieta Drive.

Table 11-6
Existing Roadway Noise Levels

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Clinton Keith Road					
Southwest City Limits to Calle del Oso Oro	9,100	63.9	283	90	28
Calle del Oso Oro to Grand Avenue	11,100	65.9	448	142	45
Grand Avenue to Nutmeg Street	19,000	67.0	591	187	59
Nutmeg Street to Murrieta Oaks Road	27,300	68.6	848	268	85
Murrieta Oaks Road to I-215	27,040	68.6	842	266	84
I-215 to Antelope Road	5,281	58.9	91	29	9
Antelope Road to Meadowlark Road/Whitewood Lane	13,000	62.9	224	71	22
Calle del Oso Oro					
Clinton Keith Road to Calle Cipres	4,200	59.3	98	31	10
Calle Cipres to Washington Avenue	11,400	63.7	267	85	27
Nutmeg Street					
Washington Avenue to Adams Avenue	5,900	60.9	138	44	14
Adams Street to Jefferson Avenue	5,900	60.8	138	44	14
Jefferson Avenue to Jackson Avenue	9,300	62.8	218	69	22
Jackson Avenue to Clinton Keith Road	10,900	64.7	339	107	34
Lemon Street					
Washington Avenue to Adams Avenue	3,300	58.7	77	24	8
Adams Avenue to Jefferson Avenue	4,200	59.7	98	31	10
Kalmia Street					
Hayes Avenue to Washington Avenue	1,500	55.2	35	11	4
Washington Avenue to Adams Avenue	15,400	66.3	479	151	48
Adams Avenue to Jefferson Avenue	20,600	67.6	640	202	64
Jefferson Avenue to Madison Avenue	25,500	68.3	793	251	79
Madison Avenue to I-15	35,300	69.7	1,098	347	110
California Oaks Road					
I-15 to Monroe Avenue	29,500	68.8	918	290	92
Monroe Avenue to Jackson Avenue	29,200	68.7	908	287	91
Jackson Avenue to Hancock	24,900	67.0	584	185	58
Hancock to Clinton Keith Road	15,100	66.1	470	149	47

Table 11-6 [continued]
Existing Roadway Noise Levels

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Ivy Street					
Hayes Street to Washington Avenue	900	48.7	8	2	1
Washington Avenue to Adams Avenue	8,900	63.9	277	88	28
Adams Avenue to Jefferson Avenue	9,500	64.2	295	93	30
Jefferson Avenue to Madison Avenue	11,300	64.8	351	111	35
Los Alamos Road					
Madison Avenue to Lincoln Avenue	10,400	64.5	324	102	32
Lincoln Avenue to Hancock Avenue	19,000	67.0	591	187	59
Hancock Avenue to I-215	19,200	67.1	597	189	60
I-215 to Whitewood Lane	23,000	66.6	538	170	54
Whitewood Lane to Ruth Ellen Way	3,800	59.3	89	28	9
Murrieta Hot Springs Road					
Jefferson Avenue to Madison Avenue	18,285	67.1	568	180	57
Madison Avenue to I-15	42,600	70.2	1,325	419	132
I-15 to I-215	65,100	71.9	2,022	639	202
I-215 to Alta Murrieta Drive	74,500	72.9	2,315	732	231
Alta Murrieta Drive to Jackson Avenue	48,000	71.0	1,492	472	149
Jackson Avenue to Whitewood Road	43,263	70.5	1,347	426	135
Whitewood Road to Margarita Road	51,200	71.3	1,591	503	159
Margarita Road to Eastern City Limits	40,000	70.2	1,244	393	124
Guava Street					
West of Hayes Avenue	500	49.2	9	3	1
Hayes Avenue to Douglas Avenue	700	50.5	12	4	1
Douglas Avenue to Washington Avenue	1,200	53.0	21	7	2
Adams Avenue to Jefferson Avenue	2,100	55.4	36	11	4
Jefferson Avenue to Madison Avenue	3,100	57.1	53	17	5
Madison Avenue to Monroe Avenue	200	45.2	3	1	0
Elm Street					
Adams Avenue to Madison Avenue	2,500	55.9	43	14	4

Table 11-6 [continued]
Existing Roadway Noise Levels

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hayes Avenue					
Nighthawk Way to Vineyard Parkway	1,900	54.8	33	10	3
Kalmia Street to Ivy Street	1,900	56.3	45	14	4
Ivy Street to Hawthorne Street	1,300	50.3	11	4	1
Hawthorne Street to Guava Street	700	50.5	12	4	1
Washington Avenue					
North of Calle del Oso Oro	10,000	63.2	234	74	23
Calle del Oso Oro to Nighthawk Way/Magnolia Street	14,300	64.8	335	106	34
Nighthawk Way/Magnolia Street to Vineyard Parkway	12,600	64.2	295	93	30
Vineyard Parkway to Kalmia Street	20,800	66.2	488	154	49
Kalmia Street to Ivy Street	8,300	58.3	71	23	7
Ivy Street to Hawthorne Street	1,400	53.6	24	8	2
South of Hawthorne Street	1,300	53.3	22	7	2
Jefferson Avenue					
North of Nutmeg Street	10,000	64.7	311	98	31
Nutmeg Street to Magnolia Street	9,000	62.8	211	67	21
Magnolia Street to Lemon Street	10,000	64.6	311	98	31
Lemon Street to Kalmia Street	11,200	65.0	348	110	35
Kalmia Street to Ivy Street	17,900	66.8	557	176	56
Ivy Street to Murrieta Hot Springs Road	12,000	65.1	373	118	37
Murrieta Hot Springs Road to Guava Street	27,800	68.7	864	273	86
Guava Street to Fig Street	28,000	69.9	1,131	358	113
Fig Street to Elm Street	29,000	70.1	1,172	371	117
South of Elm Street	20,736	67.4	644	204	64
Madison Avenue					
Kalmia Street to Ivy Street/Los Alamos Road	14,914	67.1	602	190	60
Ivy Street/Los Alamos Road to Murrieta Hot Springs Road	24,100	68.1	749	237	75
Murrieta Hot Springs Road to Guava Street	3,400	54.5	29	9	3
Jackson Avenue					
North of Nutmeg Street	7,100	61.7	167	53	17
Nutmeg Street to Monroe Avenue	14,900	64.9	349	110	35
Monroe Avenue to California Oaks Road	14,900	64.8	349	110	35

Table 11-6 [continued]
Existing Roadway Noise Levels

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hancock Avenue					
California Oaks Road to Las Brisas Road	14,700	64.7	345	109	34
Las Brisas Road to Los Alamos Road	19,550	66.0	458	145	46
Los Alamos Road to Murrieta Hot Springs Road	19,500	66.0	457	144	46
I-15					
City Boundary to Nutmeg Street	124,000	79.0	11,989	3,791	1,199
Nutmeg Street to Kalmia Street	124,000	79.0	11,989	3,791	1,199
Kalmia Street Los Alamos Road	127,000	79.1	12,268	3,879	1,227
Los Alamos Road to I-215	127,000	79.1	12,268	3,879	1,227
I-215 to Cherry Street	186,000	80.8	18,005	5,694	1,801
I-215					
Scott Road to Los Alamos Road	89,000	77.3	7,074	2,237	707
Los Alamos Road to Murrieta Hot Springs Road	91,000	78.3	8,803	2,784	880
Murrieta Hot Springs Road to I-15	83,000	77.9	8,024	2,537	802

ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level

Source: Traffic noise modeling is based on traffic data provided by Iteris, January 2011.

Under existing conditions, very few areas (seven segments along Murrieta Hot Springs Road) within the City experience traffic noise levels in excess of 70 CNEL. The 70-dBA contour along these roadway links extends to a maximum of 231 feet from the roadway centerline. However, many of the City's commercial areas experience noise levels in excess of 65 CNEL adjacent to major arterial roadways and freeway rights-of-way. Residences located within this area may experience unacceptable noise levels. It should be noted that these are modeled traffic noise levels, and are not based upon actual site measurements.

Freeways typically result in greater noise levels than other roadways due to higher traffic volumes and vehicle speeds. As depicted on *Exhibit 11-3*, the I-15 and I-215 Freeways traverse the City of Murrieta and represent a primary source of traffic noise. The following describes the traffic volumes and general characteristics of the freeways within the City.

- **Interstate 15.** I-15 is a major regional transportation corridor that serves as the backbone of the transportation system connecting the major urban centers of San Diego County and San Bernardino County, while passing through the western portion of Riverside County. Based on traffic data from Iteris, ADT along the segments of I-15 that pass through Murrieta ranges from approximately 124,000 to 186,000 for both northbound and southbound traffic.

- **Interstate 215.** I-215 is a major regional transportation corridor that serves as the backbone of the transportation system connecting western Riverside County to the major urban center of San Bernardino County. Based on traffic data from Iteris, ADT along the segments of I-215 that pass through Murrieta ranges from approximately 83,000 to 91,000 for both northbound and southbound traffic.

Airport Noise

Off-road transportation noise is also generated by aircraft traffic from one nearby airport, the French Valley (Rancho California) Airport, located outside of the City's Sphere of Influence. Aircraft flyovers are heard occasionally in the City; however, the aircraft do not contribute a significant amount of noise heard in the City. The Riverside County Airport Land Use Commission has prepared a Comprehensive Land Use Plan for the French Valley Airport (CLUP), which experiences an average of 409 daily operations. The CLUP indicates that the 55 CNEL noise level contour extends slightly into the eastern part of the City along the westerly side of Winchester Road. The CLUP also designates portions of the City as being located within Compatibility Zones B1, C, D, and E, all of which require certain land use restrictions.

Railway Noise

Although there are currently no railway operations or associated noise sources within the City, opportunities to pursue future light rail transit and high speed rail are anticipated. The potential locations of these facilities have not been determined.

STATIONARY NOISE SOURCES

Stationary noise sources, including construction activities and commercial and industrial uses contribute to overall noise within the City. Existing and future noise associated with stationary noise will need to be considered. Residential land uses and areas identified as noise-sensitive must be protected from excessive noise from stationary sources including commercial and industrial centers. These impacts are best controlled through effective land use planning and application of the City *Noise Ordinance*.

Construction noise is one of the most common stationary noise sources in the City. The use of pile drivers, drills, trucks, pavers, graders, and a variety of other equipment can result in short, sporadic elevated noise levels. Although construction noise impacts are generally short-term in nature, it can often disturb nearby sensitive uses.

Commercial uses within the City are generally located along the I-15 and I-215 Freeway corridors, as well as other major roadways such as Jefferson Avenue, Madison Avenue, and Murrieta Hot Springs Road. The primary noise sources associated with commercial facilities are caused by delivery trucks, air compressors, generators, outdoor loudspeakers, and gas venting. Residential, institutional, and park uses are located adjacent to several commercial areas of the City. Commercial operations may cause annoyance to these nearby sensitive receptors.

The primary noise sources associated with these facilities are caused by mechanical equipment, loading and unloading of vehicles and trucks, and amplified communication. Industrial noise is generally limited to the immediate source area and only impacts sensitive receptors if there is an incompatible mix of land uses in the vicinity of the industrial facility. Therefore, proper planning, zoning, and enforcement of the Noise Ordinance are important factors in limiting the amount of disturbance to sensitive receptors from industrial noise sources.

POPULATION GROWTH AND DEVELOPMENT

Future population growth and development within the City will generate new and additional noise. As vacant and underutilized land is developed in Murrieta, it will be important to ensure land use compatibility with respect to noise and locations of sensitive receptors.

11.5 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

Protecting the public's health, safety, and welfare from unnecessary, excessive, and harmful noise is a key objective of the City. The following key concepts and vision for the General Plan directly guide the Noise Element goals and policies and are intended to respond to the key issues and challenges identified above:

- Mobile Sources
- Stationary Sources
- Noise Control Techniques
- City Noise Ordinance

Setbacks and landscaped walls can help to buffer residential uses from noise associated with roadways. Home construction techniques can also reduce indoor noise levels.

MOBILE SOURCES

Mobile sources are the most significant noise generators within Murrieta. The most efficient and effective means of controlling noise from transportation systems is to reduce noise at the source. However, the City has no direct control over noise produced by trucks and cars because of State and Federal preemption rules. Vehicular noise emissions standards are established at the State and Federal levels. Local agencies can play a part in reducing traffic noise by controlling traffic volume and congestion. Therefore, City noise programs focus on reducing the impact of transportation noise along freeways and arterial roadways and on site planning, landscaping, topography, and the design and construction of noise barriers to alleviate vehicular traffic noise impacts.

Motor Vehicle Noise

Future noise levels have been calculated for various roadway segments within the City of Murrieta. *Table 11-7*, *General Plan Buildout Roadway Noise Levels*, outlines the City's future roadway noise levels under proposed General Plan 2035 buildout conditions and *Exhibit 11-4*, *General Plan 2035 Noise Contours*, illustrates the proposed General Plan 2035 noise contours. As indicated in *Table 11-7*, 24 modeled roadway segments (along Clinton Keith Road, Kalmia Street, California Oaks Road, Los Alamos Road, Murrieta Hot Springs Road, and Jefferson Avenue, excluding freeway segments) would generate noise levels greater than 70 dBA CNEL at 100 feet from centerline.

Table 11-7
General Plan 2035 Roadway Noise Levels

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Clinton Keith Road					
Southwest City Limits to Calle del Oso Oro	33,600	69.5	1,045	330	104
Calle del Oso Oro to Grand Avenue	25,600	69.5	1,034	327	103
Western City Limits to Nutmeg Street	56,000	71.7	1,740	550	174
Nutmeg Street to Murrieta Oaks Road	82,900	73.4	2,580	816	258
Murrieta Oaks Road to I-215	79,000	73.3	2,455	776	246
I-215 to Antelope Road	70,200	70.2	1,211	383	121
Antelope Road to Meadowlark Lane/Whitewood Road	60,700	69.5	1,046	331	105
Calle del Oso Oro					
Clinton Keith Road to Calle Cipres	10,200	63.2	239	76	24
Calle Cipres to Washington Avenue	19,800	66.1	464	147	46
Nutmeg Street					
Washington Avenue to Adams Avenue	12,800	64.3	300	95	30
Adams Street to Jefferson Avenue	13,200	64.3	309	98	31
Jefferson Avenue to Jackson Avenue	14,200	64.6	333	105	33
Jackson Avenue to Clinton Keith Road	15,200	66.1	473	149	47
Lemon Street					
Washington Avenue to Adams Avenue	6,300	61.5	148	47	15
Adams Avenue to Jefferson Avenue	12,100	64.3	284	90	28
Kalmia Street					
Hayes Avenue to Washington Avenue	8,200	62.6	192	61	19
Washington Avenue to Adams Avenue	18,800	67.2	585	185	59
Adams Avenue to Jefferson Avenue	28,400	69.0	883	279	88
Jefferson Avenue to Madison Avenue	49,300	71.2	1,532	485	153
Madison Avenue to I-15	54,500	71.6	1,696	536	170

Table 11-7 [continued]
General Plan 2035 Roadway Noise Levels

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
California Oaks Road					
I-15 to Monroe Avenue	54,500	71.5	1,693	535	169
Monroe Avenue to Jackson Avenue	52,400	71.2	1,629	515	163
Jackson Avenue to Hancock Avenue	31,700	68.0	743	235	74
Hancock Avenue to Clinton Keith Road	25,800	68.4	801	253	80
Ivy Street					
Hayes Street to Washington Avenue	700	47.6	6	2	1
Washington Avenue to Adams Avenue	8,900	63.9	277	88	28
Adams Avenue to Jefferson Avenue	14,100	65.9	438	139	44
Jefferson Avenue to Madison Avenue	22,600	67.8	703	222	70
Los Alamos Road					
Madison Avenue to Lincoln Avenue	24,700	68.2	767	243	77
Lincoln Avenue to Hancock Avenue	35,100	69.7	1,092	345	109
Hancock Avenue to I-215	53,600	71.5	1,668	528	167
I-215 to Whitewood Road	31,000	67.9	726	230	73
Whitewood Road to Ruth Ellen Way	3,800	59.3	89	28	9
Murrieta Hot Springs Road					
Jefferson Avenue to Madison Avenue	46,400	71.1	1,441	456	144
Madison Avenue to I-15	77,500	72.8	2,411	762	241
I-15 to I-215	91,000	73.4	2,830	895	283
I-215 to Alta Murrieta Drive	93,000	73.9	2,894	915	289
Alta Murrieta Drive to Jackson Avenue	63,200	72.2	1,966	622	197
Jackson Avenue to Whitewood Road	57,600	71.8	1,792	567	179
Whitewood Road to Margarita Road	66,400	72.4	2,064	653	206
Margarita Road to Eastern City Limits	52,500	71.4	1,633	516	163
Guava Street					
West of Hayes Avenue	5,900	59.9	102	32	10
Hayes Avenue to Douglas Avenue	6,300	60.1	109	34	11
Douglas Avenue to Washington Avenue	5,200	59.3	90	28	9
Adams Avenue to Jefferson Avenue	11,400	62.7	197	62	20
Jefferson Avenue to Madison Avenue	1,100	52.6	19	6	2
Madison Avenue to Monroe Avenue	3,300	57.3	57	18	6
Elm Street					
Adams Avenue to Madison Avenue	2,800	56.4	48	15	5

Table 11-7 [continued]
General Plan 2035 Roadway Noise Levels

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hayes Avenue					
Nighthawk Way to Vineyard Parkway	3,600	57.6	62	20	6
Kalmia Street to Ivy Street	6,500	61.6	152	48	15
Ivy Street to Hawthorne Street	4,900	56.0	42	13	4
Hawthorne Street to Guava Street	4,500	58.6	78	25	8
Washington Avenue					
North of Calle del Oso Oro	10,000	63.2	234	74	23
Calle del Oso Oro to Nighthawk Way/Magnolia Street	14,900	65.0	349	110	35
Nighthawk Way/Magnolia Street to Vineyard Parkway	12,600	64.2	295	93	30
Vineyard Parkway to Kalmia Street	20,800	66.2	488	154	49
Kalmia Street to Ivy Street	8,300	58.3	71	23	7
Ivy Street to Hawthorne Street	1,400	53.6	24	8	2
South of Hawthorne Street	3,300	57.4	57	18	6
Jefferson Avenue					
North of Nutmeg Street	24,500	68.5	762	241	76
Nutmeg Street to Magnolia Street	39,700	69.2	931	294	93
Magnolia Street to Lemon Street	40,100	70.6	1,247	394	125
Lemon Street to Kalmia Street	46,900	71.2	1,458	461	146
Kalmia Street to Ivy Street	61,500	72.2	1,912	605	191
Ivy Street to Murrieta Hot Springs Road	53,600	71.6	1,668	527	167
Murrieta Hot Springs Road to Guava Street	53,100	71.6	1,650	522	165
Guava Street to Fig Street	45,100	72.0	1,822	576	182
Fig Street to Elm Street	44,600	71.9	1,798	569	180
South of Elm Street	30,300	69.1	942	298	94
Madison Avenue					
Kalmia Street to Ivy Street/Los Alamos Road	16,900	67.7	682	216	68
Ivy Street/Los Alamos Road to Murrieta Hot Springs Road	24,100	68.1	749	237	75
Murrieta Hot Springs Road to Guava Street	18,000	61.7	155	49	15
Jackson Avenue					
North of Nutmeg Street	9,600	63.0	225	71	23
Nutmeg Street to Monroe Avenue	18,000	65.7	422	133	42
Monroe Avenue to California Oaks Road	17,600	65.5	412	130	41

Table 11-7 [continued]
General Plan 2035 Roadway Noise Levels

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hancock Avenue					
California Oaks Road to Las Brisas Road	15,300	64.9	358	113	36
Las Brisas Road to Los Alamos Road	24,600	67.0	576	182	58
Los Alamos Road to Murrieta Hot Springs Road	27,000	67.4	633	200	63
I-15					
City Boundary to Nutmeg Street	199,900	81.0	19,309	6,106	1,931
Nutmeg Street to Kalmia Street	199,900	81.0	19,309	6,106	1,931
Kalmia Street Los Alamos Road	197,000	91.0	19,045	6,022	1,904
Los Alamos Road to I-215	142,600	79.6	13,797	4,363	1,380
I-215 to Cherry Street	248,800	82.1	24,066	7,610	2,407
I-215					
Scott Road to Los Alamos Road	195,300	80.7	15,512	4,905	1,551
Los Alamos Road to Murrieta Hot Springs Road	170,600	81.1	16,506	5,220	1,651
Murrieta Hot Springs Road to I-15	149,900	80.5	14,501	4,586	1,450

ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level

Source: Traffic noise modeling is based on traffic data provided by Iteris, January 2011.

Of the roadway segments modeled, 25 segments (along Clinton Keith Road, Calle del Oso Oro, Nutmeg Street, Kalmia Street, California Oaks Road, Ivy Street, Los Alamos Road, Elm Street, Washington Avenue, Jefferson Avenue, Madison Avenue, Jackson Avenue, and Hancock Avenue) would generate noise levels between 65 dBA CNEL and 70 dBA CNEL at 100 feet from the centerline.

Sixteen modeled roadway segments (along Calle del Oso Oro, Nutmeg Street, Lemon Street, Kalmia Street, Ivy Street, Elm Street, Hayes Avenue, and Washington Avenue) would generate noise levels between 60 dBA CNEL and 65 dBA CNEL at 100 feet from the centerline.

Thirteen modeled roadway segments (along Ivy Street, Los Alamos Road, Guava Street, Hayes Avenue, and Washington Avenue) would generate noise levels below 60 dBA CNEL at 100 feet from the centerline.

Rail Noise

Opportunities to pursue light rail transit and high speed rail are planned for the future of the City, which would create a new source of mobile noise. At this time, the location of any potential stations or rail alignments is not known. The City would be proactive in coordinating with appropriate agencies in the siting, design, and construction of rail stations and track alignments to ensure that noise attenuation measures are addressed.

CALIFORNIA HIGH-SPEED TRAIN PROGRAM

The California High-Speed Rail Authority is currently in the process of analyzing the potential for a high-speed train (HST) connecting northern and southern California, as discussed in the Circulation Element. The HST has similar noise and vibration characteristics to conventional trains with unique features resulting from the higher speed of travel. The HST is expected to be a steel-wheel, steel-rail electrically-powered train operating on its own tracks in an exclusive right-of-way. Due to no highway grade crossings, the train horn and warning bells would be eliminated except in the case of emergencies. The use of electrical power cars eliminates the rumble associated with diesel-powered locomotives. All of these factors allow HST to generate lower noise levels than conventional trains at speeds with which most people are familiar. However, at higher speeds, HST shows a noise increase over conventional trains due to aerodynamic effects. A mitigating factor is that the high speeds enable HST noise to occur for a relatively short duration (a few seconds at the highest speeds).

Vibration of the ground caused by the pass-by of the HST is similar to that caused by conventional steel wheel/steel rail trains. The same speed-dependent vibration generation mechanisms are present in each type of train. Holding down vibration levels associated with the HST are the new track construction and smooth track and wheel surfaces resulting from high maintenance standards required for high speed operation.

Airport Noise

Off-road transportation noise is also generated by aircraft traffic from one nearby airport, the French Valley (Rancho California) Airport, located outside of the City's Sphere of Influence. The CLUP indicates that the 55 CNEL noise level contour extends slightly into the eastern part of the City along the westerly side of Winchester Road. The CLUP also designates portions of the City as being located within Compatibility Zones B1, C, D, and E, all of which require certain land use restrictions. The City will continue to work with the Riverside County Airport Land Use Commission in the development of the French Valley Airport Land Use Plan and other planning and environmental studies.

STATIONARY SOURCES

Commercial and industrial land uses are located near sensitive receptor areas. These uses currently generate occasional stationary noise impacts. Primary noise sources associated with these facilities are due to customer trips, delivery trucks, heavy machinery, air compressors, generators, outdoor loudspeakers, and gas vents. Other significant stationary noise sources within the City include construction activities, street sweepers, and gas-powered leaf blowers.

Residential Uses

Residential uses will comprise the largest land use category in Murrieta. Future development of residential lots would create stationary noise typical of any new residential development. Noise that is typical of single-family residential areas includes children playing, pets, amplified music, pool and spa equipment operation, mechanical equipment, woodworking, car repair, and home repair. Noise from residential stationary sources would primarily occur during the "daytime" activity hours.

Commercial/Industrial Uses

Noise generally produced in commercial and industrial districts includes that typically associated with slow moving truck deliveries, parking areas, landscape maintenance, and similar activities. Commercial land uses are generally located along major corridors, including the I-15 and I-215 Freeways, and segments of Jefferson Avenue, Madison Avenue, California Oaks Road, Murrieta Hot Springs Road, and Clinton Keith Road. Industrial land uses are dispersed throughout the City. Noise strategies and actions require the reduction of noise transmission between commercial/industrial and residential uses. Proper site planning and design would ensure the reduction of noise transmission between these uses. Additionally, any future development of mixed uses would be designed to limit noise from loading areas, refuse collection, and other noise generating activities associated with commercial activity.

NOISE CONTROL TECHNIQUES

There are several basic techniques available to minimize the adverse effects of noise on sensitive noise receivers. Acoustical engineering principles suggest controlling the noise source whenever feasible and protecting the noise receptors when noise source control mechanisms have been pre-empted by State and Federal governments.

Noise producers within local jurisdictions include industrial processes, electrical substations, wastewater treatment facilities, transportation system locations, swimming pool/spa pump motors, air conditioning units, drive-through speakers, siren usage, and local government controlled or sanctioned activities (City vehicles, public works projects). Regulatory mechanisms available to control these noise sources include: City *Noise Ordinance*, the application of "conditions of approval" on new developments, land use policy and approval practices as outlined in the General Plan, and noise information in permit applications for sources of stationary noise. In the event that source control mechanisms have been employed and noise impacts persist or are projected to occur, additional techniques should be considered. The following is a partial listing of noise control techniques:

- **Site Planning.** Involves the careful arrangement of land uses, lots, and buildings to minimize intrusive noise levels. The placement of noise compatible land uses between the roadway and more sensitive uses is an effective planning technique. The use of buildings as noise barriers, and their orientation away from the source of noise, can shield sensitive activities, entrances, and common open space areas. Clustered and master planned developments can maximize the amount of open space available for landscaped buffers next to heavily traveled roadways and thereby allow aesthetic residential lot setbacks in place of continuous noise barriers.

- **Architectural Design.** Involves the incorporation of noise reduction strategies in the design and layout of individual structures. Building heights, room arrangements, window size and placement, balcony and courtyard design, and the provision of air conditioning all play an important role in shielding noise sensitive activities from intrusive sound levels.

- **Construction.** Involves the treatment of various parts of a building to reduce interior noise levels. Acoustic wall design, doors, ceilings and floors, as well as dense building materials, the use of acoustic windows (i.e., double glazed, double paned, thick, non-opening, or small with air-tight seals), and the inclusion of maximum air spaces in attics and walls are all available options.

- **Noise Barriers.** Ideally, noise barriers incorporate the placement of berms, walls, or a combination of the two in conjunction with appropriate landscaping to create an aesthetically pleasing environment. Where space is available (e.g., in clustered developments), a meandering earth berm is both effective and aesthetically pleasing. Where space is restricted, a wall is an effective treatment.

City Noise Ordinance

Implementation and enforcement of the City's *Noise Ordinance* will continue to be the primary means of regulating and controlling construction and operational noise. The City may require acoustical studies be prepared as part of the development review process to ensure adequate analysis of potential noise impacts associated with a development project. Additionally, the City will continue to coordinate with airport operators to minimize noise impacts associated with this use.

11.6 GOALS AND POLICIES

GOAL N-1 **Noise sensitive land uses are properly and effectively protected from excessive noise generators.**

POLICIES

N-1.1 Comply with the Land Use Compatibility for Community Noise Environments.

N-1.2 Protect schools, hospitals, libraries, churches, convalescent homes, and other noise sensitive uses from excessive noise levels by incorporating site planning and project design techniques to minimize noise impacts. The use of noise barriers shall be considered after all practical design-related noise measures have been integrated into the project. In cases where sound walls are necessary, they should help create an attractive setting with features such as setbacks, changes in alignment, detail and texture, murals, pedestrian access (if appropriate), and landscaping.

N-1.3 Discourage new residential development where the ambient noise level exceeds the noise level standards set forth in the Noise and Land Use Compatibility Guidelines and the City Noise Ordinance.

N-1.4 Coordinate with the County of Riverside and adjacent jurisdictions to minimize noise conflicts between land uses along the City's boundaries.

GOAL N-2 **A comprehensive and effective land use planning and development review process that ensures noise impacts are adequately addressed.**

POLICIES

N-2.1 Review and update the Noise Ordinance to ensure that noise exposure information and specific policies and regulations are current.

N-2.2 Integrate noise considerations into land use planning decisions to prevent new noise/land use conflicts.

N-2.3 Consider the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development proposals.

N-2.4 Encourage proper site planning and architecture to reduce noise impacts.

N-2.5 Permit only those new development or redevelopment projects that have incorporated mitigation measures, so that standards contained in the Noise Element and Noise Ordinance are met.

N-2.6 Incorporate noise reduction features for items such as, but not limited to, parking and loading areas, ingress/egress point, HVAC units, and refuse collection areas, during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses.

N-2.7 Require that new mixed-use developments be designed to limit potential noise from loading areas, refuse collection, and other noise generating activities typically associated with commercial activity through strategic placement of these sources to minimize noise levels on-site.

N-2.8 Encourage commercial uses in mixed-use developments that are not noise intensive.

N-2.9 Orient residential units within mixed-use developments, where possible, away from major noise sources.

N-2.10 Locate balconies and operable windows of residential units within mixed-use developments away from the primary street and other major noise sources, where possible, or provide appropriate mitigation.

GOAL N-3 Noise from mobile noise sources is minimized.

POLICIES

N-3.1 Consider noise mitigation measures in the design of all future streets and highways and when improvements occur along existing freeway and highway segments.

N-3.2 Work with Caltrans to achieve maximum noise abatement in the design of new highway projects or with improvements to interchanges along the I-15 and I-215 Freeways, and with widening of SR-79.

N-3.3 Encourage the construction of noise barriers and maintenance of existing noise barriers for sensitive receptors located along the I-15 and I-215 Freeways.

N-3.4 Enforce the use of truck routes to limit unnecessary truck traffic in residential and commercial areas. Consider requiring traffic plans for construction projects and new commercial and industrial uses.

N-3.5 Consider the use of rubberized asphalt for new roadways or roadway rehabilitation projects.

N-3.6 Coordinate with appropriate agencies in the siting, design, and construction of rail stations and track alignments to ensure that adjacent land uses are considered and noise attenuation measures are addressed.

GOAL N-4 Reduced noise levels from construction activities.

POLICIES

N-4.1 Regulate construction activities to ensure construction noise complies with the City's Noise Ordinance.

N-4.2 Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on Sundays and holidays.

N-4.3 Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.

N-4.4 Encourage the City to purchase and use municipal vehicles or noise-generating mechanical equipment that complies with noise standards specified in the City's Municipal Code, or other applicable codes.

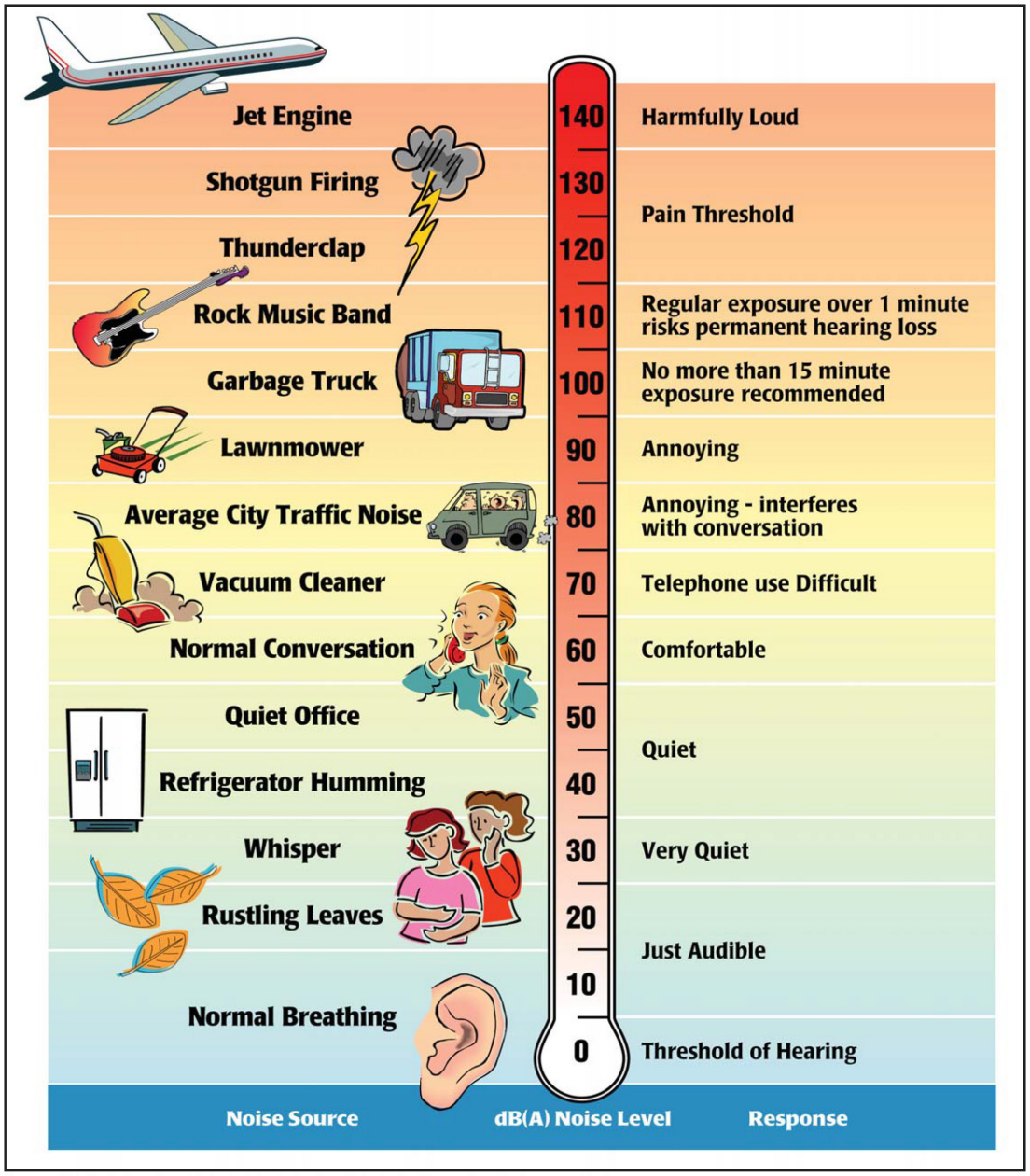
N-4.5 Allow exceedance of noise standards on a case-by-case basis for special circumstances including emergency situations, special events, and expedited development projects.

N-4.6 Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas.

11.7 IMPLEMENTATION OF THE ELEMENT

Noise is generated by a variety of sources throughout the City. Protecting public health is a priority for Murrieta. The goals and policies of the Noise Element will be implemented by several City departments including, but not limited to, Community Development, Building, and Code Enforcement. Individual development projects and activities will be reviewed to determine whether the proposed use will have an impact on existing and proposed uses within the vicinity. Project review will include the analysis of land use patterns, compliance with Noise Ordinance requirements, and may include project-specific noise studies. Code enforcement activities include responding to and /investigating noise complaints, and noise monitoring. Through coordinated efforts of all City departments, Murrieta will maintain acceptable noise levels for all residents and businesses.

Exhibit 11-1, Sound Levels and Human Response



Source: Melville C. Branch and R. Dale Beland, *Outdoor Noise in the Metropolitan Environment*, 1970.
Environmental Protection Agency, *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety* (EPA/ONAC 550/9-74-004), March 1974.

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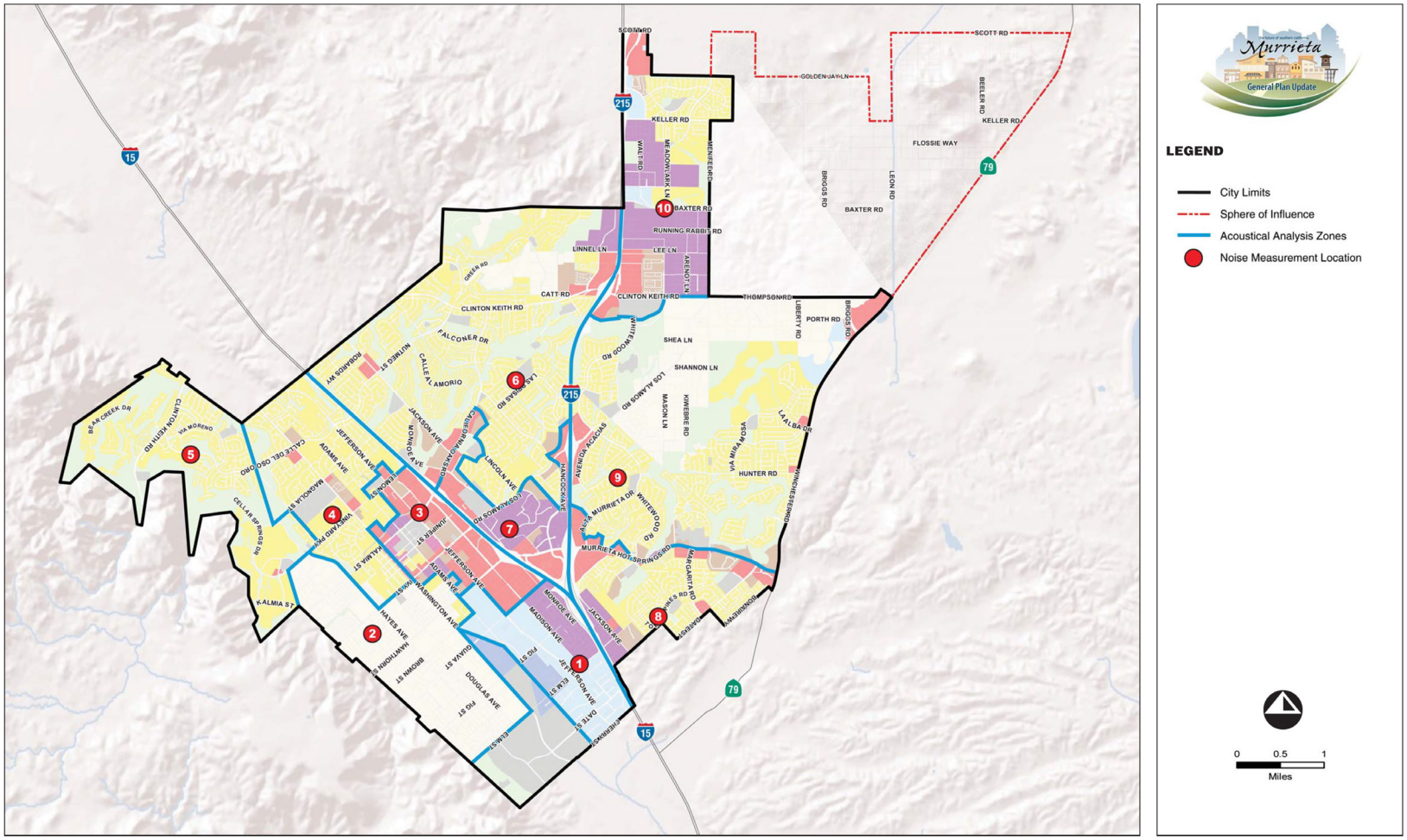
Sound Levels and Human Response

Exhibit 11-1

Exhibit 11-2, Noise Measurement Locations



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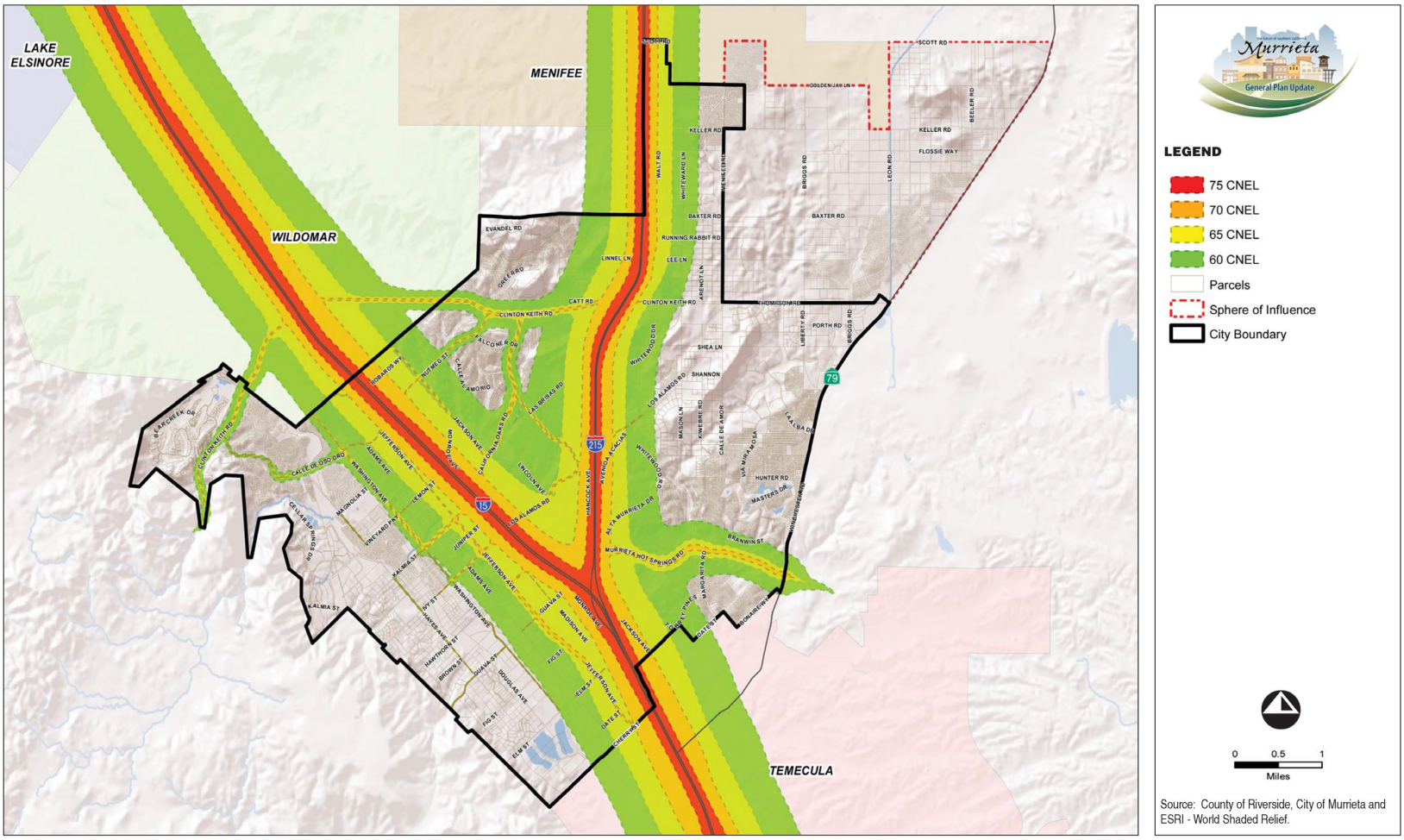
Noise Measurement Locations

Exhibit 11-2

Exhibit 11-3, Existing Roadway Noise Contours



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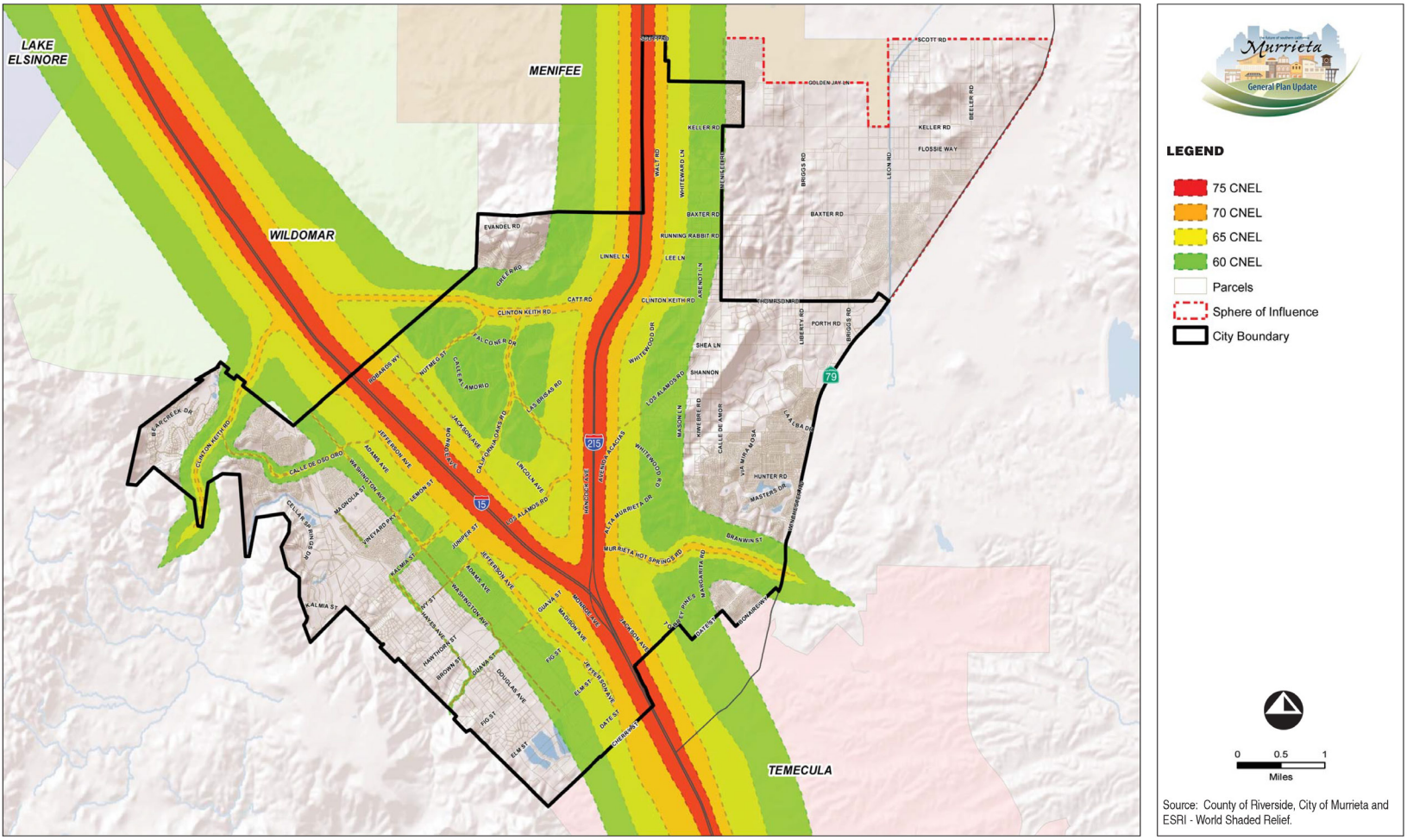
Existing Roadway Noise Contours

Exhibit 11-3

Exhibit 11-4, General Plan 2035 Noise Contours



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General Plan 2035 Noise Contours

Exhibit 11-4

Chapter 12
Safety Element

12.1 INTRODUCTION

The Safety Element describes hazards that exist in Murrieta and the measures that the City is taking to address them. Some naturally occurring hazards may be unavoidable, but their impacts on communities can be reduced through planning and preparation. Thus, the Safety Element addresses geologic, seismic, flood, and fire hazards. This Element also addresses hazards created by human activity: hazardous materials and waste, aircraft hazards, and incidents that call for police protection. Expecting that emergencies will occur even when precautions are taken against hazards, the Safety Element describes the City's efforts to prepare for and respond to emergencies.

This Element supports the following Community Priorities:

- Protect and foster a strong sense of community and safety, as well as the "home town" feeling.
- Improve health care within the City, and continue to provide excellent school, police, fire, library, and recreation services.

12.2 AUTHORITY FOR ELEMENT

California *Government Code* Section 65302(g) requires that a General Plan include:

> *"…A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with §2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires…"*

DRAFT

12.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

GEOLOGIC HAZARDS

Geological Setting

The City and Sphere of Influence are located within the northern portion of the Peninsular Range geomorphic province, which is characterized by steep, elongated valleys and ranges that generally trend northwestward from the tip of Baja California to the Los Angeles Basin. Features around Murrieta include the Santa Ana Mountains and the Santa Rosa Plateau directly to the west, the Santa Margarita and Agua Tibia ranges approximately 12 to 14 miles to the south, and the San Jacinto ranges approximately 35 miles to the east.

Murrieta is situated within two structural blocks or subdivisions of the Peninsular Range province that are separated by the active Elsinore fault zone, which forms a complex pull-apart basin known as the Temecula Valley that is filled with sedimentary deposits. Major deposits and bedrock formations are shown in *Exhibit 12-1*, *Regional Geology Map*.

Soils

Expansive soils and collapsible soils present potential hazards in Murrieta. Expansive soils are surface deposits rich in clays that expand when wet and shrink when dried. The change in volume can exert detrimental stresses on buildings and cause structural damage. The collapsible soils process, or hydro-consolidation, typically occurs in soils deposited less than 10,000 years ago that contain a high percentage of voids and possess low relative density. Damage to structures and ground cracking due to collapse of recent alluvial deposits occurred in the California Oaks area of Murrieta when ground water levels rose due to a rise in groundwater or irrigation.

Loading Settlement

Loading settlement can be immediate or occur gradually over a long period of time. Immediate settlement is normally associated with loose granular soils when they are subjected to loads. These soils are generally found in young alluvium or loosely deposited materials.

Subsidence

Subsidence is the ground settlement that results over time from the extraction of oil or groundwater. This process usually extends over a large area and occurs on a gradual basis so the settlement effects on a single site, relative to its immediate neighbors, may be negligible as the neighboring properties are also subsiding.

Although there are no reports of significant subsidence due to groundwater withdrawal in the City, alluvial valley areas are considered susceptible; refer to *Exhibit 12-2*, *Subsidence Susceptibility Map*.

Radon Gas

According to the California Department of Public Health Services website, rocks containing the minerals that release radon gas exist in the Murrieta area. Radon gas is a naturally occurring radioactive gas that is tasteless, odorless, and invisible. It becomes hazardous when confined in buildings and the long term exposure levels in the air exceed the United States Environmental Protection Agency's concentration of 4 picocuries per liter (4pCi/L).

SEISMIC HAZARDS

The City of Murrieta, like the rest of southern California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking as well as indirect hazards, described below.

Faults

The most significant known active fault zones that are capable of seismic ground shaking and can impact Murrieta are the Elsinore Fault Zone, San Jacinto Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zone.

- **Elsinore Fault Zone.** The Elsinore Fault Zone, which includes the local Elsinore-Temecula fault, passes through Murrieta to the west of Interstate I-15; refer to *Exhibit 12-3*, *Alquist-Priolo Earthquake Fault Zone Map*, and *Exhibit 12-4*, *Riverside County Fault Hazard Map*. The Elsinore-Temecula Fault Zone is capable of generating a Maximum Earthquake Magnitude (Mw) of 6.8 per the Richter scale.

- **San Jacinto Fault Zone.** The San Jacinto Fault Zone is located at it's nearest point to the city approximately 21 miles northeast of the City and is capable of generating earthquakes in excess of 7.2 Mw.

- **Newport-Inglewood Fault Zone (Offshore).** The Newport-Inglewood Fault Zone is located at it's nearest point to the city approximately 28 miles southwest of the City and is capable of generating earthquakes in excess of 6.9 Mw.

- **San Andreas Fault Zone (Southern Section).** The San Andreas Fault Zone is located approximately 38 miles northeast of the City and is considered the dominant active fault in California. This fault zone is capable of generating earthquakes in excess of 7.4 Mw.

FAULT RUPTURE

To assist cities and counties in avoiding the hazard of surface fault rupture, the Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish Earthquake Fault Zones

around the surface traces of active faults. The State has identified two Alquist-Priolo Earthquake Fault Zones within Murrieta, shown in *Exhibit 12-3*. The Temecula Segment of the Elsinore Fault Zone traverses the City, and the Murrieta Creek Fault is located at the extreme southwest corner of the City.

Before a project can be permitted within a fault zone, a site-specific geologic investigation must demonstrate that proposed buildings will not be constructed across an Alquist-Priolo Earthquake Fault Zone, County Fault Zone, or any other active or potentially active fault. Structures are required to be set back from active faults. The earthquake fault zones extend approximately 500 feet in width on either side of a major active fault trace and approximately 200 to 300 feet in width on either side of a well defined minor active fault, as designated by the State. Development of a building designated for human occupancy is generally restricted within 50 feet of an identified fault.

In addition, the Natural Hazards Disclosure Act requires that sellers of real property and their agents provide prospective buyers with a “Natural Hazard Disclosure Statement” when the property that is being sold l ies within an Earthquake Fault Zone.

SEISMIC SHAKING

The effect of seismic shaking on future structures and land development projects within the City may be mitigated by adhering to adopted building codes. The *California Building Standards Code* regulates the design and construction of foundations, building frames, retaining walls, excavations, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions.

Secondary Seismic Hazards

Ground shaking can induce secondary seismic hazards such as liquefaction, lateral spreading, subsidence, ground fissuring, and landslides. Liquefaction of saturated cohesionless soils can be caused by strong ground motion resulting from earthquakes. A majority of the alluvial deposits along the Murrieta Creek lie within a liquefaction hazard zone per the County of Riverside; refer to *Exhibit 12-5*, *Liquefaction Susceptibility Map*. The process of liquefaction may also produce lateral spreading of soils on properties adjacent to creeks and drainages, such as Murrieta Creek and Warm Springs Creek.

The active Elsinore-Temecula Fault and the Murrieta Creek Fault may develop fissuring along the fault trace during a significant seismic event or groundwater elevation change, which could lead to differential subsidence. If commercial water wells are installed within or near the subsidence zone, the potential for ground fissuring and differential settlement could be substantially increased.

Earthquake-related landslide potential within the City limits can be understood based on known conditions and published geologic maps. Several old landslides have been mapped in areas along the Santa Ana Mountains eastern slopes and the hills along the northern side of the City. The State Seismic Hazard Zones map provides locations of previous known landsliding or where local conditions indicate a potential for ground displacements.

The potential for rock fall due to a seismic event or natural weathering and instability is present in properties at the base of hillsides where rocks and boulders exist.

FLOOD HAZARDS

Creeks

The City and most of the Sphere of Influence (SOI) lie within the inland portion of the Santa Margarita River Basin. Murrieta Creek and Temecula Creek are the main tributaries of the Santa Margarita River. Murrieta Creek drains approximately 220 square miles of the upper watershed. It runs through the Murrieta Valley and flows southeasterly through the portion of the City that lies between Interstate 15 and the base of the Santa Rosa Plateau. A network of washes and intermittent stream courses occur throughout Murrieta, collecting the seasonal runoff from slopes and valley floors and bringing it towards the creek. Stream flows for Murrieta Creek have been highly variable, and flooding frequently occurs in Historic Murrieta. Warm Springs Creek is a tributary to Murrieta Creek that drains extensive valley and upland areas; it flows southwesterly through the Murrieta Hot Springs area, entering Murrieta Creek in the southern part of the City.

FLOOD HISTORY

The largest known flood in the Santa Margarita Watershed was in January 1862, and the second greatest was in February 1884. Other major floods occurred in years 1916, 1938, 1943, 1969, 1978, 1980, 1991, 1992, 1993, 1995, and 1998. In both January and February 1993, Riverside County was hit by severe storms resulting in a Presidential Disaster Proclamation. These large flood events deposited two to six feet of sediment in the Murrieta Creek streambed from Winchester Road south into Old Town Temecula. Breakouts of floodwaters were caused largely by the magnitude of the event, vegetation density, and the sediment accumulations within the channel that severely reduced flow-carrying capacity. Damage to flood control and other public facilities resulted.

Much of Murrieta Creek and sections along Warm Springs Creek lack formal flood control systems, and as a result drainage is haphazard in the less developed areas of the City, even with moderate rain. This results in frequent overtopping of the Murrieta Creek channel by floodwaters in a number of channel reaches, flood inundation of structures with attendant damages, and other water-related problems caused by these events including emergency costs, traffic disruption, and automobile damage.

The Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan assigned Murrieta a flood severity rating of 3 and a probability rating of 3 on a scale of 0-4, with 4 being the most severe or most likely to occur.

100-YEAR FLOODS

One-hundred-year floods are those that have a 1/100 or one percent chance of occurring in any given year. A total of 1,021.2 acres in the City of Murrieta are within the 100-year flood zone, as shown in *Exhibit 12-6*, *FEMA Flood Zones*.The 100-year flood is a regulatory standard used by Federal agencies and most states to administer floodplain management programs, and is also used by the National Flood Insurance Program (NFIP) as the basis for insurance requirements nationwide. Flood insurance rates are based on FEMA designations of flood zones. The practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or constructing walls and levees.

Dam Inundation

Portions of the City of Murrieta are subject to potential flooding in the event of dam failure at Lake Skinner or Diamond Valley Lake. Potential dam inundation zones are shown in *Exhibit 12-7*, *Dam Inundation*. Dam failure is considered an extremely remote possibility as dams are designed to be much stronger than necessary to survive the largest magnitude possible earthquake without affecting the dam structure; however, it must be considered and recognized in the planning process.

Preventive Measures

CITY REGULATIONS

The City of Murrieta's regulations with respect to flood damage prevention are included in *Municipal Code* Chapter 15.56, Flood Damage Prevention Regulations. The purpose of this chapter is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.

MASTER DRAINAGE PLAN

The City of Murrieta is located within Flood Control District Zone 7 of the Riverside County Flood Control and Water Conservation District. A Master Drainage Plan prepared for the Murrieta Creek area by the District evaluates drainage needs and proposes an economical drainage plan to provide flood protection for both existing and future development in Murrieta. Improvements proposed for Murrieta Creek consist of the channelization of the creek and its major tributaries, and include several concrete-lined open channels and a small network of underground storm drains. The Plan states that certain flood and drainage facilities are critically needed for an orderly and economical development of the Murrieta Creek area.

MURRIETA CREEK FLOOD CONTROL, ENVIRONMENTAL RESTORATION AND RECREATION PROJECT

Besides causing damage to structures and other problems for Murrieta inhabitants, flooding of Murrieta Creek has degraded habitat in one of the last high quality minimally disturbed riverine environments in southern California. In 1997, the U.S. Army Corps of Engineers initiated studies on Murrieta Creek that resulted in the Congressional authorization in 2000 of a $90 million, multi-faceted project known as the Murrieta Creek Flood Control, Environmental

Restoration and Recreation Project. However, limited funding has been appropriated for construction to date. This project has four phases:

- **Phase One.** Channel improvements through the City of Temecula, completed in 2004. This phase included an earthen channel flanked by a habitat corridor and multi-purpose trails.

- **Phase Two.** Channel improvements through the City of Temecula to address the possible collapse of the bridge at Main Street with a major rainfall event.

- **Phase Three.** Construction of a 250-acre detention basin which would attenuate tributary flows to reduce the peak discharge of flood waters downstream, and remove the floodplain designation from Phases One and Two of the Project. Bounded by Warm Springs Creek to the north and Santa Gertrudis Creek to the south, the basin is designed as a natural riverine system with ponds that would improve groundwater recharge, establish approximately 160 acres of new environmental habitat, and create over 50 acres of recreational facilities within the City of Murrieta. The multi-purpose basin is critical to the overall design of the Project. Until it is completed, improvements constructed in Phase One remain at risk of damages from floods.

The Murrieta Creek Flood Control, Environmental Restoration and Recreation Project would address flooding in Historic Murrieta while providing habitat and recreational

- **Phase Four.** Channel improvements through the City of Murrieta that address risk to the treatment plant adjacent to the creek from moderate storms. A spill of untreated water could contaminate downstream waters including the Santa Margarita River and the Ecological Preserve. This phase provides for the largest expansion of “Waters of the U.S.” with the development and establishment of a 150-foot wide riparian habitat corridor. The City of Murrieta continues to be actively engaged in both the design and funding issues related to the Project and has initiated engineering design on both the Guava Street and Ivy Street Bridges.

FIRE HAZARDS

Wildland Fires

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. Although not located in a wilderness area, the threat of a wildland fire in or near Murrieta is high due to the wildland urban areas in and around the City, where structures and other human development meet or intermingle with wildland or vegetative fuels. The threat of wildfire is particularly significant during dry summer months and when there are strong Santa

Ana winds. The fire season extends approximately five to six months, from late spring through fall. The aftermath of wildland fire produces new areas of potential landslide as burned and defoliated areas are exposed to winter rains. The undeveloped hillside areas in and adjacent to the City present a potentially serious hazard due to the high potential for large scale wildland fires, as shown in *Exhibit 12-8*, *Very High Fire Hazard Zones*. The escarpments along the western boundary of the City are notorious for their threat of wildland fires that move quickly through the area. Similar wildland areas exist in northern Murrieta, in the Greer Ranch and Los Alamos areas. Within the City, wildland fires are assigned a severity rating of 3 and a probability rating of 2 in the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan.

A vegetation fire near I-15 on a windy day in October 2009 was contained without damage to structures.

There are a number of building criteria and site maintenance techniques available for Murrieta Fire & Rescue and property owners to use for areas within a Very High Fire Hazard Zone or areas described as Wildland Urban Interface areas, which are areas where structures and other human development meet and intermingle with undeveloped wildland or vegetative fuels. These techniques are detailed in the California Building Standards Code *California Code of Regulations Title 24*, Public Resources Code sections 4290 & 4291, and Government Code sections 51175-51189 and address topics such noncombustible siding for buildings and 100-foot fuel modification (buffer) zones. In addition, community planning, awareness, and involvement are proven elements of effectively reducing the occurrence of wildland fires and damage associated with them.

Urban Fires

No significant unusual urban fire hazards have been identified in Murrieta. Local very high fire hazard zones are located in the wildland/urban interface areas, as described above. Management of hazardous materials that can cause fires is described in the Hazardous Materials Hazards section. Protection from urban fire hazards includes fire prevention and suppression, described in Fire Protection below.

Fire Protection

Murrieta Fire & Rescue is the primary provider of fire suppression and fire prevention services in the City of Murrieta, while the Sphere of Influence is served by the Riverside County Fire Department. However, Murrieta Fire & Rescue participates in an Automatic Aid Agreement with the County Fire Department to expedite service delivery to the eastern portion of the City. Murrieta Fire & Rescue (MFR) may also provide service to the Sphere by means of this Automatic Aid Agreement.

The Murrieta Fire & Rescue is prepared to respond to a variety of emergencies.

MFR participates in the California Master Mutual Aid Agreement. In the event of a major fire, outside resources can be brought into the City as needed.

MFR has five stations located to optimize response times throughout the City of Murrieta, listed in *Table 12-1*, *Murrieta Fire & Rescue Stations*, with a proposed sixth station in the eastern Sphere of Influence area (refer to *Exhibit 12-9*, *Fire Station Service Areas*).

Table 12-1
Murrieta Fire & Rescue Stations

Station	Location
Fire Station No. 1	41825 Juniper Street
Fire Station No. 2	40060 California Oaks Road
Fire Station No. 3	39985 Whitewood Road
Fire Station No. 4	28155 Baxter Road
Fire Station No. 5	38391 Vineyard Parkway
Fire Station No. 6	Specific Location TBD

RESPONSE TIME AND ISO RATING

MFR has a total response time goal within the City of 6:04 minutes for medical emergencies and an effective response force (all resources dispatched to arrive at scene) for fire incidents of 10:24 minutes as measured by the National Fire Protection Association (NFPA) 1710 Standards and the Community Risk Assessment - Standards of Cover. Stations in the outlying regions experience longer average response times, such as the eastern portion of the City along Winchester Road and in the area between Winchester and the I-215 north of Clinton Keith. A sixth fire station in this area is contemplated to help achieve the target response time.

Insurance Services Office (ISO) rates fire department staffing and equipment, communications centers and water systems. The numeral classification rating is utilized to establish the community's residential, commercial and industrial insurance rates. For every decrease in one rating point, these insurance costs may decrease by approximately 10 percent. MFR's ISO rating is 4 in areas with fire hydrants and 9 in outlying areas that do not have water supply.

PROTECTION FOR HIGH-RISE BUILDINGS

As Murrieta develops with more Class A high-rise office buildings, further investments in MFR equipment and personnel are needed. An aerial truck company with a ladder extension of 100 feet or greater will be able to access and provide fire suppression for buildings such as Loma Linda University Medical Center-Murrieta.

FIRE PREVENTION

MFR in activities that are aimed at preventing fires and compliance with California Building Standards Code, Title 24, and the California Fire Code *(California Code of Regulations, Title 24*). MFR provides fire protection engineering, building inspections for code compliance, and hazardous materials inspections. As described later in this Element, MFR also provides education and training in public safety and emergency preparedness.

HAZARDOUS MATERIALS AND WASTE

A hazardous material is any substance that may be explosive, flammable, poisonous, corrosive, radioactive, reactive, or any combination thereof, because of its quantity, concentration, or characteristics. Hazardous materials require special care in handling due to the hazards they pose to public health, safety, and the environment. Potential hazards associated with hazardous materials include fires, explosions, and leaks. Releases of hazardous materials can be damaging when they occur in highly populated areas or along transportation routes.

Hazardous materials are transported through the City, and businesses within the City handle, transport, use, and/or store hazardous materials. Other sources of hazardous materials include agricultural operations, illegal drug manufacturing, and clandestine dumping. Within the City, hazardous materials accidents are assigned a severity rating of 3 and a probability rating of 3 in the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan.

Existing Federal, State, and local laws regulate the use, transport, disposal, and storage of hazardous materials within the City.

Transport of Hazardous Materials

Hazardous substance incidents are likely to occur within the City of Murrieta due to the presence of highways. Transportation of hazardous materials/wastes is regulated by *California Code of Regulations* Title 26. The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials, and establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing). The California Highway Patrol and the California Department of Transportation enforce Federal and

State regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary between Federal, State and local governmental authorities and private persons through the Murrieta Emergency Operations Plan.

Hazardous Materials Sites

Certain businesses in the City of Murrieta incorporate hazardous materials into their production or service processes, and some generate hazardous waste. These businesses include automotive services, dry cleaners, photo processing, printing, lithography, and medical services.

Hazardous materials disclosure allows for the inspection of businesses that generate, store, and use hazardous materials. Through regular inspections, MFR can identify hazardous conditions and can obtain compliance through the fire code to provide for the safety of citizens and fire fighters in the event of a hazardous materials fire or release. Riverside County Environmental Health acts as the city's designated branch for the Certified Unified Program Agency (CUPA) by the California Environmental Protection Agency related to hazardous materials.

Monitoring of sites which have contamination associated with underground tanks used to store petroleum products is the primary responsibility of the California Department of Health Services and the Regional Water Quality Control Board. The Existing Conditions report provides information on known leaking underground fuel tank (LUFT) sites in Murrieta.

At least one property in Murrieta is subject to regulation under the Site Mitigation and Brownfields Reuse Program of the California Department of Toxic Substances Control. Further information is provided in the Existing Conditions Background Report.

Hazardous Materials Incidents

MFR responds to hazardous materials incidents, with further assistance provided by the County Fire Department Hazardous Materials Response Team and the County Health Department. All MFR personnel receive first responder operations training and are trained in hazardous materials decontamination procedures, so that they can determine that a problem exists, isolate the problem, and assist an advanced team when it arrives.

Hazardous Waste

Hazardous waste is waste with properties that make it dangerous or potentially harmful to human health or the environment. Through its membership in the Southern California Hazardous Waste Management Authority, the County of Riverside has agreed to work on a regional level to solve problems involving hazardous waste. The County of Riverside does not presently have any hazardous waste management facilities within its jurisdiction and therefore must rely on intergovernmental agreements to fulfill its fair share responsibility. The Riverside County Hazardous Waste Management Plan is the County's primary planning document for the management of hazardous materials and waste.

Riverside County landfills do not accept hazardous waste. However, households may bring hazardous waste to collection centers and collection events, while businesses contract with registered hazardous waste transporters.

AIRCRAFT HAZARDS

The French Valley Airport is a County-owned public-use airport located on SR-79 (Winchester Road) in unincorporated Riverside County east of Murrieta, adjacent to Temecula and Winchester. The airport is primarily used for single engine fixed-wing general aviation aircraft. Airport activity is anticipated to increase from approximately 84,000 annual operations in 2002 to 185,000 in about 20 years.

The Riverside County Airport Land Use Commission (RCALUC) adopts plans to protect and promote the safety and welfare of airport users and residents in the airport vicinity. The *Riverside County Airport Land Use Compatibility Plan* establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. Compatibility plans serve as a tool for use by airport land use commissions in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners (including special district and other local government entities as well as private parties) in their design of new development. State law requires each local agency having jurisdiction over land uses within an ALUC's planning area to modify its general plan and any affected specific plans to be consistent with the compatibility plan.

As adopted by the RCALUC, the *Riverside County Airport Land Use Compatibility Plan Policy Document* establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County, including French Valley Airport. Included in the *Policy Document* are Compatibility Criteria and Airport Influence Area maps for each individual airport. The *Compatibility Plan* details the procedural requirements associated with the compatibility review of development proposals. An "Airport Influence Area" is an area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses.

The basic function of airport land use compatibility plans is to promote compatibility between airports and the land uses that surround them. Compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development. The principal compatibility concerns involve impacts related to:

- Exposure to aircraft noise;
- Land use safety with respect both to people on the ground and the occupants of aircraft;
- Protection of airport airspace; and
- General concerns related to aircraft overflights.

The basic criteria for assessing whether a land use plan, ordinance, or development proposal is deemed compatible with a nearby airport are set forth in Table 2A of ALUC's Policy Document,

Basic Compatibility Criteria Matrix.[1] These criteria are used in conjunction with the compatibility map and policies for each airport. The Compatibility Criteria matrix represents a compilation of compatibility criteria associated with each of the four airport impacts identified above. The Compatibility Criteria are presented according to the following Compatibility Zones, which are set forth for the purposes of assessing land use compatibility within the airport influence area:

- **Zone A, *Runway Protection Zone and Within Building Restriction Line*:** Noise impact is very high; and risk level is very high.
- **Zone B1, *Inner Approach/Departure Zone*:** Noise impact is high; risk level is high.
- **Zone B2, *Adjacent to Runway Zone*:** Noise impact is moderate to high; risk level is low to moderate.
- **Zone C, *Extended Approach/Departure Zone*:** Noise impact is moderate; risk level is moderate.
- **Zone D, *Primary Traffic Patterns and Runway Buffer Area Zone*:** Noise impact is moderate; risk level is low.
- **Zone E, *Other Airport Environs Zone*:** Noise impact is low; risk level is low.
- **"*", *Height Review Overlay*:** Noise impact is low; risk level is moderate.

The Compatibility Criteria in Table 2A specify the maximum residential densities and non-residential intensities, required open land, prohibited land uses, and other development conditions (i.e., avigation easement dedication, structure locations, minimum Noise Level Reductions (NLR), airspace review, and deed notice requirement). The Compatibility Criteria are discussed in detail in Chapter 2 of the ALUC's Policy Document, *Compatibility Criteria for Land Use Actions*.

The Compatibility Plan identifies the following prohibited uses within each of the zones:

- Zones B1 and B2 prohibit children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two above ground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight which can include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
- Zone C prohibits children's schools, day care centers, libraries, hospitals, nursing homes, buildings with greater than three aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, and hazards to flight.
- Zone D prohibits highly noise-sensitive outdoor non-residential uses and hazards to flight.

[1] http://www.rcaluc.org/filemanager/plan/new//04-%20Vol.%201%20County%20wide%20Policies.pdf, Accessed June 18, 2010.

- Zone E prohibits hazards to flight.

The Compatibility Plan identifies additional compatibility policies for specific zones that pertain to building heights, residential densities, non-residential intensities, and calculations regarding the concentration of people.

The Compatibility Plan contains land use restrictions for the French Valley Airport that affect land use densities and building heights within the City of Murrieta. As addressed in the Noise Element, aircraft from French Valley Airport do not contribute a significant amount of noise heard in the City. Refer to the Land Use Element for goals and policies related to the French Valley Airport.

POLICE PROTECTION

The Murrieta Police Department provides police protection services within the City of Murrieta. Besides responding to incidents involving safety and law enforcement, the Police Department actively promotes safety through education programs, community partnerships, and providing advice on incorporating Crime Prevention Through Environmental Design principles into development projects.

The Murrieta Police Department seeks to improve safety in partnership with the community.

Crimes and Police Activity

In 2009, The *Los Angeles Times* ranked Murrieta as the second safest city in the nation for cities with populations over 100,000, based on 2008 preliminary FBI statistics that showed a violent crime rate of 8.4 per 10,000 residents.[2]

Table 12-2, *Police Activity (2006 to 2009)*, shows crimes and other events that generated Police Department activity from 2006 through 2009.

[2] City of Murrieta news release, "Murrieta 2nd Safest City in the Nation," July 8, 2009.

Table 12-2
Police Activity (2006 to 2009)

Type of Activity	2009	2008	2007	2006
Total Reports Taken	7,777	8,461	8,273	8,556
Officer Initiated Activities	40,511	40,867	33,365	29,990
Police Responses	43,021	45,272	43,804	41,509
Fire Responses	6,699	6,447	6,666	6,108
Total Activities Processed	**90,231**	**92,586**	**83,835**	**77,607**
Part 1 Crimes				
Homicide	0	1	3	2
Rape	17	12	9	9
Robbery	34	23	46	31
Assault	199	357	393	388
Burglary	427	442	483	560
Larceny	881	898	1195	1184
Auto Theft	156	166	277	225
Arson	4	10	2	4
Total	**1,718**	**1,909**	**2,408**	**2,403**
Traffic Collisions				
Traffic Collision Responses	1,292	1,225	1,371	1,497
Damage Reports	541	477	464	458
Injury Reports	238	216	258	263
Fatal Reports	0	0	1	1
Total Collision Reports	**779**	**693**	**723**	**722**
Citations Issued				
Parkers	943	1,203	1,225	542
Others (including red light camera)	13,018	13,292	11,077	10,750
Total Citations	**13,961**	**14,495**	**12,302**	**11,292**
Arrest				
Misdemeanor Adult Arrests	1,667	2,024	1,540	1,435
Felony Adult Arrest	564	548	639	642
Misdemeanor Juvenile Arrests	169	308	307	266
Felony Juvenile Arrest	138	147	101	120
Total Arrested	**2,538**	**3,027**	**2,587**	**2,463**

Source: City of Murrieta Police Department, "Police Activity Report," December 2007, December 2008, December 2009.

Staffing and Response Times

The Department's goals will be to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address public safety needs. Established response times are as shown in *Table 12-3*, *Target Response Times.* The average response times for Priority 1 and Priority 3 calls are longer than the targets while average response time for Priority 2 calls is shorter than the target.

Table 12-3
Target Response Times

Call Type	Target Response Time
Priority 1	6 minutes
Priority 2	15 minutes
Priority 3	35 minutes

Mutual Aid Agreements

The Department has an automatic aid agreement with the Hemet Police Department S.W.A.T. Team and participates in mutual aid agreements with other S.W.A.T. Teams in Riverside County. The Department also follows the State of California Law Enforcement Mutual Aid Plan. Resources shared through these agreements include Murrieta's bloodhound—used for investigations—and the Riverside County Sheriff's helicopter.

Community Education and Participation

A safe, crime-free environment is created by the community as a whole. Thus, the Police Department has several programs to engage community members, including youth, as partners in promoting safety.

YOUTH PROGRAMS

The Police Department has several educational programs for children in 1st grade through 12th grade: 9-1-1 For Kids, D.A.R.E. and Red Ribbon Week, Every-15-Minutes, and Kid Print/Safety Fairs.

The School Resource Officer Program assigns officers full-time to middle and high schools. School Resource Officers interact with students and serve as positive role models, while providing law enforcement for the campuses.

Police Activities League (PAL) coordinates recreational, educational, and athletic activities for disadvantaged or at-risk youth between the ages of 5 and 17. Police officers volunteer their time to attend PAL events with the intention of providing mentorship and to serve as positive role models. PAL activities create an environment where youth and law enforcement are able to communicate with each other in a neutral environment to foster positive attitudes and mutual respect.

The Department has two programs for youth rehabilitation. The Youth Accountability Team assesses the situations and arrests of delinquent youth aged 12 to 17 and implements a program aimed at rehabilitation, including service referrals and visits. The Southwest Valley Youth Court provides an alternative approach to juvenile justice in which juvenile respondents are sentenced by a jury of their peers for infractions and non-violent misdemeanor crimes.

VOLUNTEER PROGRAMS

Community members are involved in many of the Department's programs. For instance, in Home to School Safety Patrols, parents and community members monitor designated locations around schools to ensure the safety of children on their way to and from school. The Special Enforcement Team manages Murrieta's Neighborhood Watch program.

The Department expands its capacity with the Reserve Officer program, as well as with the Volunteer Program in which participants volunteer at least 16 hours per month. Volunteers assist in Neighborhood Watch, youth programs, Crime Free Multi-Housing, parades, citizen patrols, front counter and receptionist responsibilities, school patrols, and special events.

Crime Prevention Through Environmental Design (CPTED)

The built environment can present opportunities for crimes to occur, or discourage crimes. For instance, design can influence the amount of surveillance provided by residents or passersby, and whether there is an easy escape for someone who commits a crime. Design of public spaces and the relationships between buildings and public space are important considerations in Crime Prevention Through Environmental Design (CPTED). CPTED is a set of approaches to the design of the built environment that seek to minimize opportunities for crime.

CRIME FREE MULTI-HOUSING PROGRAM

New multi-family housing developments going through the development review process in Murrieta must participate in the Crime Free Multi-Housing Program. Through this program, the Department provides recommendations for improving the safety of the developments using CPTED strategies. Tenants also sign a lease addendum form, which lists criminal acts that result in immediate termination of the lease. Communication between rental property managers and the Department helps both parties to deal with problem tenants.

EMERGENCY RESPONSE

Emergency Services

EMERGENCY DISPATCH

Emergency 911 services are provided by the Murrieta Police Department as a joint police/fire dispatch center, dispatching Murrieta fire, police, paramedics, and ambulance services. The dispatch center is inter-connected to the AMR Ambulance dispatch and has a goal to inter-connect with neighboring law and fire dispatch centers, the County Operational Area, School District, and utility companies. It is also a goal to inter-connect to fire apparatus via systems that allow for backup forms of communication between the dispatch center, vehicles, and personnel.

MEDICAL SERVICES

Firefighters are cross-trained to provide services for medical emergencies. All MFR personnel are trained to the level of Emergency Medical Technician (EMT) or are trained as Paramedics. MFR's engine companies are equipped for paramedic service.

URBAN SEARCH AND RESCUE (USAR) TASK FORCE

MFR maintains an Urban Search and Rescue (USAR) team of professional firefighters that are certified by the Federal Emergency Management Agency. They serve the larger community as part of California Task Force 6, supervised by the Riverside City Fire Department and composed of representatives from several Inland Empire fire agencies. The USAR team members regularly train with other agencies for rapid deployment to local, regional, and national incidents.

S.W.A.T. TEAM

The purpose of the Special Weapons and Tactics (S.W.A.T.) Team is to perform special tactical missions in response to unusual occurrences or highly dangerous, life threatening police situations where special skills, tactics, training, and/or equipment are required to protect life and property.

Emergency Preparedness

EVACUATION ROUTES

Currently, the City of Murrieta has no defined evacuation routes in this plan. The Western Riverside Council of Governments (WRCOG) as part of Resilient IE, has prepared Transportation Hazards and Evacuation Maps that define evacuation routes in the city. Under WRCOGs regional evacuation routes, Interstate 15 (I-15) and Interstate 215 (I-215) are considered evacuation routes as they traverse the City granting access from many of the main thoroughfares. Various other streets in the city also may serve as evacuation routes, including, but not limited to Clinton Keith Road, Los Alamos Road, California Oaks Road, Nutmeg Street, Murrieta Hot Springs Road, Washington Ave., Guava Street, Jefferson Ave., and Winchester Road.

EMERGENCY INCIDENT INFORMATION

In the event of a major emergency such as fire, hazardous materials spill, police activity or other situation which may directly impact the City of Murrieta or its residents, the City and MFR website pages, Facebook, Instagram and twitter social media accounts will contain updated information on the nature of the incident, potential impacts to traffic circulation, possible evacuations and/or other pertinent information. The City also has an emergency radio station at AM 1640. Residents who wish to be notified of emergency events and disasters in their area can sign up for the Riverside County's Early Warning Notification System, Alert RivCo and part of RivCo Ready.

COMMUNITY EMERGENCY RESPONSE TEAM (CERT)

The Community Emergency Response Team (CERT) is a nationally recognized program designed to train citizens in the skills needed to survive an earthquake or other disaster should emergency services be interrupted for an extended period of time because of the size of the areas affected, lost communications, and impassable roads. CERT training consists of basic understanding of disaster preparation, disaster teamwork, fire suppression, light search and rescue, medial triage and disaster psychology. Murrieta firefighters provide the training to residents and stakeholders.

EMERGENCY PREPAREDNESS INFORMATION

The City's website provides information from MFR to assist community members in preparing for emergencies, such as a list of supplies and a preparedness checklist. As in CERT training, residents are urged to prepare for at least a week of self-sufficiency.

Emergency Operations Plan

The City of Murrieta Emergency Operations Plan (EOP) addresses the planned response to extraordinary emergency situations associated with natural disasters, national security emergencies, and technological incidents affecting the City of Murrieta. The objective of the EOP is to coordinate and incorporate all the facilities and personnel of the City into an efficient organization capable of responding effectively to all disasters and emergencies. It also facilitates multi-agency and multi-jurisdictional coordination, particularly between the City of Murrieta and Riverside County, special districts, and State agencies, in emergency operations.

The EOP describes the operations of the City of Murrieta Emergency Operations Center (EOC), which is the central management entity responsible for directing and coordinating the various City departments and other agencies in their emergency response activities. The EOC centralizes the collection and dissemination of information about the emergency and makes policy-level decisions about response priorities and the allocation of resources. The Police Department has been designated at the primary EOC. As part of the City's Emergency Management Program, the EOC Manager is responsible for ensuring the readiness of the EOC.

Mutual Aid Agreements

Incidents frequently require responses that exceed the resource capabilities of the affected response agencies and jurisdictions. When this occurs, mutual aid is provided by other agencies, local governments, and the State. Mutual aid is voluntary aid and assistance by the provision of facilities and services, including fire, police, medical and health, transportation, communications, utilities, and other assistance.

The California Master Mutual Aid Agreement is designed to ensure that adequate facilities, resources, and other support are provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. The City of Murrieta is part of Mutual Aid Region VI. Inter-agency, multi-agency, and discipline-specific mutual aid system coordination is used by the City of Murrieta and other member jurisdictions of the Riverside County for coordinating mutual aid. MFR is also part of the standard Countywide and Statewide mutual aid systems.

Volunteer and private agencies are part of the City of Murrieta's mutual aid system. The American Red Cross and Salvation Army are significant elements of response to meet the care and shelter needs of disaster victims. Private sector medical/health resources are also an essential part of the medical response. Volunteer and private agencies mobilize volunteers and other resources through their own systems. They may also identify resource needs that are not met within their own systems that would be requested through the mutual aid system.

12.4 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

Community members describe Murrieta as safe, and place importance on keeping it that way. Residents feel that Murrieta is good for families and want it to be a safe, healthy environment for children in the future. Youth also recognize and value the safety and sense of community they feel in Murrieta. This sense of safety in Murrieta comes from the trust between community members, upkeep of the physical environment, and the provision of effective fire and police services.

The City promotes safety through education, engineering, enforcement, evaluation, community design, and planning for hazards. Fire and Police Departments are involved in these preventive activities and respond to emergencies. These Departments also recognize that safety is in the hands of the people who live and work in Murrieta. Through outreach and education, the City can help community members to create a safe environment.

GEOLOGIC AND SEISMIC HAZARDS

Site-specific geologic review is used to evaluate geologic and seismic hazards that may affect a particular development, and identify appropriate corrective measures. The City requires

geotechnical engineering reports for any development within areas with known geologic or seismic hazards, for grading permits, for hillside development, and for proposed critical uses such as hospitals and utilities. The City may also designate land as open space where hazards such as fault lines preclude development.

FLOOD HAZARDS

The Murrieta Creek Flood Control, Environmental Restoration and Recreation Project is designed to reduce flooding as well as to provide other benefits including groundwater recharge, improved habitat, wildlife corridors, and recreation. Key entities involved in this project are the U.S. Army Corps of Engineers, Riverside County Flood Control and Water Conservation District, City of Murrieta, and City of Temecula. These partners should make it a priority to secure funding for construction of this project.

The Master Drainage Plan provides another guide to the flood control improvements that are needed in Murrieta. Where possible, natural drainage will be preserved in conjunction with open space. The City will also seek opportunities to construct recreational trails along waterways, balancing demands for recreation with considerations for safety and habitat.

Flood hazards within floodplain and dam inundation areas will continue to be addressed through land use regulations and project review.

FIRE PROTECTION

Development in the eastern part of the City will create additional demand for a sixth fire station to serve this area, where response times are longer than the target time. Providing fire protection for high-rise office buildings will require investment in new equipment as well as staffing for four-person engine companies. In both cases, new development will need to pay its fair share of the costs associated with fire protection.

Between the time of dispatch and arriving on the scene of an emergency, the majority of MFR response time is spent driving. Circulation improvements planned for Murrieta should positively affect MFR response times.

Preventive measures will continue to be an important part of fire protection in Murrieta, including conditions of development and vegetation clearance to deter the spread of wildland/urban interface fires, MFR review of site plans, and community education, engineering, and enforcement.

HAZARDOUS MATERIALS AND WASTE

MFR oversight and inspection of sites handling hazardous materials is the City's primary tool for reducing risks related to these materials.

Given the City's dependence on groundwater, remediation of leaking underground fuel tanks should be taken seriously. Although regional and state authorities are responsible for monitoring these sites, the City should facilitate their efforts when possible.

Household hazardous waste collection events raise community awareness that items such as cleaning products, batteries, and paint should not be disposed of in the trash. The City and its waste services contractor should promote these events to divert household hazardous waste from landfills.

AIRCRAFT HAZARDS

To reduce risk from aircraft in the eastern part of Murrieta, the City will continue to ensure that land use policies are consistent with the French Valley Airport Land Use Compatibility Plan.

POLICE PROTECTION

Demand for Police Department services will continue to grow with the population, while the Department seeks to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address the public safety needs of the community. Expansion of the Police Department facility is needed to accommodate additional staff. Target response times for calls is another measure that the City will strive to meet.

Community Design

Police Department input into the design of the built environment can promote a safer community, whether by incorporating Crime Prevention through Environmental Design strategies into housing developments, or designing streets to minimize traffic conflicts that can cause accidents. Coordination between departments should provide opportunities for this kind of input during project review or City project design.

Code Enforcement

Well-kept properties convey the sense of a watchful community that will notice criminal behavior. Code Enforcement is an important strategy for addressing health and safety issues at the property level while maintaining order in the community overall. Residents value the cleanliness of Murrieta and contribute their own time for cleanup efforts such as maintaining the yards of foreclosed properties. This volunteerism should be encouraged and expanded.

In addition to individual property owner commitment to well-kept properties, the City has a comprehensive code enforcement program that helps to protect property owner investment, promote general health and welfare, and enhance the quality of neighborhoods. This program will continue to be an important part of the City's commitment to neighborhood and business safety, preservation, and improvement, and ensuring that Murrieta maintains and enhances its overall community appearance.

Community Participation

Developing partnerships and trust in the community are essential for effective law enforcement. When residents and businesses are engaged as partners, they can provide information about criminal activity, supplement Police Department resources by volunteering, and promote a safe, law-abiding environment.

Residents become leaders in creating a safer community by participating in programs such as Home to School Safety Patrols, Neighborhood Watch, and Business Group Meetings with Law Enforcement. Property owners are key to the success of the Crime Free Multi-Housing Program, which relies on their vigilance to identify tenants engaging in criminal activity, communicate with the Police Department about problem tenants, and enforce the lease addendum. Reserve Officers and volunteers expand the capacity of the Police Department. Incorporating community participation into Police Department programs requires investments of staff time in outreach, supervision, and volunteer recognition.

Youth

Police Department outreach programs for youth offer education about safe behavior, police presence at schools, mentoring, and rehabilitation. These programs supplement other activities available for youth in Murrieta and are a form of proactive law enforcement, promoting safe behavior and providing positive interaction with police. Mentoring and rehabilitation programs are targeted toward youth who may otherwise stray into anti-social and illegal behavior. The Southwest Valley Youth Court also provides an opportunity for youth volunteers to participate in the legal system. Because Murrieta is a community that prioritizes youth and safety, it will continue to support youth programs.

EMERGENCY RESPONSE

Emergency Services

The emergency dispatch system in Murrieta provides quick access to the range of services provided by the Police and MFR. Cross-training of fire personnel in life-saving medical procedures provides an extra measure of safety for people who are critically injured or ill. Incorporating Emergency Medical Dispatch into the dispatching system would provide emergency medical assistance to 911 callers even before an engine company can arrive, through properly trained dispatchers. MFR is evaluating the feasibility of using this program.

Cross-training of MFR personnel in Urban Search and Rescue, swift water rescue, and hazardous materials decontamination allows Murrieta to respond to incidents involving a number of hazards discussed in this Element.

MFR and Police Department responses to emergencies are discussed further in Fire Protection and Police Protection.

Emergency Preparedness

The Emergency Operations Plan (EOP) is the master document that organizes emergency preparedness and response efforts in Murrieta, and that provides a framework for coordination with other agencies at the regional and state levels. Each department involved in implementation of the EOP has the responsibility to internalize the plan in its own operations, as well as keep the plan up-to-date. Dedicated staff support for maintenance and implementation of the EOP would make this effort more likely to succeed. Staff training at all levels would also promote readiness to implement the plan.

Public awareness and education is a critical part of emergency preparedness addressed in the EOP. An educated public will know how to prevent injury and property damage during and after emergency events, and also know how to find and offer help to their neighbors. Community members should be prepared to be self-sufficient for as long as a week in the event of a major emergency.

The City will work to educate residents and businesses about appropriate actions to safeguard life and property during and after emergencies. The CERT program offered by the Fire Department provides a higher level of emergency preparedness training for more interested residents, while basic emergency preparation information should be disseminated throughout the population. Education aimed at children has the potential to shift the expectations of an entire generation while also raising awareness among parents. The City will continue education about emergency preparedness through such avenues as presentations to residents, instruction in local schools, and the City's website.

12.5 GOALS AND POLICIES

CITYWIDE SAFETY

GOAL SAF-1 **People and properties are provided with protection from natural and man-made hazards.**

POLICIES

SAF-1.1 Encourage that areas be dedicated as open space when necessary and appropriate to protect property, public health, and safety from hazards such as earthquake fault zones or flood plains.

SAF-1.2 Coordinate emergency responses and planning for hazards with agencies at the County, regional, state, and federal levels.

SAF-1.3 Collect and maintain current information on local hazards, and make it available for public use.

SAF-1.4 Review public safety infrastructure and staff resources as new development is planned or proposed in Murrieta and the Sphere of Influence.

SAF-1.5 Promote coordination among City departments to provide for safety in new development and/or annexation areas.

SAF-1.6 Investigate and pursue additional funding mechanisms available to fund City safety services, facilities, and equipment.

SAF-1.7 Prioritize community education as an essential part of creating a safe community.

GEOLOGIC AND SEISMIC HAZARDS

GOAL SAF-2 **Damage from geologic and seismic hazards is minimized by identifying and addressing these hazards during the planning and engineering of built improvements.**

POLICIES

SAF-2.1 Prior to site development, projects located in areas where liquefaction, subsidence, landslide and fissuring are considered hazards shall be required to prepare geologic reports addressing site conditions, potential risk, and mitigation, to the satisfaction of the City Engineer.

SAF-2.2 Require that all new development comply with the Alquist-Priolo Earthquake Fault Zoning Act.

SAF-2.3 Seek to maintain emergency access in the event of an earthquake by engineering roadways to reduce damage to them.

FLOOD HAZARDS

GOAL SAF-3 Damage from flood and inundation hazards is minimized by improving flood control systems and providing adequate safety protections in areas of the City subject to inundation.

POLICIES

SAF-3.1 Cooperate with the Riverside County Flood Control and Water Conservation District to evaluate the effectiveness of existing flood control systems and improve these systems as necessary to meet capacity demands.

SAF-3.2 Actively participate in and strongly promote timely completion of regional drainage plans and improvement projects which affect the City.

SAF-3.3 Identify natural drainage courses and designate drainage easements to allow for their preservation, or for the construction of drainage facilities if needed to protect the health, safety, and welfare of the community.

SAF-3.4 Require new construction within the 100 year floodplain to meet National Flood Insurance Program standards.

SAF-3.5 Develop and maintain floodplain inundation evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and MFR.

SAF-3.6 Maintain an active swift water rescue program and response in MFR.

SAF-3.7 The City shall continue to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) which provides a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed minimum NFIP requirements.

SAF-3.8 The City will continue to update and implement the City's local Hazard Mitigation Plan and Climate Action Plan.

SAF-3.9 The City will improve flood warning and information dissemination and develop robust multi-lingual educational and outreach materials accessible across multiple media forms (e.g., radio, text messaging) to publicize the potential flood risk day-to-day, emergency supplies, pet protection, key terminology, electrical safety, and evacuation routes in the case of flooding.

DAM INUNDATION

GOAL SAF-4 **Land use regulations and emergency response plans reduce potential damage resulting from dam failure.**

POLICIES

SAF-4.1 Maintain and update mapping of dam inundation areas within the City as new studies and projects are completed.

SAF-4.2 Develop dam failure evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and MFR.

SAF-4.3 Discourage critical and essential uses as well as high-occupant-load building uses within designated dam inundation areas.

FIRE SAFETY

GOAL SAF-5 **Damage from fire hazards is minimized through preventive measures, education, and fire protection services.**

POLICIES

SAF-5.1 Continue efforts to reduce fire hazards associated with older buildings, multi-family housing, and fire-prone industrial facilities throughout the City.

SAF-5.2 Provide public safety education programs through MFR to reduce accidents, injuries and fires, as well as to train members of the public to respond to emergencies.

SAF-5.3 Continue to coordinate emergency services with Riverside County, CAL FIRE, and all other agencies and districts with fire protection powers through automatic and mutual aid agreements.

SAF-5.4 Ensure that outlying areas in the City can be adequately served by the fire communication systems as new development occurs.

SAF-5.5 Require that all dedicated open space or undeveloped areas meet specifications for wildland fire safety.

SAF-5.6 Require that all structures and facilities in the City adhere to City, State and National regulatory standards such as the International Building and Fire Codes and other applicable fire safety standards.

SAF-5.7 Involve MFR in the early design stage of all projects requiring review to ensure MFR input and appropriate modifications and fire safe design is incorporated in future development.

FIRE RESPONSE

GOAL SAF-6 Murrieta Fire & Rescue provides a timely response to fire and other emergencies.

POLICIES

SAF-6.1 Provide a total response time within the city of 6:04 minutes for medical emergencies and an effective response force (all resources dispatched to arrive at scene) for fire incidents of 10:24 minutes as measured by NFPA 1710 Standards and the Community Risk Assessment - Standards of Cover.

SAF-6.2 Ensure that each Paramedic Engine Company provides the capability to treat moderate or greater injuries, advance a hose line for fire control, and to effect a rescue of trapped occupants among other emergency operation tasks.

SAF-6.3 Provide adequate levels of emergency response personnel for all areas of the City.

SAF-6.4 Ensure sufficient personnel and appropriate apparatus to provide emergency operations and fire suppression for mid and high rise buildings and large warehouses pursuant to the Community Risk Assessment - Standards of Cover.

SAF-6.5 Locate, staff, and equip MFR apparatus to provide service to all areas within the City within a maximum of 10:24 minutes total response time for 90 percent of all large scale emergency incidents which include structure fires, mass casualty, hazardous materials or natural or man-made disasters.

SAF-6.6 Continue to incorporate Emergency Medical Dispatch into the dispatching system to provide emergency medical assistance to callers.

SAF-6.7 Strategically cross-train MFR personnel in special operations including Urban Search and Rescue, swift water rescue, and hazardous materials decontamination, wildland fire and disaster management.

SAF-6.8 Maintain and monitor a MFR Strategic Plan to address staffing and facility needs, service goals, deployment strategies, and other department goals.

SAF-6.9 Strive to achieve an Insurance Services Office (ISO) Public Protection Classification of 3 in areas with fire hydrants and 9 in areas that are not connected to an existing water district distribution system.

SAF-6.10 Review the adequacy and accessibility of the fire protection infrastructure annually relative to growth and development.

SAF-6.11 Coordinate with CAL FIRE, California's Office of Emergency Services and other local fire districts to identify strategies that ensure the capacity and resilience of escape routes potentially compromised by wildfire, including emergency evacuation and supply transportation routes.

SAF-6.12 Monitor and evaluate evacuation routes when new roads are constructed, improved or connected through the region in coordination with other agencies, such as adjacent cities and WRCOG.

SAF-6.13 Expedite reviews for building permits for the reconstruction of fire damaged structures.

FIRE HAZARDS

GOAL SAF-7 Reduced incidence of damage to life and property from wildland fires.

POLICIES

SAF-7.1 Continue to require development in very high fire hazard areas to use fire-resistant building materials and landscaping, and to meet the required codes, standards and specifications for fuel modification, access, and water facilities.

SAF-7.2 Require all new development to be located in or adjacent to wildland areas to assess its vulnerability to fire and its potential as a source of fire through a Fire Protection Plan analysis.

SAF-7.3 Encourage the use of development features such as roads and irrigated/landscaped open space to buffer homes from wildland fire.

SAF-7.4 Promote community education about preventing wildfire ignition, using fire-resistant building features, creating defensible space around homes, evacuation routes, and legal brush clearance requirements.

SAF-7.5 Continue to implement a proactive vegetation management program to reduce fire hazards on private properties.

SAF-7.6 MFR will consider different forms of mitigation for new residential development in Very High Fire Zones to minimize potential fire hazards.

SAF-7.7 Locate essential public facilities outside Very High Fire Zones when feasible with consideration that the local surrounding cities are also growing and development may fill in between and essential public facilities may be necessary in these areas.

SAF-7.8 Update General Plan Exhibit 12-8, Very High Fire Hazard Severity Zones, to maintain consistency with CAL FIRE's recommendations.

HAZARDOUS MATERIALS AND WASTE

GOAL SAF-8 A community that is protected from the harmful effects of hazardous materials, hazardous waste, and environmental contamination.

POLICIES

SAF-8.1 Require geologic investigations for sites of proposed uses that manufacture, handle, or store hazardous or explosive materials.

SAF-8.2 Ensure that land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located and operated to reduce risk to other land uses.

SAF-8.3 Designate appropriate routes for transportation of hazardous materials that are used or produced by facilities in the City.

SAF-8.4 Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other sensitive land uses to the greatest extent possible.

SAF-8.5 Raise public awareness of appropriate disposal for household hazardous waste, and publicize collection events and locations.

SAF-8.6 Promote the use of integrated pest management techniques to keep City properties free of herbicides and pesticides.

SAF-8.7 Encourage and educate residents and businesses to implement integrated pest management principles and reduce or discontinue the use of pesticides and herbicides on their property.

SAF-8.8 Comply with the Riverside County Hazardous Waste Management Plan.

SAF-8.9 Support Caltrans and California Highway Patrol efforts to ensure safe transportation of hazardous materials on freeways.

SAF-8.10 Ensure that all MFR personnel are trained and ready to operate at the level of Hazardous Materials First Responder.

SAF-8.11 Coordinate with other agencies to improve the containment and clean up of hazardous material spills.

SAF-8.12 Ensure that MFR personnel receiving training to achieve the Hazardous Materials Technician level.

SAF-8.13 When approving new development, ensure that the site:

- Is sufficiently surveyed for contamination and remediation, particularly for sensitive uses near existing or former toxic or industrial sites.
- Is adequately remediated to meet all applicable laws and regulations, if necessary.
- Is suitable for human habitation.
- Is protected from known hazardous and toxic materials.
- Does not pose higher than average health risks from exposure to hazardous materials.

SAF-8.14 Work with the appropriate Federal, State, regional, and local agencies to identify previously unidentified contaminated sites in the City, particularly on sites with a high likelihood of past contamination, such as old gas stations or industrial sites, and work with the property owners and applicable agencies to remediate them.

POLICE PROTECTION

GOAL SAF-9 High-quality and timely police services are provided to all residents and businesses in Murrieta.

POLICIES

SAF-9.1 Seek to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address the public safety needs, measured through established response times (as shown in *Table 12-3*, *Target Response Times*), crime statistics, crime clearance rates, and community quality of life issues.

SAF-9.2 Endeavor to respond within six minutes for all Priority 1 calls, 15 minutes for Priority 2 calls, and 35 minutes for Priority 3 calls.

SAF-9.3 Consider options for locating field stations throughout the City to improve response times for Priority 1 calls and foster relationships with local residents.

SAF-9.4 Maintain and implement a Police Department Strategic Plan to address staffing and facility needs, service goals, deployment strategies, and other department goals.

SAF-9.5 Explore options for funding needed facilities, staff, and equipment.

SAF-9.6 Ensure that new development can be served by police communication systems and provide for the construction of radio towers (repeater sites) in outlying areas.

SAF-9.7 Evaluate the feasibility of adding cellular services for police communication to accommodate Mobile Data Browsers (MBD) technology.

SAF-9.8 Maintain a S.W.A.T. team that can respond to barricades and other tactical response needs.

GOAL SAF-10 The Police Department coordinates with neighborhoods and community members to enhance safety and continually improve services.

POLICIES

SAF-10.1 Collaborate with school districts, businesses, nonprofit organizations, and community members, including neighborhood watch groups, to maintain safety throughout the City.

SAF-10.2 Provide educational programs that deter unsafe and criminal behavior among youth, including the Youth Accountability Team, Youth Court, and School Resource Officers.

SAF-10.3 Maintain positive relationships with the community through communication and responsiveness to concerns.

SAF-10.4 Promote participation in the Crime Free Multi-Housing Program among existing multi-family communities.

GOAL SAF-11 Design of the physical environment promotes community safety and reduces opportunities for criminal activity.

POLICIES

SAF-11.1 Involve the Police Department in the development review process to address safety concerns, access issues, and potential traffic conflicts, and identify opportunities to apply CPTED principles.

SAF-11.2 Continue to require new apartment communities to participate in the Crime Free Multi-Housing Program.

SAF-11.3 Coordinate efforts between the Police Department and Planning Department to develop guidelines for implementation of CPTED principles.

SAF-11.4 Continue to ensure that each development or neighborhood in the City has adequate emergency ingress and egress.

EMERGENCY PREPAREDNESS

GOAL SAF-12 Murrieta is prepared to coordinate effective response and recovery efforts for major emergencies.

POLICIES

SAF-12.1 Maintain an effective, coordinated and up-to-date Emergency Operations Plan in partnership with the Riverside County and other agencies.

SAF-12.2 Support a safe, secure, and technologically advanced Emergency Operations Center (EOC) to coordinate the City's response to disasters, and maintain training of City personnel in the operations of the EOC.

SAF-12.3 Review and test the City's Emergency Operations Plan periodically to note any deficiencies or practices requiring modification.

SAF-12.4 Provide training to maintain City staff proficiency in implementation of the Emergency Operations Plan, for all staffing levels.

SAF-12.5 Provide public outreach, presentations, and information that prepares residents and businesses to safeguard life and property during and immediately after emergencies.

SAF-12.6 Participate in regularly scheduled disaster exercises to better prepare Police, Fire, Public Works and other City employees with disaster responsibilities.

SAF-12.7 Continue to participate in maintaining the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan, and incorporate it into City planning efforts as appropriate.

12.6 IMPLEMENTATION OF THE ELEMENT

Ensuring safety in Murrieta begins with understanding the hazards that are present. Maintaining current information and maps of hazards provides a basis for Citywide planning, while site-specific analysis is often needed to evaluate geologic and seismic hazards.

Land use policy in the General Plan and Municipal Code will guide efforts to limit damage from known hazards. Project review provides another opportunity to prevent harm to new developments and their inhabitants. Inspections and code enforcement promote compliance with City codes for building and fire safety, as well as hazardous materials handling. Engineering can mitigate geologic and seismic hazards.

Multiple levels of government are involved in safety. The City must follow State and Federal laws and abide by County plans. The City coordinates with agencies from the County to Federal level in planning, enforcement, and emergency response.

The Emergency Operations Plan is intended to coordinate the City response to major emergencies. Under the EOP, emergency response is managed by the Emergency Operations Center and multiple City departments have implementation responsibility for the EOP.

Responses to smaller-scale emergencies are handled every day by MFR and the Police Department, which have the combined capacity to handle emergencies caused by any of the hazards described in the Safety Element — or at least to initiate a response, as in the case of hazardous materials accidents.

Members of the public and business community are important partners in maintaining safety, whether they are helping to prevent crime or preparing to respond appropriately in the event of an emergency. The Police Department and MFR offer many opportunities for community members to become directly involved in public safety with programs such as the Youth Accountability Board and CERT.

Exhibit 12-1, Regional Geology Map

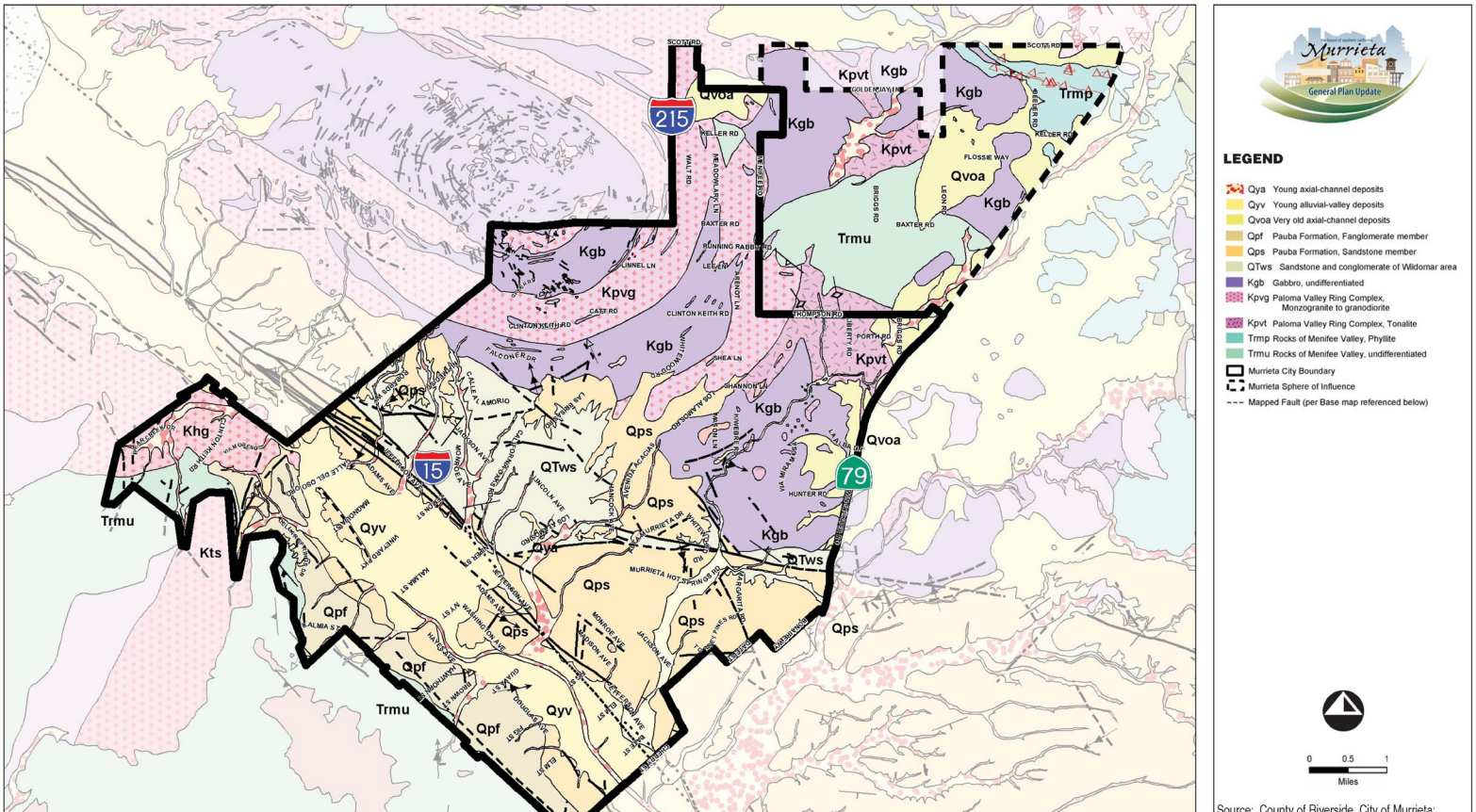
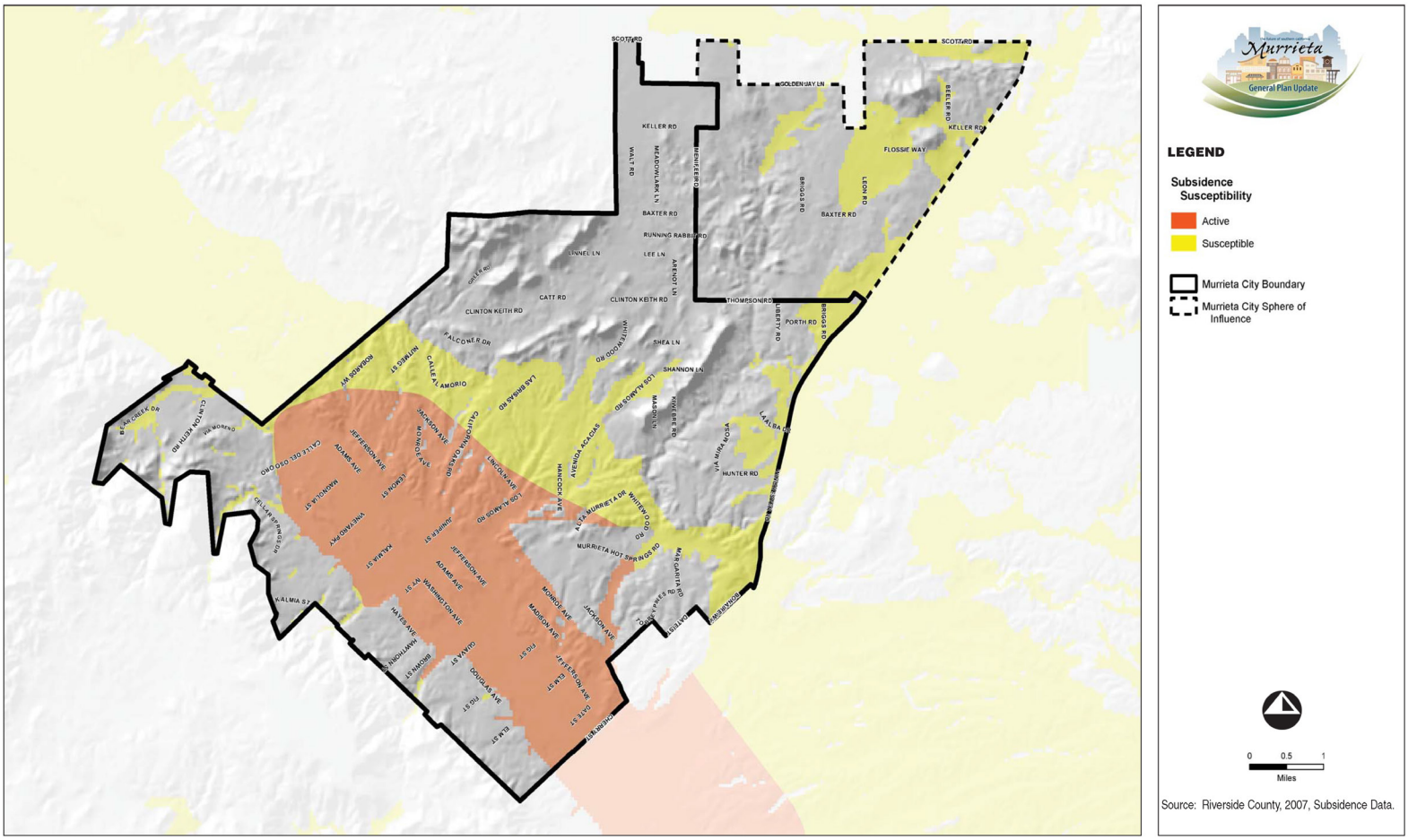
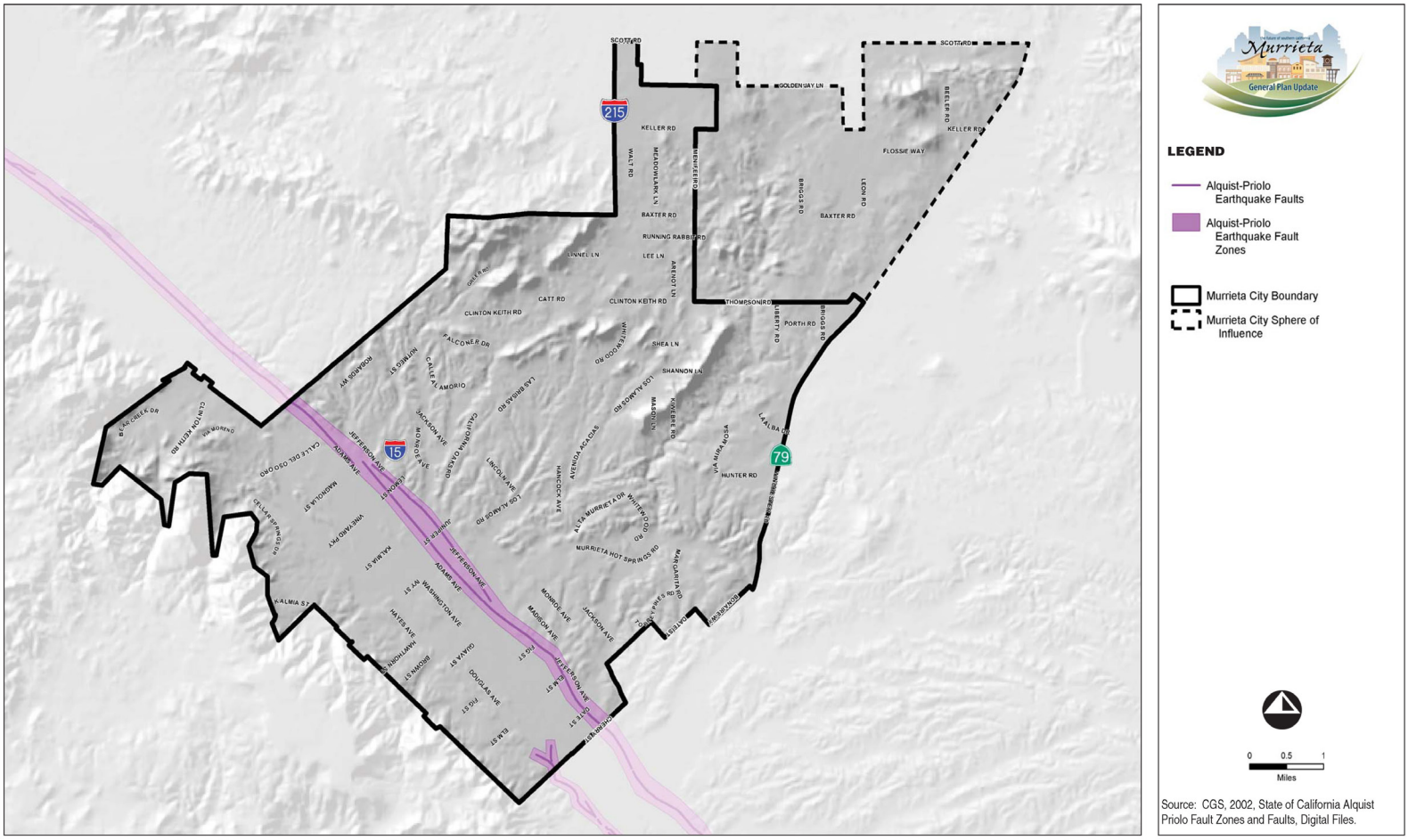


Exhibit 12-2, Subsidence Susceptibility Map



Subsidence Susceptibility Map
Exhibit 12-2

Exhibit 12-3, Alquist-Priolo Earthquake Fault Zone Map



Alquist-Priolo Earthquake Fault Zone Map

Exhibit 12-3

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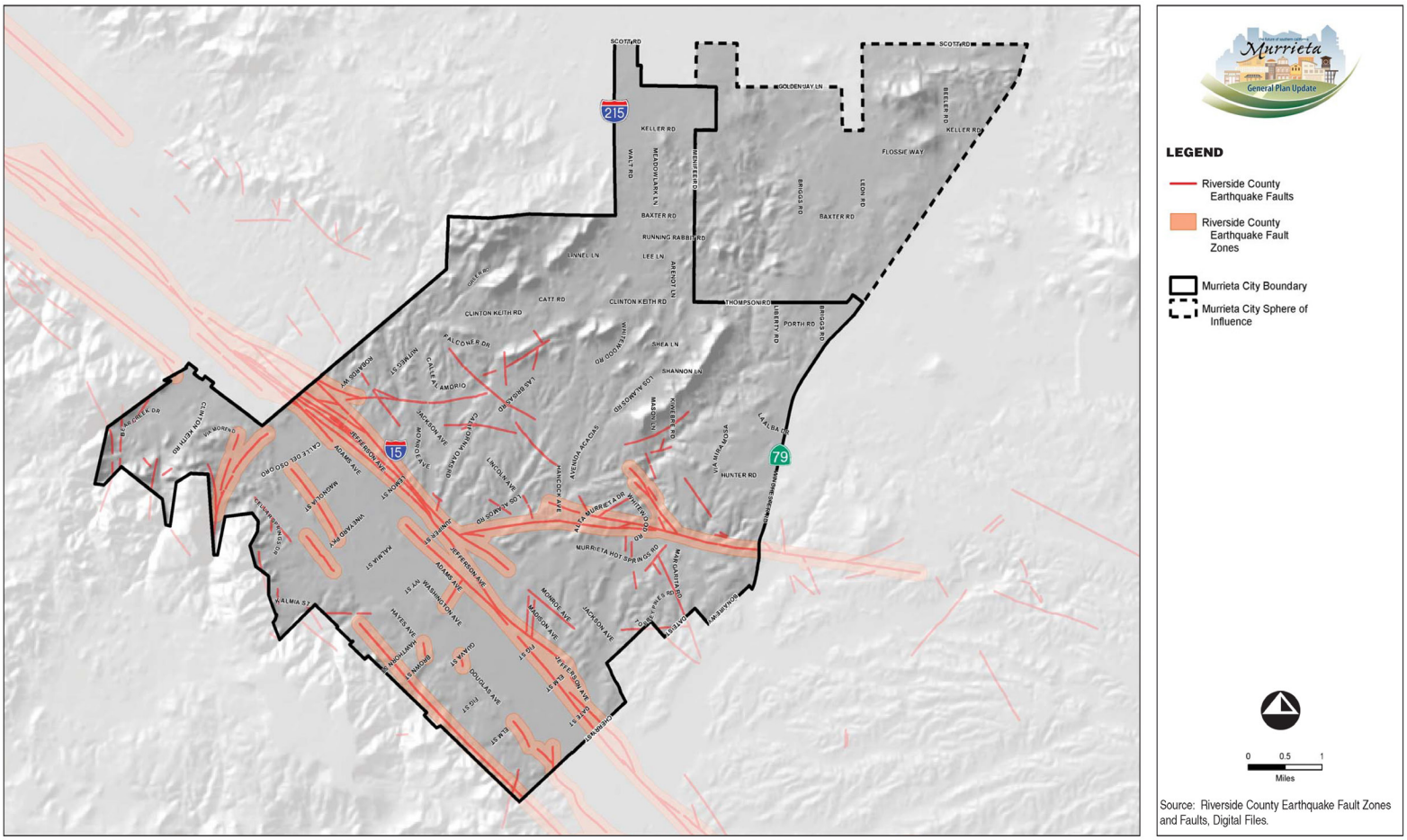
Exhibit 12-4, Riverside County Fault Hazard Map



Riverside County Fault Hazard Map

Exhibit 12-4

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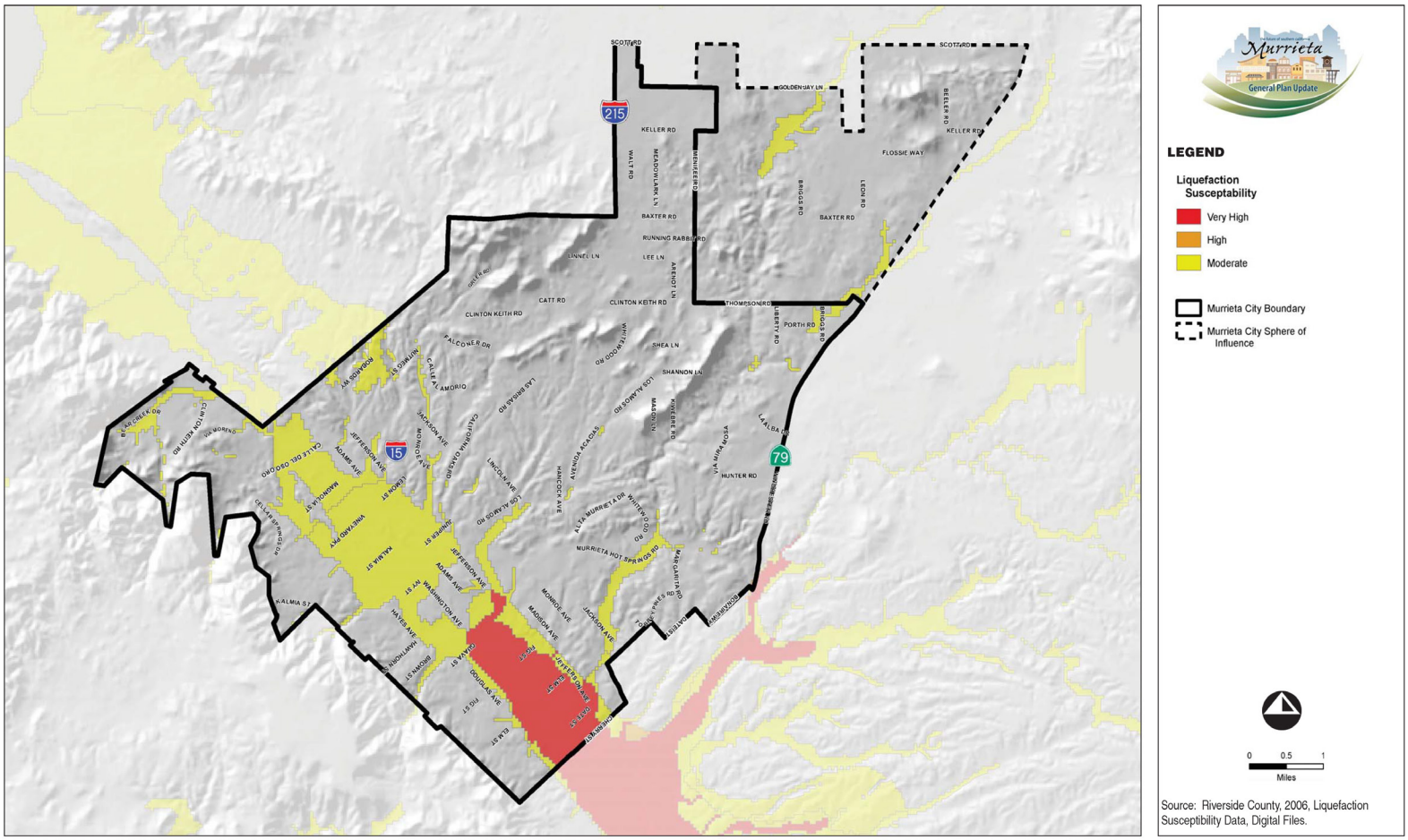
Exhibit 12-5, Liquefaction Susceptibility Map



Liquefaction Susceptibility Map
Exhibit 12-5

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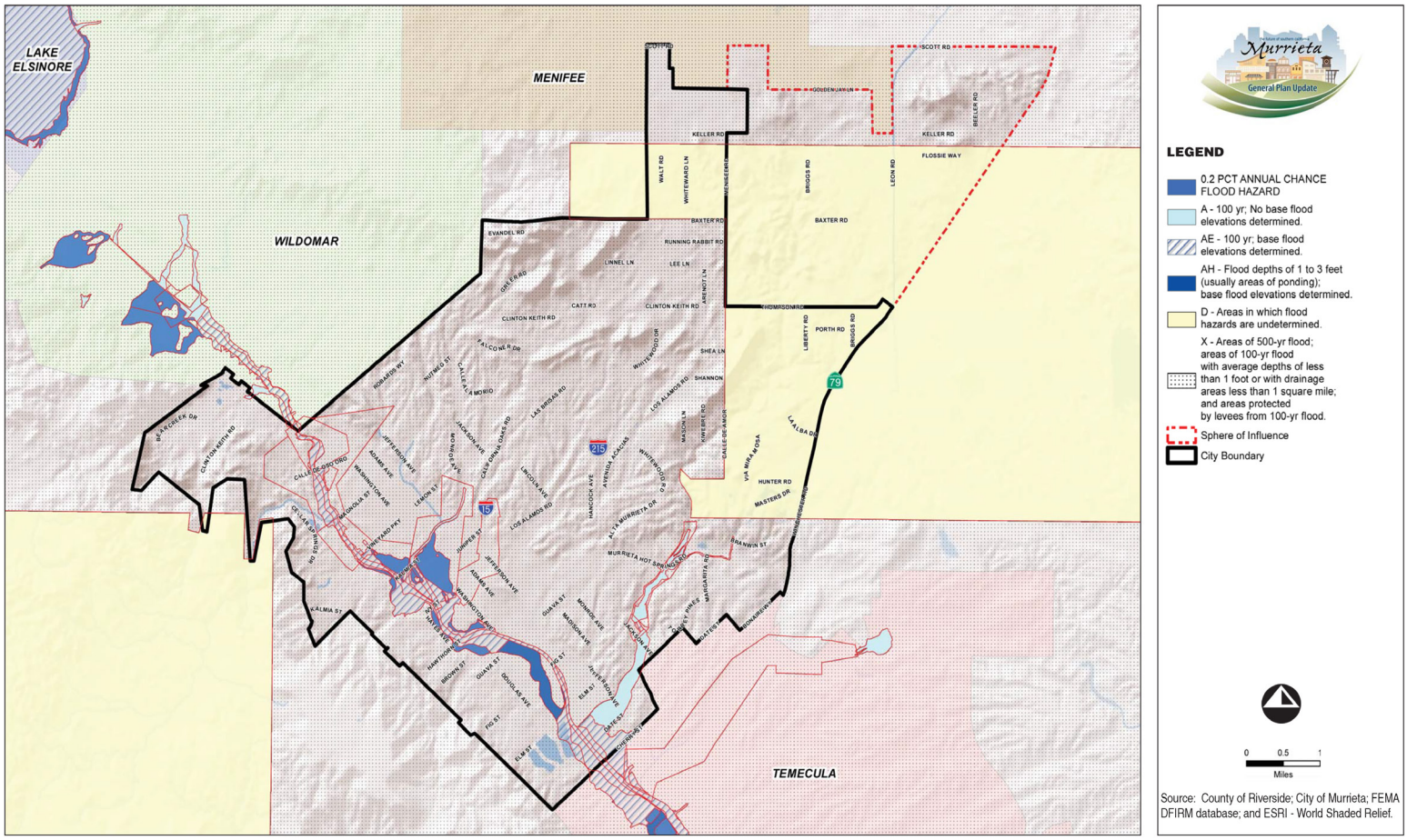
Exhibit 12-6, FEMA Flood Zones



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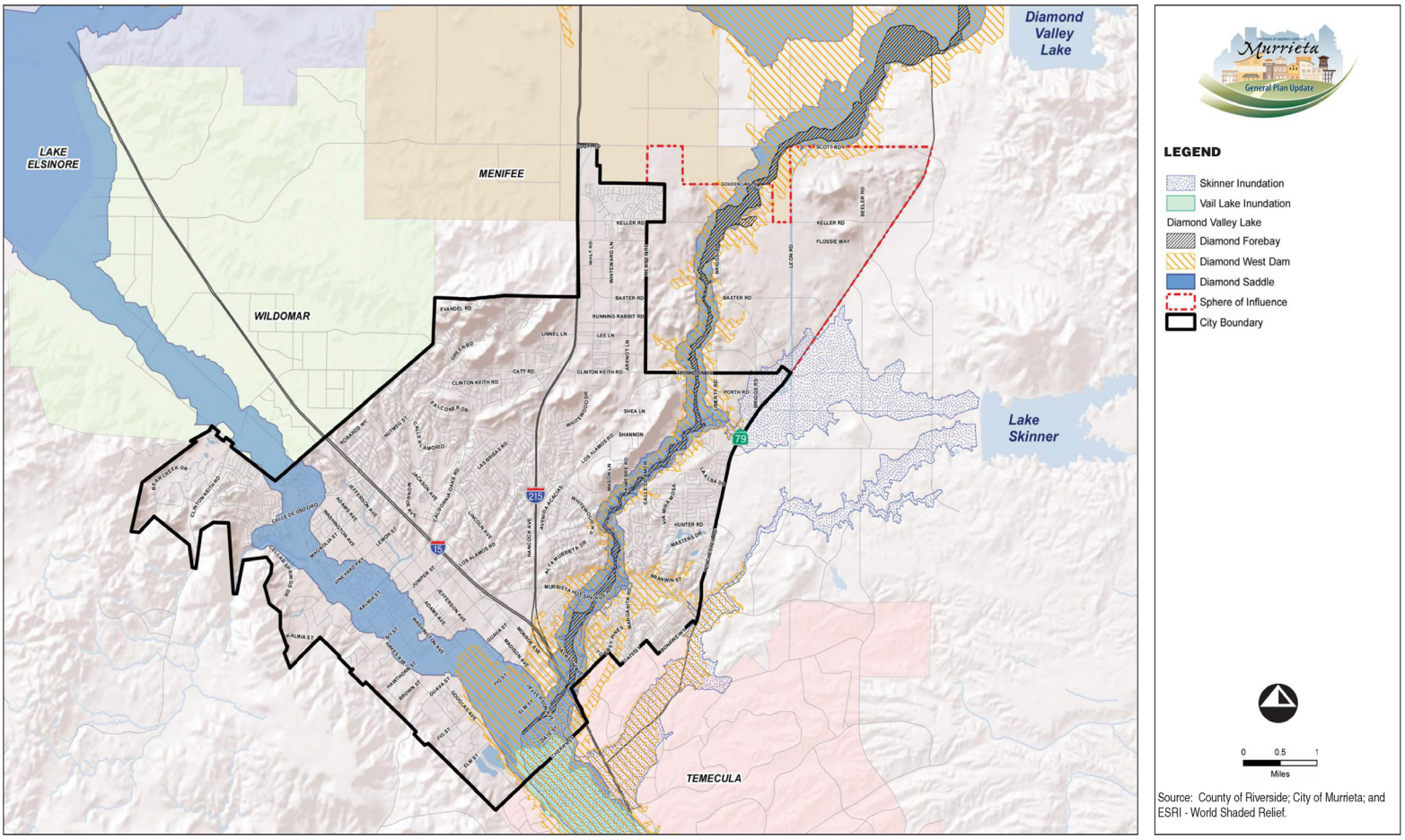
FEMA Flood Zones

Exhibit 12-6

Exhibit 12-7, Dam Inundation



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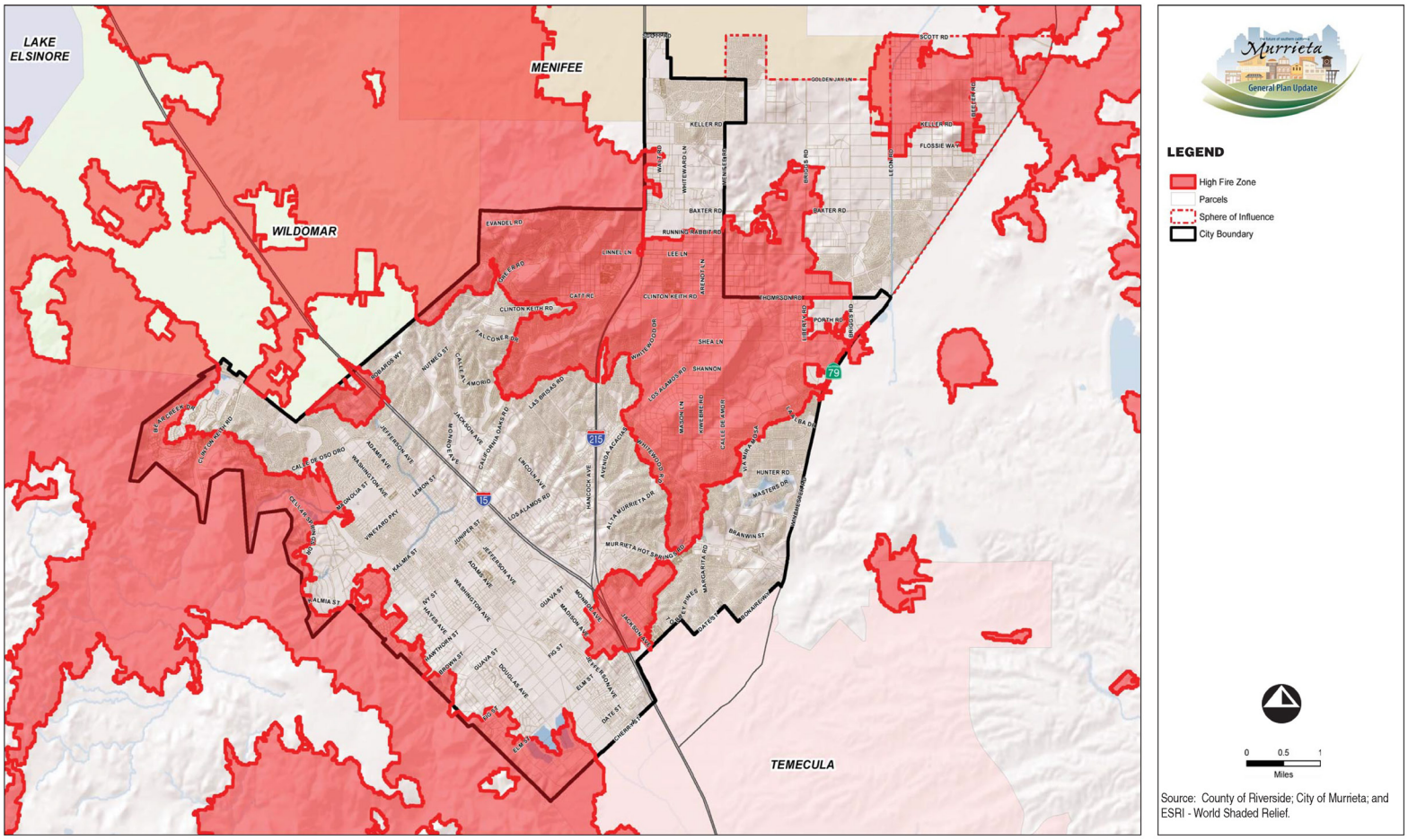
Dam Inundation

Exhibit 12-7

Exhibit 12-8, Very High Fire Hazard Zones



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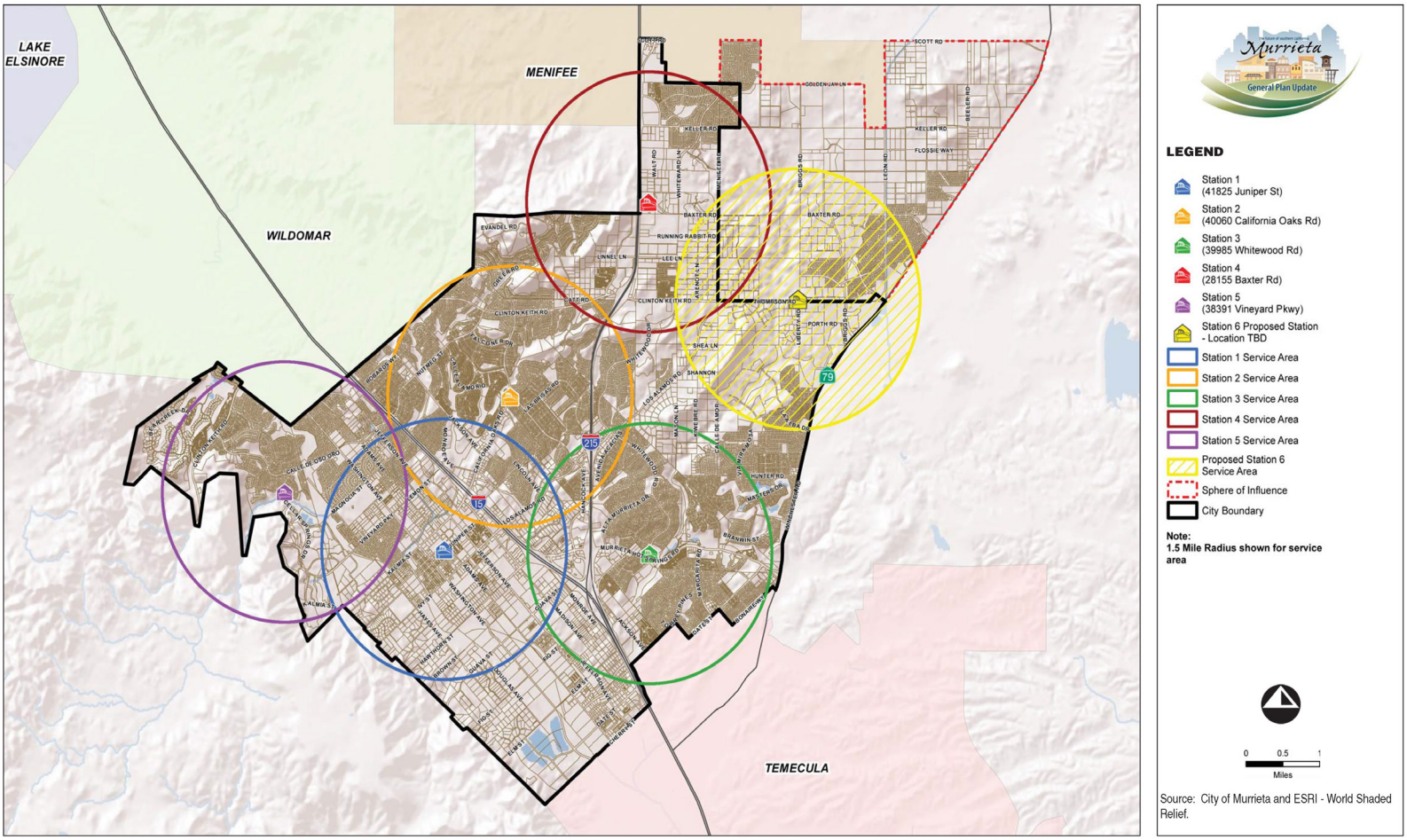
High Fire Hazard Zones

Exhibit 12-8

Exhibit 12-9, Fire Station Service Areas



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Fire Station Service Areas

Exhibit 12-9

City of Murrieta

2014-2021 Housing Element

Adopted October 8, 2013

Prepared For:

City of Murrieta
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Murrieta
the future of southern california

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Introduction

Section 1

1.1 - Housing Element Purpose

The Housing Element as part of the Murrieta General Plan is developed to ensure that the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Murrieta. The Housing Element institutes policies that will guide City decision-making, and establishes an action program to implement housing goals through the year 2021.

The Housing Element has been designed to address key housing issues in the City. Foremost among these issues is ensuring a balance of housing types, at a variety of costs is available to meet the needs of all economic segments found within Murrieta. Consequently, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the community, and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every Californian", as well as an expression of the City of Murrieta's goal for the attainment of a suitable living environment for every household.

1.2 - New State Legislation

The Housing Element addresses new State legislation, which mandates that the following reforms be included in the Housing Element update to facilitate and expedite the construction of affordable housing. This new legislation targets five specific areas including:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for developmentally disabled persons.
- **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- **SB375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

1.3 - Citizen Participation

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Stakeholder groups that have been identified as influential to the development of housing and the provision of services in the community include, but are not limited to:

- Riverside County Housing Authority
- Riverside County Econ Development Agency
- Fair Housing Council
- California Housing Partnership
- Coachella Valley Housing Coalition
- Family Support Program
- Homeless Coalition for Riverside Co.
- Riverside County Office on Aging
- Affirmed Housing Group
- Abode Communities
- Jamboree Housing Corporation
- National CORE
- Community Food Pantry of Murrieta
- St. Martha's Catholic Church
- Single Mom's Life Skills Program
- Senior Citizens Service Center

The City held two workshop meetings prior to the submittal of this Housing Element draft to HCD for review. The first meeting with the Planning Commission took place on February 13, 2013 and was intended to provide Commissioners and the public with general information regarding the Housing Element (i.e. contents, process and information on the RHNA). A second workshop with the City Council occurred on March 5, 2013 and was streamlined to focus on the draft Housing Element and next steps for the update process. For both meetings the Housing Element workshop was noticed on the City's website, at City Hall, and in other public places such as the Senior Center. Stakeholder groups were also identified and a flyer and letter invitation to the meetings was distributed several weeks before the first workshop. Informational materials for the public workshops are presented in Appendix C.

Despite the City's efforts to engage the public, no public comments were made at Planning Commission meeting regarding the Housing Element. At the City Council meeting several stakeholder groups including the Fair Housing Council of Riverside County were present. Two residents addressed the Council during the meeting to express their concerns regarding AB 32 and mandates to reduce the effects of climate change. The City Council also asked questions regarding the consequences of having an uncertified Element and the process for achieving certification. No comments on the actual draft Housing Element were provided. The Housing Element City Council meeting was covered by the local media, with The Press Enterprise publishing an article about the workshop the following day.

On April 25, 2013, the State Department of Housing and Community Development issued confirmation that the Housing Element was found to be in compliance with State law. On September 11, 2013, the Planning Commission prepared their recommendation of the Housing Element for the City Council and on October 8, 2013, the Housing Element was adopted unanimously by the City Council. These meetings were noticed and open for public comment on the final Housing Element draft. Following adoption, the Final Housing Element was sent to the State Department of Housing and Community Development (HCD) for final State certification.

1.4 - Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the housing element. State law requires that the City's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

1.5 - Detailed Components of the Housing Element

There is no single approved format for a Housing Element. Instead, State law defines of the issues that must be addressed. A housing element should clearly identify and address, at a minimum, each component listed below:

1. Review of the existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.
5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.
6. A program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

1.6 - General Plan Consistency

The Housing Element is one of seven elements of the Murrieta General Plan. The goals, policies, actions and programs within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in General Plan elements directly affect the quality of life for all Murrieta citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates employment

opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. Consequently the Housing Element must include policies that take into account the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element utilizes the most current data available, and includes 2012 California Department of Finance data when possible, 2010 Census data and the 2009-2011 American Community Survey. All figures represented in the Housing Element are consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

1.7 - Housing Element Organization

This Housing Element updates the Housing Element adopted by the City in 2011. The updated Murrieta Housing Element is comprised of the following major components:

1. **Housing Plan** to address Murrieta's identified housing needs, including housing goals, policies and programs.
2. **Quantified Objectives** to estimate anticipated and potential affordable housing development during the planning period;
3. **Community Profile** with an analysis of the City's population, household and employment base, and the characteristics of the housing stock;
4. **Housing Needs** including an updated evaluation of housing need, including the housing needs of very low-income households and the disabled;
5. **Housing Constraints** examining governmental and non-governmental constraints on the production, maintenance, and affordability of housing;
6. **Housing Resources** presenting an inventory of potential housing sites in the community; and
7. **Progress Report** to assess past housing accomplishments.

Housing Plan

Section 2

The Housing Plan presented in this section includes goals, policies, and programs focused specifically on housing in the City of Murrieta. The general goal of the Housing Element is to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income. In order to achieve this general goal, five specific goals have been established to guide the development, redevelopment and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. Murrieta's housing goals address the following five major areas:

1. Increased opportunities for affordable housing;
2. Conservation of the City's existing housing stock;
3. Removal of constraints to the construction of affordable housing;
4. Equal housing opportunity; and
5. Identification of adequate sites to achieve a variety and diversity of housing.

For each of the five goals identified, specific policies and programs are also summarized within the Housing Plan. Individual policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City's General Plan goals. The housing plan includes programs currently in existence as well as new actions which have been added to address the City's unmet housing need. Actual programs will be implemented at the discretion of the City in order to meet established objectives. It should be noted that the listing of a potential funding source of a particular program and/or action does not signify that money has been allocated or appropriated as a source of funding for such a program and/or action.

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.

Murrieta strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock is in good condition, with majority of the units constructed during or after the 1980's, providing a variety of affordable housing options. The intent of this goal is to assist in the provision of adequate housing that continues to meet the needs of the community, including both renter and owner households.

Policy 1.1: Provide a range of residential development types in Murrieta, including low density single-family homes, moderate density townhomes, higher density multifamily units, and residential/commercial mixed use in order to address the City's share of regional housing needs.

Policy 1.2: Continue, when funding is available, to purchase properties and land in order to construct affordable housing or to purchase covenants to create new affordable units.

Policy 1.3: Facilitate development of senior and low-income housing through use of financial and/or regulatory incentives.

Policy 1.4: Provide homeownership assistance to low- and moderate-income households.

Policy 1.5: Design new higher-density residential projects at a scale, (number of units, height, etc.) that are compatible in design with adjacent residential areas.

Policy 1.6: Encourage lot consolidation in the Historic Murrieta Specific Plan area in order to cohesively redevelop larger areas of the City.

Actions and Programs

Action 1.1 – General Plan Review

The City of Murrieta recognizes that the General Plan and City's Development Code are crucial tools that guide development in the City. These tools can also create barriers if they are not reviewed and updated to reflect the needs of the community. To address and prevent development barriers the City will periodically review the Land Use Element of the General Plan, as well as the Development Code and Subdivision Ordinances, to ensure that housing opportunities for all income groups are provided. In 2011 the City Council adopted the General Plan 2035 and in late 2012 the City was in the process of updating the Zoning Code to be consistent with the changes made to the General Plan. To simplify the General Plan, the number of land use designations was reduced to allow for more flexibility in new development. Within the Zoning Code update process any barriers to affordable housing that are identified, where appropriate, will be removed. Once the Zoning Code is updated for consistency with the General Plan, the City will review the Zoning Code on a biannual basis, periodically correcting inconsistencies that may exist.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*

- *Potential Funding Source: General Fund*
- *Objective: Periodically review the Zoning Code for inconsistencies and standards that may prevent the development of affordable housing.*

Action 1.2 – Land Use Database

Throughout the City of Murrieta there are a number of vacant parcels ranging in size that provide opportunities for the development of affordable and market rate housing. In order to monitor and more carefully plan residential development in the City, Murrieta will maintain, on an ongoing basis, the comprehensive land use database identifying parcels and/or structures suitable for residential development and/or redevelopment. This will allow the City to direct affordable housing developers to areas in the City with the appropriate zoning and acreage to develop an affordable housing project.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information on development opportunities to interested developers online, at City Hall and in other public places.*

Action 1.3– First-Time Home Buyer Assistance Program

In addition to the First-Time Home Buyer Program offered by the County of Riverside the City of Murrieta has established a City operated first-time homebuyer program. The City's program provides up to 20 percent down payment assistance to qualified home buyers. This program is intended to coincide with Action 1.4, Land and Property Acquisition Program, so that as the City purchases properties and assists in the development of affordable housing, residents can seek assistance in purchasing the affordable units that are developed. During the 2008-2014 planning period, the elimination of the City's Redevelopment Agency, has resulted in a loss of a permanent funding source for this program. For the 2014-2021 planning period the City will investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information about the program at City Hall, on the City's website and in other public places to increase awareness.

- *Responsible Agency: Murrieta Housing Authority*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information at City Hall, on the City's website and in other public places to increase awareness.*

Action 1.4– Land and Property Acquisition Program

The City of Murrieta recognizes that one of the most significant barriers to affordable housing is the acquisition of the property on which to construct affordable housing. During the 2008-2014 planning period, the City budgeted approximately $4.8 million in redevelopment set-aside funds to purchase properties in and around the Historic Murrieta Specific Plan area in order to facilitate the development of affordable units. In addition to purchasing land the City of Murrieta also strives to provide gap financing and/or land write downs for the construction of multifamily developments that are constructed with established affordability covenants. Applications are reviewed on a case by case basis to determine whether a developer qualifies for assistance from the Housing Authority. The City provides information on affordable housing financing at City Hall.

While the City was able to successfully purchase 10.4 acres of land during the previous planning cycle, the elimination of the City's Redevelopment Agency, has resulted in a loss of a permanent funding source for this program. For the 2014-2021 planning period the City will investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information about the program at City Hall, on the City's website and in other public places to increase awareness.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: Riverside County HOME funds; Additional funding sources needed.*
- *Objective: Investigate new funding opportunities and administer funds as they become available. If, and when, a permanent funding source is identified, the City will provide information at City Hall, on the City's website and in other public places to increase awareness.*

Action 1.5 - Lot Consolidation Program

Parcels located in downtown Murrieta as well as the Downtown Murrieta Specific Plan area and the TOD Overlay Program area tend to be smaller and in some cases, narrow and/or shallow in size, adding an additional constraint to the development of housing. In order to encourage the development of residential and mixed-use projects, the City offers incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) to encourage and facilitate consolidation of adjacent parcels to allow for a larger cohesive development. The City, with assistance from Riverside County, may also offer to subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed use development on vacant and underutilized sites within the downtown Murrieta region.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, as projects are submitted to the Murrieta Planning Division*
- *Potential Funding Source: General Fund*
- *Objectives: The City will continue to promote the program at City Hall, on its website and will evaluate requests for modifications on a case by case basis*

Action 1.6 – Large Sites Program

Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units on parcels ranging from 3 to 7 acres in size. To facilitate the subdivision of larger parcels (greater than 15 acres) located in the TOD Overlay Program area, the City provides incentives and technical assistance to facilitate and encourage development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The City offers on a case-by-case basis the following incentives for the development of affordable housing, including, but not limited to: priority processing for subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, State, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care and special needs housing. To determine the effectiveness of this program, the City will monitor the number of large sites available to be developed for a variety of income groups. The planning division will monitor this program and assess its effectiveness on a bi-annual basis.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, as projects are submitted to the Murrieta Planning Division*
- *Potential Funding Source: General Fund*
- *Objectives: The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis. Monitor the program bi-annually.*

Action 1.7 – Housing for Extremely Low Income Families

The City shall apply for State and federal funds for direct support of low-income housing construction and rehabilitation. The Murrieta Housing Authority shall continue to monitor and access potential funding sources, when available, such as, but not limited to CDBG and HOME funds. The City shall also seek State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program, Proposition 1-C funds, Emergency Housing and Assistance Program (EHAP), Federal Emergency Shelter Grant Program (FESG), Housing Assistance Program (HAP) and the Multifamily Housing Program (MHP & MHP-SH). The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, depending on funding available; promotional material will be prepared and utilized throughout the planning period.*
- *Potential Funding Source: General Fund*
- *Objectives: The City will promote the programs with funding available at City Hall, on its website and will evaluate requests from developers for funding on a case by case basis.*

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods in Murrieta.

Continued maintenance and preservation of the existing housing stock in Murrieta is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multifamily housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

Policy 2.1: Using any available funds, continue and/or create programs to maintain or improve the character and quality of existing housing and neighborhood environments.

Policy 2.2: Assist in the preservation of all units "at-risk" of converting from affordable housing to market rate.

Policy 2.3: Encourage energy efficient design in existing and new residential units and promote sustainability upgrades in existing and proposed residential complexes.

Policy 2.4: Encourage property owners to maintain and make improvements to their properties by taking advantage of programs offered by the City and County.

Actions and Programs

Action 2.1 –Property Maintenance Enforcement

Enforce and expand where necessary, the property maintenance provisions embodied in the Uniform Building Code and the Development Code in order to conserve and improve the quality of the housing units in the City. The City's housing stock is generally in good condition as majority of the units were constructed during or after the 1980's. Consequently, potential code violations are identified by complaints reported to the City and are addressed by the City's police department and when appropriate Community Development staff. These efforts are intended to result in the continued maintenance of housing units throughout the City. If a property requires significant repairs or maintenance, code enforcement officials will inform property owners of any rehabilitation loans or grants provided through Riverside County that are be available to address such issues.

- *Responsible Agency: Development Services and Code Enforcement*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Maintain the quality of the existing housing stock by addressing code violations as they are reported. Refer eligible property owners to Riverside County programs if property maintenance funding is needed.*

Action 2.2 – Monitor Affordable Units

The City of Murrieta currently has five affordable housing complexes, three rental and two ownership developments, with 245 deed restricted units that do not expire until after 2050. To determine how effective the City's housing programs have been in the development and maintenance of affordable housing, the City will monitor these affordable units to ensure that the rent payments charged are consistent with levels appropriate for the identified income category. The City has posted their AB 987 Affordable Housing Database on its website and will continue to track affordable housing units citywide through the annual certification process. In addition, as the City develops additional affordable units these properties will be added to the table and will be monitored annually to ensure they meet affordability requirements.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Maintain a list of affordable units throughout the City including affordability information to ensure property owners are compliant with deed restrictions and to preserve affordable units.*

Action 2.3– Purchase Housing Covenants

Existing housing units throughout the residential areas of the City are generally in good condition as most were constructed during or after the 1980's. When funding is available, the Murrieta Housing Authority plans to acquire 55 year affordability covenants on existing multifamily rental units, focusing on residences that may be in need of minor rehabilitation. The Authority will target multifamily complexes with 4-16 units, located around or in the downtown area, but if necessary will also purchase covenants in developments anywhere in the City. The elimination of the City's Redevelopment Agency during the 2008-2014 planning period, has resulted in a loss of a permanent funding source for this program. Consequently, for the 2014-2021 planning period, the City will investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information about the program at City Hall, on the City's website and in other public places to increase awareness.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Investigate new funding opportunities and administer funds as they become available. If, and when, a permanent funding source is identified, the City will provide information at City Hall, on the City's website and in other public places to increase awareness.*

Action 2.4 –Neighborhood Stabilization Program

The City of Murrieta does not currently have direct access to Neighborhood Stabilization Program funds; however they are able to support local organizations receiving funds through the County of Riverside. The City provides letters of support for participating organizations such as: Habitat for Humanity and the Housing Authority of Riverside to ensure that these organizations have funding to assist the City with foreclosure property rehabilitation and the resale of units to moderate and low-income homebuyers.

- *Responsible Agency: Murrieta Housing Authority*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Riverside County*
- *Objective: Support local organizations to ensure their continued ability to provide services to residents.*

Action 2.5– Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. The Planning division will encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: The City will promote the programs with funding available at City Hall, on its website and will periodically review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations*

Action 2.6 – Riverside County Partnership Program

As a means of further leveraging housing assistance, the City will cooperate with the Riverside County Economic Development Agency (EDA) and Riverside County Housing Authority to promote resident awareness and application for County run housing assistance programs. These programs include:

- Home Repair Program,
- Senior Home Repair Program,
- Home Weatherization Program,
- First-time Home Buyer Down Payment Assistance Program, and

- Mortgage Credit Certificate Program.

The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on the City's website and at City Hall.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Increase resident awareness about housing programs offered by the County by providing information at City Hall and on the City's website.*

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.

Policy 3.1: Provide developer incentives, such as a density bonus or flexibility in development standards, to facilitate the development of quality housing that is affordable to lower and moderate-income households.

Policy 3.2: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing that is affordable to all income levels.

Policy 3.3: When feasible, consider reducing, subsidizing, or deferring development fees and offering faster permitting time periods to facilitate the provision of affordable housing.

Policy 3.4: Support innovative public, private and non-profit partnership efforts for the development of affordable housing.

Policy 3.5: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

Actions and Programs

Action 3.1 – Density Bonus Ordinance

During the 2008-2014 planning period, the City of Murrieta revised their density bonus ordinance to be consistent with State law, which includes decreasing the number of affordable units a developer must provide to receive a density bonus and allowing up to three regulatory concessions. The revised ordinance is intended to facilitate the development of housing for low and very low-income households that is restricted for a period of no less than 45-55 years. The City will promote the use of the density bonus ordinance in conjunction with the TOD Overlay program, mixed-use projects, senior housing, and within Specific Plans. Information on the ordinance will be provided at City Hall and online at the City's website to promote the application of ordinance for the development of affordable units.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness. Encourage the construction of 10 additional units over the planning period.*

Action 3.2 – Permit Processing Time

Continue to implement permit streamlining, which includes monitoring the development plan review process to reduce any identified impediments to affordable housing. Additionally, the processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors will be prioritized.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about permit streamlining at City Hall, on the City's website and in other public places to increase awareness.*

Action 3.3 – Fee Subsidies for Extremely Low-Income Households

On a case by case basis, when funding is available, the City shall subsidize up to 100 percent of the application processing fees for developments in which five percent of units are affordable to extremely low-income households. To be eligible for this fee subsidy, the units shall be affordable by affordability covenant (no less than 45 years for owner-occupied units and not less than 55 years for rental units). The subsidy or reduction of fees may also be considered when an alternative funding source is identified to pay these fees. As the City had previously utilized redevelopment set-aside funds, this program is currently without a permanent funding source. For the 2014-2021 planning period the City will investigate new funding opportunities and administer funds as they become available. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Provide information about fee subsidies for projects that include units affordable to ELI households at City Hall, on the City's website and in other public places, and by creating a handout to be distributed with land development applications.*

Action 3.4 – Incentives for Large Multifamily Units

It is crucial that affordable units constructed in the City are available for families as well as the other special needs groups; however, larger units are often more costly to develop. The City will provide incentives to developers to encourage the inclusion of units with three or more bedrooms to accommodate low-income large family households. Incentives may include utilizing the density bonus, fast track processing, fee reductions, waiving of specific development standards, etc. The City has previously developed affordable units with three bedrooms in Monte Vista and Monte Vista II. Individual projects will be evaluated to determine if they qualify for any incentives on a case by case basis.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*

- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Aim to construct 16 multifamily rental units with three or more bedrooms in the planning period.*

Action 3.5 – Residential Development Standards

In conjunction with Action 1.1, City staff will specifically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups such as disabled individuals. Within the Housing Element there are several standards, such as lot coverage, parking requirements and minimum parcel size, which may in some instances be interpreted to be a constraint. While the City is flexible and is committed to working with developers to build affordable units, resulting in modifications to these standards, the City will further review these standards and alter them as necessary to ensure no constraints to affordable housing exist. In conjunction with the current Zoning Code update, Staff will also review requirements such as the minimum unit size, property line setbacks, parking requirements, height restrictions, etc. to ensure that they are necessary and pertinent. The City is committed to address any constraints identified in Chapter 6, Housing Constraints, during the General Plan update process. In the interim, staff will, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for disabled residents. The City will also continue to provide development standard modifications, fast track processing for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: The City will review development standards annually throughout the planning period to address any standards that may become a constraint to the development of affordable units.*
- *Potential Funding Source: General Fund*
- *Objectives: Review development standards to identify constraints and remove or offset constraints where possible.*

Action 3.6 – Second Unit Ordinance

The City recognizes that second units provide a unique opportunity to create affordable units in residential areas particularly for elderly residents. Consequently, during the 2008-2014 planning period, Staff reviewed and updated the second unit ordinance to comply with State law and to ensure that no constraints exist to the development of second units in the City. The City will administer their updated second unit ordinance and will promote the ordinance online and at City Hall.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Construct 5 units over the planning period*

Action 3.7 – Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City will deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Murrieta.

- *Responsible Agency: Murrieta Planning Division*
- *Timing of Implementation: By October 15, 2012*
- *Funding Source: General Fund*
- *Objective: Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.*

Action 3.8 - Flood Management

In accordance with Government Code Section 65302, as part of the current General Plan update process the City reviewed and revised the Conservation and Safety Elements to consider flood risks as they relate to future land use decisions. The Conservation Element has been updated to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management. Additionally, the Safety Element identifies information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(g)(2) and establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding. The City will continue to utilize information from the General Plan and consider flood risks in all future land use decisions.

- *Responsible Agency: Murrieta Planning Division*
- *Timing of Implementation: Ongoing 2014-2021*
- *Funding Source: General Fund*
- *Objective: Ensure that flood risks are considered when making land use decisions*

Goal 4: Promote equal housing opportunity for all residents.

To fully address the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. The City, through a partnership with Riverside County Economic Development Agency, refers residents with fair housing concerns to the Fair Housing Council.

Policy 4.1: Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Policy 4.2: Cooperate with the Riverside County Fair Housing Council in the enforcement of fair housing laws and in the review of violations of applicable Federal and State fair housing laws

Policy 4.3: Address households at-risk of foreclosure to prevent abandonment and limit the impact on neighborhoods.

Policy 4.4: Assess the social service needs of the community and provide a wide variety of social service programs to City residents.

Actions and Programs

Action 4.1 – Reasonable Accommodation

The purpose of this program is to ensure that sufficient provisions are provided by the City to facilitate a resident's request for "reasonable accommodation." This means that Murrieta will ensure that the established development requirements do not place an undue burden on disabled persons living or moving into the City. For example, a household with a handicapped family member may require modifications to the housing unit to accommodate that family member. These include the installation of wheel chair ramps (both interior and exterior), wider doorways, and installation of wheelchair elevators in units containing multiple-levels, and the installation of handrails and modified plumbing fixtures in bathrooms.

The City has currently adopted the Universal Design Standards and will develop further procedures for reasonable accommodation in accordance with fair housing and disability laws. During the 2008-2014 planning period, City amended the Municipal Code to provide for clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures clearly indicate the qualifying individuals who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.) and specific procedures that must be followed. During the 2014-2021 planning period, City staff will focus on eliminating or modifying those land use, zoning, regulations, and fees that may constrain the housing needs of persons of disabilities. The City will provide information on the City website and at public counters to inform residents of the procedures for requesting reasonable accommodation.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about reasonable accommodation at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.2 – Fair Housing

The City will continue to receive fair housing services through the County of Riverside's program for participating cities. The City will ensure that information about the Fair Housing Council of Riverside County, Inc., and its programs is available to all City residents. As part of this program the City will also revise the definition of family in the Zoning Code to ensure compliance with federal and State housing laws. The definition shall not distinguish between related and unrelated persons and not impose numerical limitations on the number of persons that constitutes a family.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: Riverside County CDBG*
- *Objective: Cooperate as needed with the Fair Housing Council of Riverside County, Inc., to mediate housing issues involving Murrieta residents. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.3– Homeless Assistance Program

Three years ago, the City co-founded the Regional Homeless Alliance, a five-city collaborative that connects local governments, enforcement agencies, and nonprofit organizations. Through this collaboration, hundreds of homeless individuals and families have found resources to remain housed. The mission of the program is to further improve the quality of life by developing residents', businesses' and visitors' awareness, understanding, and participation in a comprehensive strategy to solve homelessness in Southwest Riverside County. This will be accomplished through outreach, housing navigation, encampment cleanups, and implementing a GIS mapping platform. Currently the City assists numerous local nonprofit organizations through the Riverside County CDBG program, including: Community Food Pantry of Murrieta, Boys and Girls Club of SW Riverside County, Michelle's Place, Safe Alternatives for Everyone (S.A.F.E.), Rose Again Foundation (foster youth), and the Assistance League of Temecula Valley. The City will continue to assist local organizations in applying for CDBG funding and other sources of funding (e.g., Homeless Emergency Aid Program) through the County, allowing them to provide irreplaceable services to extremely low-income families in the community.

- *Responsible Agency: Community Services Department and Police Department*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: Riverside County CDBG and other potential sources of funding (e.g., HEAP)*

- *Objective: Monitor the number of homeless individuals in the City and provide referrals to the appropriate organizations. Also provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.4 – Foreclosure Prevention Program

Like most southern California communities, during the previous planning period Murrieta experienced an increase in foreclosures in the community. While the number of households at risk of foreclosure has decreased, there are still a number of households that can benefit from foreclosure counseling services. The City currently partners with the Fair Housing Council of Riverside County to provide foreclosure prevention counseling and mediation services to homeowners who are experiencing financial hardship and mortgage delinquencies. In 2009, the City enacted two ordinances requiring homeowners to register abandoned properties and allowing the City to assess higher penalties for property maintenance violations. In addition to the City's efforts, a foreclosure hotline established by the Homeownership Preservation Foundation is available to assist homeowners in the early stages of the process and a citizen group has been established to maintain the exterior appearance of abandoned residences in the community. Information on foreclosure assistance is available at City Hall and on the City's website. The City's partnership with the County has also led to discussions of how CDBG funds may be used to create additional services to prevent additional foreclosures.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information on the City's website, at City Hall and in other public places regarding organizations and programs that address how to prevent and address foreclosure if it does occur.*

Action 4.5 – Housing for Developmentally Disabled Persons Program

The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To accommodate residents with developmental disabilities the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Murrieta will also provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Murrieta will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*

- *Objective: The City will: continue to offer specific regulatory incentives throughout the planning period, when funding is available, apply for funding at least twice during the planning period to encourage development of unit specifically for persons with disabilities, will reach out annually to developers; and will initiate a cooperative outreach program with the Regional Center by 2014.*

Goal 5: Identify adequate sites to achieve housing variety.

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing. By capitalizing on the allowances in the Development Code and continuing to maintain an inventory of potential sites, the City will assure that adequate residentially-zoned and mixed-use sites are available.

Policy 5.1: Identify vacant and/or underutilized parcels, throughout the City, that can accommodate a variety of housing types for all socioeconomic segments of the community.

Policy 5.2: Support the construction of new affordable housing by rezoning vacant and underdeveloped parcels to allow for higher density development.

Policy 5.3: Allow for and encourage the provision of emergency shelters and temporary housing.

Policy 5.4: Maintain zoning regulations that permit by right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.

Policy 5.5: Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

Actions and Programs

Action 5.1 – Ensure Adequate Sites to Accommodate Allocated Regional Housing Growth

To facilitate and encourage the development of affordable and market rate housing, the City of Murrieta has provided an inventory of housing opportunity sites that are appropriate to accommodate their RHNA allocation. As shown in Housing Resources section, the City is more than able to accommodate their 2014-2021 RHNA allocation of 1,573 units. Based on the permitted densities, vacant land zoned SF-1 and SF-2 and MU-3 can accommodate the City's above-moderate income RHNA allocation of 627 units. Similarly, vacant land zoned MF-2 can accommodate the City's moderate income RHNA allocation of 289 units. To accommodate their lower income RHNA, including the very low and low income allocations, totaling 657, the City has identified two opportunity sites that are zoned MF-3, permitting densities up to 30 dwelling units per acre. These two sites can accommodate approximately 242 units. Finally, the City has identified the TOD Overlay Program area, with permitted densities at 30 dwelling units per acre, to accommodate their remaining lower income RHNA allocation. The Program area can accommodate approximately 2,340 units. To ensure that developers and residents are aware of development opportunities the City will provide information on housing opportunity sites identified in the Housing Element and any additional areas of the City.

The City will report on the progress of development on these sites in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Annual reports will be prepared throughout the planning period.*
- *Funding Source: General Fund*

- *Objectives: Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City's website to non-profit and for-profit housing developers.*

Action 5.2 – Provide Emergency and Transitional Housing

Extremely low-income households and households with special needs have limited housing options in Murrieta. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population group the City amended the Development Code to define transitional and supportive housing as residential use, and considered subject only to those restrictions that apply to other residential uses in that same zone. The City also revised the Zoning Code to permit emergency shelters by right without a Conditional Use Permit or other discretionary action in the Business Park (BP) zone and will ensure that a proposed shelter is subject to only the development standards as permitted by State law. These zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services. There are currently 376 acres of vacant land zoned BP, including sites between 2 and 5 acres, in size that are appropriate and able to accommodate a shelter of approximately 20 beds if one is proposed. It is estimated that there are approximately 17 sites zoned Business Park between 2 and 5 acres in size, which is more than sufficient to accommodate at least one emergency shelter.

The City will continue to monitor the inventory of sites appropriate to accommodate emergency and transitional housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low income residents whenever possible. Additionally, as mentioned in Action 4.3, the City also partners with homeless assistance service providers and will continue to do so throughout the planning period.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objectives: Ensure that the housing need of all residents is met by providing opportunities for transitional housing, emergency shelters and SRO units to be accommodated within the City. Prioritize available incentives for extremely low income households.*

Table 2-1: Summary Housing Plan

	Housing Program	Responsible Agency	Funding Source & Amount	Time Frame	Overall Objective
Goal 1: Provide adequate housing opportunities throughout the City.					
1.1	General Plan Review	Planning Divison	GF	2014-2021	Review GP and ZC for consistency
1.2	First Time Homebuyer Program	Housing Authority	GF, New source needed	2014-2021	Case by case basis, when funds available
1.3	Land/Property Acquisition Program	Planning/Housing Authority	HOME, New source needed	2014-2021	Investigate new funding source
1.4	Lot Consolidation Program	Planning Divison	GF	2014-2021	Provide Information; Case by case basis
1.5	Large Site Program	Planning Divison	GF	2014-2021	Provide Information; Case by case basis
1.6	Housing for ELI Households	Housing Authority	GF, New source needed	2014-2021	Provide Information; Case by case basis
Goal 2: Conserve and improve the existing affordable housing stock.					
2.1	Property Maintenance Enforcement	Police Dept	GF	2014-2021	Address complaints as necessary
2.2	Monitor Affordable Units	Housing Authority	GF, New source needed	2014-2021	Continue to maintain AB 987 table
2.3	Purchase Land Covenants	Planning/Housing Authority	GF, New source needed	2014-2021	Investigate new funding source
2.4	Neighborhood Stabilization Program	Planning/Housing Authority	GF, Riverside Co.	2014-2021	Support organizations receiving funds
2.5	Energy Effiecient Design	Planning/Housing Authority	GF	2014-2021	Encourage efficient design in projects
2.6	Riverside County Partnership	Housing Authority	GF	2014-2021	Provide information
Goal 3: Removal of constraints to new affordable housing construction.					
3.1	Density Bonus Ordinance	Planning/Housing Authority	GF	Ongoing	Provide 10 units/planning period
3.2	Permit Processing Time	Planning	GF, Case by Case Basis	Ongoing	Provide information
3.3	Fee Subsidies for ELI Households	Planning/Housing Authority	GF, New source needed	Ongoing	Provide information
3.4	Incentives for Large Multi-Family Units	Planning/Housing Authority	GF, New source needed	Ongoing	Provide 16 units/planning period
3.5	Residential Development Standards	Planning	GF	Ongoing	Address contraints identified in Chapter 6
3.6	Second Unit Ordinance	Planning	GF	Ongoing	Provide 5 units/planning period
3.7	Water & Sewer Providers	Planning	GF	10/1/2014	Provide final draft to providers
3.8	Flood Managenent	Planning	GF	Ongoing	Consider flood risks with new development
Goal 4: Promote equal housing opportunity for all residents.					
4.1	Reasonable Accommodation	Planning	GF	Ongoing	Provide information
4.2	Fair Housing	Planning/Housing Authority	CDBG	Ongoing	Case by Case basis
4.3	Homeless Assistance Program	Housing Authority/Police	GF, CDBG	Ongoing	Assist organizations applying for funding
4.4	Foreclosure Prevention Program	Planning/Housing Authority	GF, Fair Housing Council	Ongoing	Provide information
Goal 5: Identify adequate sites to achieve housing variety.					
5.1	Adequate Sites to Meet the RHNA	Planning/Housing Authority	GF	Ongoing	Accommodate allocated RHNA units
5.2	Emergency & Transitional Housing	Planning/Housing Authority	GF	Ongoing	Monitor sites

Notes: 1. All funding amounts provided are approximate.

2. HH = households, RDA = Redevelopment Agency, RDAs = Redevelopment Set Aside Funds, GF = General Fund, pp = planning period, ZC = Zoning Code,

* The total combined funding for these three programs will not exceed $300,000 annually.

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Quantified Objectives

Section 3

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Murrieta cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low--, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in three categories: construction of new affordable units, program assistance and the conservation of affordable housing. New affordable units are broken down into two sub categories: city assisted developments and units accommodated in the Transit Oriented Development (TOD) Overlay Program area. The first subcategory references three parcels (Sites One and Two, in the land inventory), that were purchased by the City the purpose of developing affordable housing units. These sites are available to accommodate the extremely low, very low and low income RHNA allocations. The second subcategory shows the City's efforts to accommodate its 2014-2021 RHNA allocation on parcels that are vacant and residentially zoned or are within the TOD Overlay Program area as described in Section 7.4. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community. The parcels with densities appropriate to accommodate multifamily housing and affordable units are shown in Tables A-1, A-2, A-3, A-4, A-5, and A-7.

In addition to new construction, the City anticipates that approximately 15 units will be assisted through programs, such as the City's Density Bonus and Second Unit Development ordinances, as outlined in Section 2, *Housing Plan.* Table 3-1, also shows third category, to show the City's efforts to purchase covenants on units to preserve their affordability; however with the elimination of the Murrieta Redevelopment Agency there is not a dedicated funding source for the conversation or preservation of affordable units. At the start of the planning period the City cannot predict or plan for the conservation of units, without an appropriate funding source; however the City will continue to investigate new funding opportunities and will pursue this objective when financially feasible.

In total, the City anticipates that 242 lower income units will be accommodated on City owned land, 15 units will be assisted by City administered programs, and 3,983 units (excluding the City owned sites) will be accommodated on vacant residentially zoned sites and underutilized land within the TOD Overlay Program area. Table 3-1 provides an estimate quantified objectives for the number of housing units, broken down by income category, over the 2014-2021 timeframe.

Table 3-1: Quantified Objectives 2014-2021

	Income Category					Total
	Extremely Low	Very Low[c]	Low	Moderate	Above Moderate	
New Affordable Units						
City Assisted Developments[a]	60	61	121	--	--	**242**
Units Accommodated by Vacant Sites and the TOD Overlay Program [b]	585	585	1,170	438	1,205	**3,983**
Program Assistance						
Density Bonus Ordinance	2	3	5	--	--	**10**
Second Unit Ordinance	--	--	5	--	--	**5**
Conservation/Preservation						
Purchase Covenants[d]	0	0	0	--	--	**0**
Total	**647**	**649**	**1,301**	**5**	**371**	**4,240**

Notes:
(a) This objective represents construction that has been proposed by the City of Murrieta on City owned land (Sites One and Two, in Section 7, *Housing Resources*) that will realistically be developed during the planning period. These sites are shown in Table A-6.
(b) This objective represents the City's construction capacity based on the vacant sites identified in Tables A-1, A-2, A-3, A-4, and A-5 and on the vacant and underutilized sites within the TOD Overlay Program area (Table A-7). Construction on these parcels assumes optimum conditions for the production of housing and does not consider constraints that are outside of the City's control (i.e. financial and market constraints).
(c) In accordance with State law, the City has determined that approximately fifty percent of its very low-income units (664 units) are designated to accommodate the need of extremely low-income households.
(d) With the elimination of the Redevelopment Agency there is not a dedicated funding source for the conversation or preservation of affordable units. The City will continue to investigate new funding opportunities and will pursue this objective when financially feasible. The City does have a number of deed restricted units in the City; however none are at-risk during the planning period.

Community Profile

Section 4

Introduction

The housing needs of the City are determined by the demographic characteristics of the population (age, household size, employment, income levels), the characteristics of its housing (number of units, age of units, tenure, size, cost), and the nature or type of community (suburban, industrial, agricultural, resort/tourism, high tech, schools, parks, transportation). The local housing market is seldom static, and is constantly changing based on dynamic social and economic factors. As City demographics and household socio-economic conditions change, different housing opportunities arise and/or must be created to meet demand. This section explores the characteristics of the existing and projected demographics and housing stock in order to define the extent of unmet housing needs in Murrieta. This information is critical in providing direction to update the City's Housing Element goals, policies, programs, and actions.

Housing Assistance Summary

Several factors will influence the degree of demand, or "need," for new housing in Murrieta in coming years. The four major needs categories considered in this Element include:

- Housing needs resulting from population growth in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

In identifying specific housing needs within the City, it appears that assistance for first-time homebuyers will continue to be critical for the low- and moderate-income households. Lower income groups will need the most assistance in meeting the higher cost burdens associated with owning a home. Although, new homes are for the most part, above the financial attainment of lower income households, there are homeownership opportunities for moderate-income households with the City's existing stock of older resale homes. In terms of rental households, there appears to be a need for additional rental resources with three or more bedrooms at rates affordable to lower income households.

Table 4-1 below summarizes the housing assistance needs of all households (categorized by income percentage of the Riverside County Area Median Income) in Murrieta by household tenure (renter/owner), household type (elderly, small/large families, other), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects, such as lacking complete kitchen or bathroom; 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30% of gross income; or 4) have a severe housing cost burden exceeding 50% of gross income.

Table 4-1: Housing Assistance Needs of Income Groups by Tenure

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	**465**	**860**	**1,325**
Number with any housing problems	*420*	*730*	*1,150*
Number with cost burden > 30%	*420*	*730*	*1,150*
Number with cost burden > 50%	*420*	*705*	*1,125*
Very Low-Income (31-50% MFI)	**925**	**1,040**	**1,965**
Number with any housing problems	*915*	*765*	*1,680*
Number with cost burden > 30%	*915*	*765*	*1,680*
Number with cost burden > 50%	*840*	*625*	*1,465*
Low-Income (51-80% MFI)	**1,350**	**2,605**	**3,955**
Number with any housing problems	*1,165*	*1,615*	*2,780*
Number with cost burden > 30%	*1,165*	*1,540*	*2,705*
Number with cost burden > 50%	*365*	*1,170*	*1,535*
Moderate-Income (81% + MFI)	**3,890**	**17,850**	**21,740**
Number with any housing problems	*1,245*	*7,810*	*9,055*
Number with cost burden > 30%	*1,045*	*7,670*	*8,715*
Number with cost burden > 50%	*0*	*1,785*	*1,785*
Total Households	**6,630**	**22,355**	**28,985**
Number with any housing problems	*3,745*	*10,920*	*14,665*
Number with cost burden > 30%	*3,545*	*10,705*	*14,250*
Number with cost burden > 50%	*1,625*	*4,285*	*5,910*

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009.

According to the Comprehensive Housing Affordability Strategy Databook, nearly 51 percent of all households in the City of Murrieta experienced some form of housing problem. The percentage of households that experienced some type of housing problem was greater among renters (56 percent) than owners (49 percent) within all income categories. As shown in Table 4-1, housing cost burden is significant contributing factor to housing problems in the City.

Data Sources

The sources used in this needs assessment include the 2000 and 2010 U.S. Census, California Department of Finance (DOF) 2012 Population and Housing Estimates, the Census Bureau 2009-2011 American Community Survey (ACS), and various other sources. For demographic data, estimates are used to show changes in conditions since the 2010 U.S. Census. Many of these estimates (such as data from the Department of Finance and American Community Survey) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller jurisdictions such as counties or cities. Nonetheless, the percentages presented give a general indication of population and employment trends.

Additional information has been drawn from the Comprehensive Housing Affordability Strategy (CHAS), which is drawn from 2010 Census data. Comprehensive Housing Affordability Strategy data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data. Thus, the number of households in each category often deviates slightly from the 100% count due to extrapolations to the total household level. Because of this, interpretations of Comprehensive Housing Affordability Strategy data should focus on proportions and percentages, rather than on precise numbers.

4.1 - Population Trends and Characteristics

4.1.1 - Growth

The City of Murrieta was incorporated July 1, 1991 and encompasses 33.6 square miles. Since 2000, the City of Murrieta has been recognized as one of the fastest growing housing markets in western Riverside County. The 2010 Census estimated the population of Murrieta to be 103,466; this is a significant increase from the 2000 Census population of 44,282. Based on Census data, from 2000 to 2010, Murrieta grew at a faster rate (134 percent) than nearby Temecula (73 percent) and Riverside County (42 percent). Murrieta's growth can be attributed to many factors, including an increased supply of affordable housing when compared to higher prices in other nearby housing markets such as those in Los Angeles, Orange and San Diego Counties, but also the 2002 annexation of the 3,200 acres Hot Springs area, including approximately 12,000 residents. From 2006 to 2010, Murrieta grew from an estimated 92,933 to 103,466, or roughly 11 percent.

Table 4-2: Regional Population Growth Comparisons

Area	2000	2010	Numeric Increase	Percentage Increase
Murrieta	44,282	103,466	59,184	134%
Temecula	57,716	100,097	42,381	73%
Riverside County	1,545,387	2,189,641	644,254	42%

Source: 2000 Census; 2010 Census.

4.1.2 - Age of Population

According to the 2009-2011 American Community Survey, the median age in Murrieta is 33.4 years old. The largest segments of the City's population is the 35-64 age bracket (38 percent) and the under the age of 19 bracket (36 percent). The young adult (20-34) and senior populations (over 65) make up the remaining 30 percent of the population. Age plays an important role in determining housing needs. For example, younger families require more affordable housing as they begin their careers as do the elderly who require affordable units due to their age and retirement status as compared to adults that are established in the work force.

Table 4-3: Population by Age

Age Group	2000		2010	
	Number	Percentage	Number	Percent
Under age 19	31,112	34.0%	34,846	33.7%
20-34 years	19,065	20.8%	18,851	18.2%
35-64 years	32,804	35.9%	39,364	38.0%
Age 65 or older	8,538	9.3%	10,405	10.1%
Total	***91,519***	***100%***	***103,466***	***100%***

Source: 2005-2007American Community Survey; 2010 Census.

4.1.3 - Race

The racial majority in Murrieta is White, comprising approximately 70 percent of the population according to the 2010 Census. Asians make up just over 9 percent of the population, while the Black population accounts for roughly 5 percent. Approximately 16 percent of the population classified themselves as "Other".[1] Of the total percentage of residents, in 2010, approximately 26 percent of the population consider themselves to be ethnically, Hispanic.

Table 4-4: Population by Race

Race	2007 Percent of Population	2010 Percent of Population
White	75.4%	69.7%
Asian	10.4%	9.2%
Black	6.7%	5.4%
Other	7.5%	15.7%
Total	***100%***	***100%***
Hispanic[1]	23.3%	25.9%

Source: 2005-2007 American Community Survey; 2010 Census.

[1] Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

4.1.4 - Employment Characteristics

Murrieta residents are employed in a diverse number of industries, with the largest percentage (21 percent) of the population employed in the Health and Education Service sector. In 2007 and 2010, the second most common sector of work was the Retail Trade, with 14 percent of the population employed in related jobs. In 2007, the third highest sector was construction, however with the economic downtown of 2008, this sector declined significantly by 4.6 percent by 2010. The retail sector is important to consider when assessing housing affordability as salaries tend to be lower, which decreases the amount of income available for housing. Generally, the retail sector does not offer health and other employment benefits, further increasing economic strain.

[1] The term "Other" refers to the races of American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, and two or more races.

Table 4-5: Employment by Sector

Employment Sector	2007 Percentage of Total Employment	2010 Percentage of Total Employment
Health, Education & Social Services	17.5%	21.3%
Retail Trade	13.6%	14.0%
Construction	10.8%	6.2%
Entertainment	10.3%	12.2%
Manufacturing	10.2%	9.9%
Management	8.6%	10.2%
Finance	8.5%	5.7%
Public Administration	5.5%	6.4%
Other Services	4.4%	4.4%
Transportation	3.9%	4.5%
Wholesale Trade	3.6%	2.9%
Information	2.4%	2.0%
Agriculture	0.7%	0.3%
TOTAL	***100%***	***100%***

Source: 2005-2007 American Community Survey; 2010 Census.

As of February 2012, the largest non-retail employer in the City is the Murrieta Valley Unified School District (1,919 employees). The second and third largest employers are Southwest Healthcare (800 employees) and the County of Riverside (662 employees). An analysis of employment data indicates that the vast majority of Murrieta's households have one or two wage earners who commute to jobs outside the City, while the jobs provided within the jurisdiction tend to be in the lower-paying service, retail trade and manufacturing sectors. In Riverside County, unemployment rates were estimated at 15.5 percent by the 2009-2011 American Community Survey, while unemployment in Murrieta is significantly lower at 8.3 percent.

4.2 - Household Characteristics

A household is defined by the Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes, dormitories, or rehabilitation facilities. Other households are unrelated people living together, such as roommates.

The 2010 Census estimated the number of households in 2010 has increased to 35,294, a 137 percent increase over the 2000 Census estimate of 14,921. The Riverside County Center for Demographic Research projections suggests further growth, with a forecast growth of 39,705 households by 2020.[2]

In 2010, the Census estimated that the City of Murrieta had 32,749 households. Out of this total, 79 percent (26,577 households) were family households and 21 percent (6,716 households) were

[2] Riverside County Center for Demographic Research

non-family households. Table 4-6 provides detailed information on the demographics of the family and non-family households.

Table 4-6: Household Types

Type of Households	2007 Total Population	2010 Total Population
Families	***22,002***	***26,033***
Married Couples	18,258	20,577
Male-headed Households	1,622	1,642
Female-headed Households	2,122	3,814
Non-Families	***6,836***	***6,716***
Singles	5,446	5,208
Other	1,390	1,508
Total Households	***28,838***	***32,749***

Source: 2005-2007 American Community Survey; 2010 Census.

4.2.1 - Household Type

Household composition and size are often two interrelated factors. Communities containing a large number of families with children tend to have a larger average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children. The household size in Murrieta is an average of 3.15 persons per household, a slight increase from 2.9 reported in 2007. The County average household size by comparison was virtually the same at 3.14 persons per household, according to the 2010 US Census.

4.2.2 - Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit based on whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. The tenure distribution of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure with ownership housing showing a lower turnover rate than rental housing.

According to the 2010 Census, the City had a total of 32,749 occupied housing units out of which 23,110 (71 percent) were owner-occupied and 9,639 (29 percent) were renter-occupied. Since 2000, the total of occupied housing units increased 102 percent from 11,407 owner-occupied units to 23,110 owner-occupied units. Likewise, renter-occupied housing units have increased 2,913 units in 2000 to 9,639 units in 2010, an increase of 231 percent.

Typically, multifamily units allow a community to meet a wider range of affordable housing needs. Murrieta offers programs to increase the housing options available for lower income families. The City has a number of programs that are designed to increase the number of affordable housing units in the City and to maintain the existing affordable housing stock, while still staying within the parameters of the goals of the Land Use Element.

4.2.3 - Household Income

The Census Bureau defines household and family incomes differently. Household income is defined as any income earners within a residence combining their income, while family income is defined as households with two or more persons related through blood, marriage or adoption combining their income. The 2009-2011 American Community Survey indicates that the City experiences higher household and family median incomes of $76,376 and $85,050 respectively, than the 2011 Riverside County medians of $55,729 and $62,381.

Table 4-7: Income Distribution

Annual Income Ranges	2007 Percent of Households	2010 Percent of Households
Less than $10,000	2.2%	2.9%
$10,000-$14,999	3.7%	2.1%
$15,000-$24,999	5.4%	7.0%
$25,000-$34,999	7.8%	7.6%
$35,000-$49,999	13.2%	12.4%
$50,000-$74,999	17.8%	16.8%
$75,000-$99,999	16.7%	17.6%
$100,000-$149,999	21.7%	20.4%
$150,000-$199,999	6.9%	7.4%
$200,000 or more	4.5%	5.8%
Total	***100%***	***100%***

Source: 2005-2007 American Community Survey; 2009-2011 American Community Survey 3-Year Estimates.

Typically, payment assistance is needed from local, State, or Federal government agencies to assist lower-income households in securing adequate housing because lower income households require housing with rents or payments lower than market rates. The City will continue to utilize available programs administered through the County (Mortgage Credit Certificate Program, Home Repair Program, First-time Homebuyer Program) and in conjunction with non-profit organizations (Habitat for Humanity) to provide residents with affordable housing. The City will also continue to utilize Federal Programs (Community Development Block Grant, HUD 202 Grant, and Section 8) and State Programs (Home Mortgage Purchase Program, Low-Income Housing Tax Credits) to further implement affordable housing in the City.

4.3 - Housing Stock Characteristics

Before current housing problems can be fully identified and future needs anticipated housing occupancy characteristics need to be examined within the City. The following is an analysis of household type, age of housing stock, and other housing stock characteristics that may affect access to and demand for housing and housing programs.

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

According to the 2009-2011 American Community Survey estimates, the City of Murrieta had 34,412 housing units. Between 2000 and 2010, the total amount of housing units increased by 19,487 units, or 131 percent. In 2010 the majority of housing units in Murrieta were single-family detached units (76 percent). Out of the total units that were constructed between 2000 and 2010, majority, (96 percent or 18,725 units) were single-family detached units.

Table 4-8: Housing Type

Housing Type	2000		2011	
	No. of Units	Percentage of Total	No. of Units	Percentage of Total
Single-Family				
Detached	12,505	83.8%	31,230	75.5%
Attached	211	1.4%	3,182	2.7%
Multifamily				
2-4 Units	147	1.0%	900	2.6%
5+ Units	1,522	10.2%	4,970	14.5%
Mobile Homes	540	3.6%	1,609	0.5%
Total Housing Units	***14,925***	***100%***	***34,412***	***100%***
Total Vacant Units	601	4.0%	3,182	9.2%

Source: 2005-2007 American Community Survey; 2009-2011 American Community Survey 3-Year Estimates.

In addition to single-family detached homes, multifamily developments with 5 or more units make up almost 15 percent of the total housing units in Murrieta while complexes with 2 to 4 units are only 2.6 percent of the total. Finally, mobile home units, typically classified separately from single-family detached units, round out the City's housing stock with 0.5 percent of total units in the City. Between 2000 and 2010, an additional 4,201 multifamily units of varying affordability levels were constructed.

4.3.1 - Vacancy Rate

The vacancy rate of a community's housing supply is a key indicator or whether an appropriate number of units are available in the City. If the vacancy rate is too high, this can have negative impacts on the community and the investment potential of a neighborhood. If the vacancy rate is too low, it may indicate that there are not enough units for any one income category to meet existing market demands, and that a portion of the population may be denied housing opportunities. The State Department of Housing and Community Development has determined that the "healthy" vacancy rate for ownership is between 2 percent and 3 percent and 5 percent to 6 percent for rental complexes. This ensures the continued upkeep of rental properties and keeps housing costs down.

The 2011 American Community Survey reported that the vacancy rate for ownership housing in the City was 2.7 percent while the rate for rental units was 7.9 percent. The vacancy rate for ownership housing is considered to be healthy based on the range recommended by HCD, while the rental housing vacancy rate is slightly higher than the target rate. These percentages suggest that there is a slight surplus of rental housing units in the City. This may be related to a high turnover of rental units as residents' transition from rental to ownership housing in the City.

4.3.2 - Condition of Housing Stock

Age is one measure of housing stock condition and a factor for determining rehabilitation or replacement need within the City. Without proper maintenance, housing units deteriorate over time. Units that are older are more likely to be in need of repairs (e.g. a new roof or plumbing). In general, houses 40 years or older are considered aged and are more likely to generate major repairs. In addition, older homes may not be built to current housing standards for fire and earthquake safety. The units of general concern are those that were constructed prior to 1969.

Majority of the City's current housing stock (93 percent) was constructed after 1980. The 2005-2007 ACS showed that Murrieta has only 238 units that were constructed prior to 1959, or 0.7 percent of the total housing stock. Table 4-9 provides information on the number of units constructed by decade. In addition to age, a lack in infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2011 ACS, there were only 203 units lacking complete plumbing facilities, and 290 units lacking complete kitchen facilities in the City. Due to the low number of units built prior to 1959 and low number of units lacking utilities, the housing stock in the City is less likely in need of major repair.

The City provides resources through the County of Riverside for the rehabilitation of housing units for lower income households; however the City does not provide direct funding for this program. The City offers information about the rehab program on their website, through City newsletters, local newspapers, and at public counters at City Hall.

Table 4-9: Age of Housing Stock

Year Built	No. of Units	No. of Units
1939 or earlier	99	0.3%
1940-1949	54	0.2%
1950-1959	85	0.2%
1960-1969	496	1.4%
1970-1979	1,440	4.2%
1980-1989	6,624	19.2%
1990-1999	8,585	24.9%
2000 or later	17,029	49.6%
Total	***31,753***	***100%***

Source: 2009-2011 American Community Survey

4.4 - Housing Costs

This section discusses new home prices and resale costs of existing housing, as well as the average rental prices in the City. The information provided was obtained from reliable real estate industry data sources, the 2010 Census, 2009-2011 American Community Survey, the Riverside County Center for Demographic Research, and data provided by the City.

4.4.1 - Ownership Housing

Following the large increase in housing prices Murrieta experienced from 2000 to 2007, during the previous planning period, the housing market was substantially affected by the housing market collapse and economic downturn that is affecting most cities across the nation. Nationally, housing prices have declined from the peak reached in 2006. Table 4-10 lists the value of existing ownership units in the City in 2010. The 2009-2011 ACS documents a median housing unit value of $276,600, a substantial (41 percent) decrease from the 2007 median value of $472,500. The decrease in home prices is reflective of the housing market throughout California; Table 4-10 also indicates that 81 percent of homes in Murrieta were valued between $300,000 and $1,000,000.

Due to the decrease in home prices, Murrieta remains an affordable alternative to major cities in neighboring Orange, Los Angeles, and San Diego Counties. As home prices decrease in Murrieta the City becomes more affordable to moderate income families that cannot afford a home in Orange, Los Angeles, or San Diego Counties.

Table 4-10: Housing Prices

Price Range	No. of Units	Percentage of Total
Less than $50,000	367	1.7%
$50,000-$99,999	188	0.9%
$100,000-$149,999	1,242	5.7%
$150,000-$199,999	2,265	10.5%
$200,000-$299,999	9,438	43.7%
$300,000-$499,999	6,817	31.5%
$500,000 or more	1,296	6.0%
Total	***22,177***	***100%***
Median Value	$276,600	

Source: 2009-2011American Community Survey

As shown in Table 4-10, home prices have decreased enough that they are affordable even to moderate-income households, who are more likely than low and very low-income households to have a down payment available. For households that are able to afford purchasing a home, Table 4-11 shows the monthly house payment calculated for the average priced existing and new home. This information is useful in determining the affordability of home purchases. In calculating the payments, 20 percent down and a 30-

year mortgage were assumed. The prevailing mortgage rate of 3.5 percent was used in the calculation.

Table 4-11: Owner-Occupied Housing Expenses 2012

Purchase Price	$230,000.00	$375,000.00	$500,000.00
Interest Rate	3.5%	3.5%	3.5%
Down Payment	20%	20%	20%
Loan Amount	$184,000	$300,000	$400,000
Monthly Housing Expense	$1,065	$1,737	$2,317
Required Monthly Income	$3,550	$5,790	$7,723
Required Yearly Income	$42,600	$69,480	$92,680

Source: Bankrate.com and Data Quick November 2012.

The income required to afford a new or existing home requires an annual salary that exceeds a low-income households' ability to pay as determined by HCD 2012 California Income Limits shown in Table 4-13. Existing and new housing is however now affordable to moderate-income households earning between 80-120% AMI. Moderate-income households may also utilize the County of Riverside First-Time Home Buyers Program which is designed to assist households to bridge the gap in affordability between sales price and maximum income restrictions as shown in Table 4-11. This program provides qualified buyers with down payment assistance up to 20% of the purchase price of the home.

4.4.2 - Renter Housing

According to the 2011 American Community Survey, 29 percent of Murrieta households lived in rental housing. The median rent was $1,478 in 2010, a 75 percent increase from the 2000 median rent of $842. In 2012, rents in Murrieta ranged from $750 to $1,545 for a studio or one bedroom apartment, $900 to $1,750 for a two bedroom apartment, and $1,200 to $1,989 for a three bedroom apartment. Generally, these rents fell within the range established by the HUD fair market rents for the County of Riverside as shown in Table 4-12.

Table 4-12: Riverside County Fair Market Rents 2013

Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$867	$879	$1,116	$1,577	$1,924

Source: HUD User 2012

A survey of homes in Murrieta for rent on Realtor.com revealed that home rental prices vary by size of the home, number of bedrooms, and location. Predominantly, three and four bedroom home rents range from $1,500 to $4,000 per month. Because four bedroom apartments are rare, many large families would need to rent a single-family home in order to avoid overcrowded conditions.

4.4.3 - Housing Affordability

Table 4-13 identifies maximum affordable rents and purchase prices by income category for one person, small family, four person family, and large family. Comparing housing

costs and maximum affordable prices for low-income households shows that many households are being priced out of the Riverside County rental and ownership market. Given the median home prices presented in Table 4-10, single-family home ownership is beyond the reach of very low and most low income households, but affordable to some low and moderate income households. For home rental, most moderate-income households may be able to afford a single family home or condominium.

Table 4-13: Housing Affordability by Income Group Riverside County 2012

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance	Affordable Home Price	Rental
Extremely Low (0-30% MFI)	**30% AMI**							
Two Person (1 bedroom)	$13,293		$332	$332	$50	$80	$47,112	$282
Three Person (2 bedrooms)	$15,192		$380	$380	$75	$90	$50,017	$305
Four Person (3 bedrooms)	$17,091		$427	$427	$100	$95	$54,086	$327
Five Person (4 bedrooms)	$20,509		$513	$513	$125	$100	$66,999	$388
Very Low (30-50% MFI)	**50% AMI**							
One Person (Studio)	$22,155		$554	$554	$50	$115	$90,550	$504
Two Person (1 bedroom)	$25,320		$633	$633	$50	$115	$108,975	$583
Three Person (2 bedrooms)	$28,485		$712	$712	$100	$130	$112,264	$612
Four Person (3 bedrooms)	*$31,650*		*$791*	$791	*$125*	*$140*	$122,538	*$666*
Five Person (4 bedrooms)	$34,182		$855	$855	$175	$145	$124,471	$680
Lower (50-80% MFI)	**60%AMI**	**70%AMI**						
One Person (Studio)	$26,586	$31,017	$775	$775	$48	$150	$134,571	$728
Two Person (1 bedroom)	$30,384	$35,448	$886	$886	$85	$165	$148,140	$801
Three Person (2 bedrooms)	$34,182	$39,879	$997	$997	$125	$190	$158,799	$872
Four Person (3 bedrooms)	$37,980	*$44,310*	$1,108	$1,108	*$175*	*$210*	$168,294	*$933*
Five Person (4 bedrooms)	$41,018	$47,855	$1,196	$1,196	$200	$220	$180,779	$996
Moderate Income (81-120% MFI)	**110% AMI**							
One Person (Studio)	$48,741		$1,219	$1,422	$135	$405	$205,285	$1,084
Two Person (1 bedroom)	$55,704		$1,393	$1,625	$135	$405	$252,575	$1,258
Three Person (2 bedrooms)	$62,667		$1,567	$1,828	$157	$475	$278,442	$1,410
Four Person (3 bedrooms)	$69,630		$1,741	$2,031	$211	*$571*	$290,803	*$1,530*
Five Person (4 bedrooms)	$75,200		$1,880	$2,193	$238	$628	$309,075	$1,642

Notations:

1. Property taxes and insurance based on averages for the region.

2. Calculation of affordable home sales prices based on a down payment of 20%, annual interest rates of 3.5%, and a 30-year mortgage term.

3. Based on 2012 Riverside County MFI $63,300 and 2012 HCD State Income Limits

4. Monthly affordable rent based on payments of no more than 30% of household income.

In November 2012, the starting price for a rental unit in the City was around $800 per month for a one bedroom unit. Rental housing in the City can generally be considered affordable for those families annually earning 50% of the Riverside County median income limit ($64,500) and above. This was determined by multiplying 50% of the AMI ($32,250) by 30% which is HUD's affordability limit for housing costs. The resulting monthly payment affordable to households earning 50% or more of the AMI is $801 a month.

4.4.4 - Existing Affordable Developments

There are currently five residential developments that offer affordable housing options for residents in Murrieta. As shown in Table 4-14, there are a total of 247 deed restricted affordable units for very low-, low and moderate-income households that were constructed between 2000 and 2013. Of the total, 10 units are for extremely low-income, 88 units are for very low-income, 17 are for low-income and 132 are restricted for moderate-income.

Table 4-14: Existing Complexes with Affordable Units

Multifamily Complex	Year	Extremely Low	Very Low	Low	Moderate
Reserves at Madison Park Total Units = 248 units	2004	0	13	0	24
Monte Vista Total Units = 64 units	2005	6	46	6	5
Amber Walk at Ivy Total Units = 93 units	2005	0	5	0	14
Grande Isle Senior Apartments Total Units = 453 units	2007	0	0	0	88
Monte Vista II Total Units = 40 units	2013	4	24	11	1
Total		**10**	**88**	**17**	**132**

Source: City of Murrieta AB 987 Table, 2012.

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Housing Needs

Section 5

Introduction

The housing needs section provides an analysis of current housing conditions in the City, focusing on the demographics outlined in the previous section and housing concerns related to the various population groups of Murrieta. Several factors are projected to influence the degree of demand, or "need," for new housing in the City in coming years. In this element the housing needs of four groups are taken into consideration. These groups include:

- New population growth, both in the City and the surrounding region;
- Residents living in overcrowded units;
- Households paying more than they can afford for housing; and
- "Special needs groups" including the elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

Analysis of demographic and market conditions indicates that the number of households at the high and low ends of the income spectrum will continue to grow, while the traditional middle income segments' participation in the housing market will continue to decline. Consequently analysis of specific housing needs and the necessary assistance for first-time homebuyers will become critical to assist low and moderate-income population in achieving home ownership. Lower income groups will require the most assistance in order to meet the increasing cost burden associated with owning a home. While many new homes are for the most part above the financial attainment of lower income households, there are limited homeownership opportunities for low and moderate-income households with the City's existing stock of older resale homes. In regards to rental households, there appears to be a need for additional rental resources of all sizes at rates affordable to lower income households.

Summary of Special Needs Groups

Table 5-1 below summarizes the housing assistance needs of lower income households (less than 80% of the AMI) for special needs groups in Murrieta by household tenure (renter/owner), household type (elderly, small/large families), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30% of gross income; or 4) have a severe housing cost burden exceeding 50% of gross income.

Table 5-1: Housing Assistance Needs of Households by Tenure

Household by Type, Income & Housing Problem	Renters			Owners		
	Elderly	Small Families	Large Families	Elderly	Small Families	Large Families
Extremely Low-Income (0-30% MFI)	**145**	**125**	**55**	**340**	**320**	**90**
Number with any housing problems	*135*	*115*	*40*	*280*	*285*	*75*
Number with cost burden > 30%	*135*	*115*	*40*	*285*	*280*	*75*
Number with cost burden > 50%	*135*	*115*	*40*	*270*	*270*	*75*
Very Low-Income (31-50% MFI)	**300**	**420**	**125**	**350**	**245**	**140**
Number with any housing problems	*290*	*420*	*125*	*395*	*235*	*105*
Number with cost burden > 30%	*284*	*420*	*125*	*395*	*235*	*105*
Number with cost burden > 50%	*254*	*405*	*95*	*280*	*210*	*105*
Low-Income (51-80% MFI)	**190**	**700**	**230**	**1,240**	**795**	**395**
Number with any housing problems	*140*	*580*	*230*	*415*	*700*	*330*
Number with cost burden > 30%	*140*	*585*	*230*	*405*	*700*	*320*
Number with cost burden > 50%	*50*	*120*	*70*	*195*	*560*	*305*
Moderate-Income (81% + MFI)	**280**	**1,725**	**560**	**2,650**	**10,155**	**3,595**
Number with any housing problems	*80*	*630*	*230*	*730*	*4,325*	*1,980*
Number with cost burden > 30%	*50*	*535*	*155*	*735*	*4,260*	*1,910*
Number with cost burden > 50%	*0*	*0*	*0*	*205*	*945*	*375*
Total Households	**915**	**2,970**	**970**	**4,580**	**11,515**	**4,220**
Number with any housing problems	*645*	*1,745*	*625*	*1,820*	*5,545*	*2,490*
Number with cost burden > 30%	*609*	*1,655*	*550*	*1,820*	*5,475*	*2,410*
Number with cost burden > 50%	*439*	*640*	*205*	*950*	*1,985*	*860*

HUD Comprehensive Housing Affordability Strategy (CHAS), 2009.

Table 5-1 indicates that within special needs groups, renters experience more housing problems than homeowners. For both renters and owners, more than 50% of all special needs households experienced a housing problem. The highest percentage of lower income households experiencing housing problems were large family renter and owner households. One-hundred percent of renter households and 90% of owner households experience a housing problem. These percentages demonstrate that large family renter households are at the greatest need for housing programs to assist in rehabilitating their homes.

5.1 - Existing Need

State housing policy recognizes that cooperative participation between the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector has responded to the majority of the community's housing needs through the production of market-rate

housing. However, the percentage of the population on a statewide basis who can afford market rate housing is declining. Special needs groups are consequently experiencing additional housing challenges associated with their unique characteristics.

The following subsections analyze the households in Murrieta, which experience some type of problem in their housing situation: overcrowding; overpayment; and special needs groups including the elderly, large-families, female headed households, the disabled, the homeless and farm workers.

5.1.1 - Overpayment

A primary State goal is the provision of decent housing and a suitable living environment for Californians of all economic levels. State housing policy recognizes that cooperative participation of the private and public sectors are necessary to expand housing opportunities to all economic segments of the community.

Consistent with HUD's "threshold of overpayment" definition, California's Health and Safety Code, Section 50052.9 states that, "Affordable housing costs with respect to extremely low-, very low-, and low-income households shall not exceed 30% of gross household income and 35% of gross household income for moderate-income households." That is, when households must exceed 30% of their incomes for rent or mortgage payments, they are left with insufficient funds for other necessities, such as food, health care, clothing, and utilities.

Exceeding 30% of income for rent or mortgage may cause a series of related financial problems, and can result in a deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care, and utilities). Overpayment also promotes overcrowding, which leads to a variety of problems, from accelerating the rate of deterioration to code enforcement issues. The State recognizes, however, that upper-income households are generally more able to secure housing within their budgets, and are more capable of paying a larger proportion of their income for housing. Therefore, housing overpayment estimates usually focus on lower income groups.

Table 5-2: Overpaying Households by Tenure

Tenure	Households Overpaying
Renter	4,970
Owner	9,812
Total	***14,782***

Source: 2009-2011 American Community Survey

The 2009-2011 American Community Survey identifies housing overpayment for lower income households. Table 5-2 displays total housing units overpaying for housing based on tenure. The majority of households overpaying (66 percent) were owner-occupied units. According to Comprehensive Housing Affordability Strategy data, 3,110 lower income households were overpaying for rental or owner housing. Out of this total, 627 extremely low-income households overpaid for housing. Table 5-3 displays that 59% of owner-occupied households experienced more overpayment than renter households; the highest total occurring in low-income households.

Table 5-3: Overpayment by Income Level

Tenure by Household	Extremely Low-Income	Very Low-Income	Low-Income	Total Overpaying
Renter	283	444	539	1,266
Owner	344	463	1,037	1,844
Total	***627***	***907***	***1,576***	***3,110***

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2009

5.1.2 - Overcrowding

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for their available income. This may result in overcrowding which places a strain on physical facilities and does not provide a healthy living environment. Overcrowding is defined by the Census as a unit occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.50 persons per room are considered severely overcrowded. Overcrowding is often reflective of one of three conditions:

1. Either a family or household is living in too small a dwelling;
2. Familial households includes extended family members (i.e. grandparents or grown children and their families living with parents, termed doubling); or
3. A family is renting living space to non-family members.

According to the 2009-2011 American Community Survey, overcrowding affected 643 units, or 2.1 percent of all households in Murrieta. Additionally, 111 housing units (0.4 percent) were classified as severely overcrowded. In comparison to Riverside County, Murrieta was significantly below the County percentages of 5.6 percent and 2.0 percent respectively. Typically, very low-income rental households experience the most overcrowding. This is because very low-income residents are often unable to afford the month rent required to secure a unit with an adequate number of bedrooms to meet the needs of their household.

5.2 - Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed within the Housing Element. These households typically experience difficulty in securing decent, affordable housing, and are not maintained under market conditions. The needs of the elderly, handicapped, large families, female heads of household, the homeless and farm workers are addressed below.

5.2.1 - Elderly

The special housing needs of the elderly are an important concern in Murrieta. Many of the elderly resident in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need

access to public facilities (i.e., medical and shopping) and public transit facilities. Finding a reliable means of transportation to medical appointments, senior activity and meal sites remains a serious problem for seniors. Many seniors lack private transportation due to physical or financial limitations. Because of this, the Riverside Transit Agency provides a dial-a-ride shuttle service that can be used by the elderly for transportation.

As reported in the 2009-2011 American Community Survey, 9,711 City residents, or 9.4 percent of the total population, were 65 years old or older. In terms of tenure, 4,277 owner-occupied and 1,316 renter-occupied units were headed by occupants 65 years old or older.

Many elderly persons have limited income potential, as they are most often retired and have fixed income. Table 5-1 revealed that 66% of lower income senior households (62 years old or older) paid more than 30% of their income on housing, experiencing a housing cost burden. While the vast majority of seniors are homeowners, the percentage of lower income senior renters who overpaid (95 percent) was higher than senior homeowners (61 percent) who overpaid. Lower income renter senior households experienced a greater percentage of housing problems (71 percent) than lower income senior homeowners (40 percent) as shown in Table 5-1.

In 2010, 35 percent of the elderly population was disabled. Despite the large number of seniors who have disabilities, 9 percent live alone, according to the Census. However, the vast majority of elderly own their home, estimated at 89 percent in 2010.

5.2.2 - Disabled Household Needs

Access and affordability are the two major housing needs of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. The California Administrative Code Title 24 sets forth access and adaptability requirements for the disabled. These regulations apply to public buildings such as motels, employee housing, factory built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp-ways, larger door widths, and restroom modifications, be designed which enable access to the disabled. Such standards, however, are not mandatory of new single-family residential construction.

The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near transportation facilities that provide service to those who rely on them. The needs for residents with mobility limitations are currently being met by the Riverside Transit Agency through a dial-a-ride service with specialized transportation vehicles for those who are not able to provide their own transportation or reach established boarding areas for the City bus routes.

Table 5-4 reflects that 6,242 persons 18 years and older in the City of Murrieta had a disability in 2010. A disability with a self-care limitation does not necessarily translate into a need for specially constructed housing units; therefore it makes it difficult to estimate the number of disabled persons in need of housing. Out of the total disabled

persons, 3,181 persons had an ambulatory disability that hindered their mobility. An additional 2,116 residents had an independent care disability that may require special housing facilities. For this reason, the need for programs to assist disabled households on a fixed income is important.

Table 5-4: Disabled Residents

Persons with Disabilities 18 to 64	*2,818*
Hearing Disability	694
Vision Disability	327
Cognitive Disability	1,172
Ambulatory Disability	1,108
Self-Care Disability	396
Independent Living Disability	705
Persons with Disabilities 65 Years and Over	*3,424*
Hearing Disability	1,254
Vision Disability	496
Cognitive Disability	840
Ambulatory Disability	2,073
Self-Care Disability	851
Independent Living Disability	1,411

Source: 2009-2011 American Community Survey 3-Year Estimates

Currently there is no direct source that provides information on the number of housing units in the City equipped to handle the needs of disabled citizens. The City, therefore, needs to have programs to ensure that all affected households have the means to be able to provide the necessary improvements on an as-needed basis. Through Riverside County and the Office on Aging, the County is able to offer assistance to qualifying low-income households to provide the necessary improvements that will make their homes accessible as needed.

5.2.3 - Developmentally Disabled

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in

supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.
The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 5-5 provides information from the Inland Regional Center of on the number of developmentally disabled individuals in the City of Murrieta. In 2012, there were approximately 527 individuals (0.5 percent of the total population) actively utilizing services at the Inland Regional Center for a developmental disability.

Table 5-5: Developmentally Disabled Residents

Zip Code Area	Age					Total
	0-14	15-22	23-54	55-65	65+	
92562	111	85	68	9	1	274
92563	123	65	62	3	0	253
92564	0	0	0	0	0	0
Total	234	150	130	12	1	527

Source: Inland Regional Center, 2012.

To assist in the provision of housing to needs of persons living with a developmental disability, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center. Murrieta will also encourage housing developers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

5.2.4 - Large Family Household Needs

The 2010 Census reported 5,778 households in the City of Murrieta with five or more persons. Large family households require special consideration because they require larger dwellings with sufficient bedrooms to meet their housing needs, without overcrowding. Of the 5,788 large households in the City, approximately 5,708 (99 percent) were family households.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because multifamily rental units are typically smaller than single-family units. Apartment complexes in the City offering three- and four-bedroom models are few. Large families in Murrieta, therefore, may satisfy their housing needs mostly through the rental and ownership of single-family units, for which there appears to be sufficient stock. However, as shown previously in the Housing Costs

Section, the larger single-family rental stock is generally not affordable to the majority of lower income households.

Table 5-6 reveals tenure of housing units by number of persons in the unit. The table shows that there are more owner-occupied units than renter-occupied units housing large families. Owner-occupied units account for 62 percent of the large households in the City, representing about 17 percent of all owner-occupied housing; while 38 percent of large households occupy rental units in the City.

Table 5-6: Large Households by Tenure

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	2,404	1,305	3,709
Six	610	433	1,043
Seven or more	563	463	1,026
Total	***3,577***	***2,201***	***5,778***

Source: 2009-2011 American Community Survey 3-Year Estimates

5.2.5 - Female-Head of Household

The primary concern in this segment of the population is households with only one parent. This creates conflicts between the economic needs of the home and the daycare needs of the family. Historically, females in this situation have earned less income than the rest of the population, restricting their ability to provide for both housing and daycare. According to the 2009-2011 ACS, there were 3,397 female-headed households in the City; 2,230 (66 percent) of which had children under 18 years old. Of the female headed households, with children under 18 years old, 29 percent were below the federally established poverty level; compared to Riverside County at 35 percent.

With existing housing programs, female-headed households can be eligible to qualify for housing assistance, such as Section 8 vouchers, based on income level. One program available to single parent households is the CalWORKs Greater Avenues for Independence (GAIN) program, which is a program of the Riverside County Department of Public Social Services. This program assists applicants and recipients of temporary assistance to become self-sufficient. This program provides child care and transportation assistance.

5.2.6 - Farm Worker Housing

In the 2009-2011 American Community Survey, approximately 63 people were classified as working in the agriculture industry sector a decrease from the estimate of 303 in 2007. Although Murrieta and Riverside County contain a number of major employers in southern California, this growth is not tied to an agricultural base. Although some land in the City remains for agricultural use, most land previously used for agricultural uses is currently developed or designated for commercial or residential development. Majority of the lower density land in the City is not used for agriculture, but rather for equestrian purposes with some land remaining for personal farming in comparison with commercial farm operations. Consequently, the estimated 63 individuals identified as working in the agricultural sector are likely to be employed in nurseries, stables, and not in traditional agricultural production. The demand for housing generated by farm workers in the City is thus estimated to be extremely low. The City does allow for second dwelling units to

be constructed in the rural and estate residential zones which can provide units for employees working in these areas. The City also has a number of affordable multifamily units that also provide housing for employees in the sector.

5.2.7 - Homeless Persons

The RHNA produced by SCAG defines homelessness as:

1. Persons who are living or staying in emergency shelters;
2. Persons who sleep outside, in a makeshift shelter, in cars, or transportation areas such as bus or train terminals;
3. Persons who are considered "at risk" (i.e., doubled up, in marginal circumstances, motel population with limited stay or general relief recipients whose payments have been canceled due to "no forwarding address").

Enumerating the homeless population is difficult because of the transient nature of this population, as well as, the existence of hidden homeless or persons that move around in temporary housing situations (e.g. doubling up with another household). However, according to the 2012 County of Riverside Homeless Assessment, there were an estimated 6,203 homeless persons on any given day in Riverside County. Specific information within the 2011 County of Riverside Homeless County and Survey Comprehensive Report indicates that there were 2 unsheltered homeless individuals in Murrieta that were identified by service providers.

The trends largely responsible for homelessness include: a shortage of affordable housing, combined with a simultaneous growth in the population of low-income renters, which has correlated with high demand and limited supply of affordable units. Each of these factors could potentially exacerbate any of the traditional conditions, but may increasingly become stand-alone causes of homelessness. The numbers of homeless people, the cost of housing, and the number of people living in poverty combine to create a potential for homelessness.

To better provide for the needs of homeless and those families at-risk of homeless, the Murrieta Zoning Code was recently amended to address transitional and emergency housing. Approved by City Council on October 15, 2013, the City amended the development standards for the Business Park (BP) zone to allow emergency shelters by right, without a Conditional Use Permit or other discretionary action. Per the Zoning Code a proposed emergency shelter is subject to development standards that are no more restricting than those permitted by State law. The BP zone is appropriate to accommodate emergency shelters as it is typically located along major arterial roadways with access to employment centers and in close proximity to commercial and retail stores as well as social services. There are currently 376 acres of vacant land zoned BP, including approximately 46 sites between 2 and 5 acres in size that are appropriate and able to accommodate a shelter of approximately 20 beds if one is proposed. To better accommodate emergency shelters in the City, specific siting standards and conditions for approval have been developed in Section 16.44.200 of the Murrieta Zoning Code.

Section 16.44.200 of the Murrieta Zoning Code includes specific operating and locational standards detailing the conditions and requirements for operations of such housing and shelters. Although no homeless shelters exist in Murrieta due to the limited number of

homeless persons, the City does provide support to shelters located near Murrieta located in Wildomar and Lake Elsinore. On October 15, 2013, the City also amended the Zoning Code to permit transitional and supportive housing as a residential use in all zones that allow residential uses subject only to the same regulations that apply to other permitted residential uses in the same zone.

Another means of assisting the homeless is through community outreach programs sponsored by non-profit organizations. King's Hall is a shelter for the homeless located at March Air Reserve Base approximately 20 miles from Murrieta. The shelter is run by the Path of Life Ministries and uses volunteers from the Calvary Chapel in Murrieta to maintain the shelter. King's Hall is a transitional housing program for homeless women with children, single men with children, complete families, and chronic homeless women. Also, the Community Food Pantry and Second Hand Treasures of Murrieta distribute food to needy families while providing families the opportunity to purchase clothing, furniture, and household items at discounted prices. This community outreach program is sponsored by St. Martha's Catholic Church in Murrieta. Finally, individuals can also access vouchers for temporary housing through the Inclement Weather Voucher Program through the Temecula/Murrieta Rescue Mission

5.3 - Assisted Housing At-Risk of Conversion to Market Rate Housing

State housing law requires an inventory and analysis of government-assisted dwellings units eligible for conversion from low-income housing to market rate housing during the next ten years, or until 2018 for this at-risk planning period. Reasons for potential conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. A review of the assisted housing inventory maintained by HUD indicates that no assisted units are subject to the expiration of affordability restrictions in the next planning period or within the next ten years.[3] To ensure continued affordability, five complexes were constructed between 2000 and 2013 that have deed restricted units maintained through an affordability covenant. The following table lists five apartment complexes that were built between 2000 and 2013, and the amount of units in each complex that were allocated for each income level. Units that are deed restricted are identified with "DR".

[3] California Housing Partnership Corporation (List of at-risk properties filing notices with HCD); Department of Housing and Urban Development; City of Murrieta

Table 5-7: At-Risk Multifamily Affordable Units

Project	Total Units	Total Affordable Units	Date Constructed	Affordability Period	Covenant Expiration Date
Monte Vista Apartments	64	64	2005	55 Years	2060
Grand Isle Senior Apartments	453	88	2007	55 Years	2061
Amber Walk at Ivy	111	6	2006	45 Years	2051
Reserves at Madison Park	248	47	2005	45 Years	2051
Monte Vista II	40	40	2013	55 Years	2068

Source: City of Murrieta, 2013.

As Table 5-7 displays, five residential projects were constructed between 2000 and 2013 that have deed restrictions. The deed restrictions range from 45 to 55 years ensuring these deed restrictions will not expire during the upcoming planning period. Since these deed restrictions are not set to expire in the upcoming planning period and there are no at-risk units in the City, further analysis of costs and programs for preserving such units is not necessary.

5.3.1 - Public Agencies and Non-Profit Corporations

The analysis of existing assisted living developments must "identify public and private non-profit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments." The State HCD has compiled a list of entities interested in a "right of first refusal" in connection with the possible acquisition of assisted housing projects. The entities that have expressed an interest in Riverside County properties are listed below:

- Valley Housing Coalition
- Southern California Presbyterian Jamboree Housing Corporation
- Long Beach Affordable Housing Coalition, Inc
- Los Angeles Community Design Center
- Neighborhood Housing Services of the Inland Empire, Inc
- St. Vincent de Paul Village, San Diego
- San Diego Interfaith Housing Foundation
- Southern California Housing Development Corp

These local public agencies, public or private non-profit corporations, and for-profit organizations identified have the legal and managerial capacity to acquire and manage at-risk projects.

5.4 - Regional Housing Needs Assessment

California's State Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments (The City of Murrieta is in the Western Riverside Council of Governments) when preparing the State-mandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs, as well as certain mobility among households within the regional market.

5.4.1 - Overview of the SCAG Fair Share Allocation Process

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for an eight year period, which is then apportioned by HCD among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six county southern California region, which includes Murrieta and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share goals to each jurisdiction is the Southern California Association of Governments (SCAG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed during a given eight-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

1. The number of units needed to accommodate forecasted household growth;
2. The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
3. Maintaining an ideal vacancy rate for a well-functioning housing market; and
4. An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: very low-, low-, moderate-, and above moderate-income, defined operationally as households earning up to 50% , 80% , 120%, and more than 120% of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30% of their incomes for housing costs. As discussed earlier, this is the threshold used by HUD to determine housing affordability. The 2014-2021 Regional Housing Needs Assessment for the City of Murrieta is shown in Table 5-8.

Table 5-8: Fair Share Housing Needs 2014-2021

Very Low	Low	Moderate	Above Moderate	Total Adjusted Need
395	262	289	627	1,573

Source: Regional Housing Needs Assessment, SCAG October 2012.

Note: The 8 year planning period extends from January 1, 2014 to September 30, 2021.

Thus, Murrieta's "fair share" allocation for the planning period is 1,573 units. This is a substantial decrease from the 2008-2014 allocation of 6,303 units. According to Housing Element Law Section 65583, local agencies shall calculate the subset of very low-income households that qualify as extremely low-income households (30% or less of the Riverside County median income) by using available Census data to calculate the percentage of very low-income households that qualify as extremely low-income households.

The 2009-2011 ACS reported that there were 2,639 households (8.5 percent) earning less than 30% of the 2008 Riverside County Area Median Income of $62,000 (or $19,080 annually). The 2014 SCAG RHNA projected 395 very low-income households in the upcoming planning period. To determine the RHNA allocation of extremely low-income households, HCD recommends assuming that 50 percent of very low-income households are actually extremely low-income. This means that with a RHNA allocation of 395, the City should allocate 198 units for extremely low-income and the remaining 197 units for very low-income. The Housing Plan in Section 2 describes policies and programs that the City can utilize towards implementing this housing needs allocation.

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Housing Constraints Analysis

Section 6

Pursuant to State law, a Housing Element shall provide an analysis of existing and potential governmental and non-governmental constraints on the improvement, maintenance, and development of the housing stock. This analysis must include housing for all segments of the population including all income levels and persons with special needs (such as the homeless, disabled, and elderly). Governmental and non-governmental constraints are discussed in this section.

6.1 - Governmental Constraints

Local policies and regulations can affect the availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can affect the maintenance, development, and improvement of housing.

State, Federal and Regional regulations, which the City has no control over, also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse impacts on housing cost and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that are under the control of the City.

Key Policies and Regulations Affecting Housing Costs	
City of Murrieta Controlled	**Non-City Controlled**
Zoning /Development Standards	MSHCP Requirements and Fees
Density / Open Space	TUMF Fees
Site Improvements	Environmental Impact Analysis
Impact Fees and Exactions	Building Codes
Permit Processing Time	Availability of Capital for New Construction
Parking	School Impact Fees

It is important to note that the City of Murrieta's intent is to find a balance between implementing community standards and quality for new residential development, and maintaining a development review process and appropriate regulations that do not unreasonably constrain new residential construction. The City of Murrieta has been successful in achieving that balance as evidenced by: (1) the construction of approximately 17,029 new residential units since 2000, including 4,864 multiple-family units; and (2) the affordability of many newer market-rate multiple-family units (rental and ownership) for moderate-income households. Consequently, the number and cost of many newer residences is a clear indicator that the constraints outlined in this chapter are not hindering the construction of affordable and market-rate housing in the City of Murrieta.

6.1.1 - Land Use Designations, Standards and Procedures

Land use controls take a number of forms which affect the development of housing. One example of a land use control is the City's General Plan, which establishes the overall character and development of the community. On July 19, 2011, the Murrieta City Council voted to adopt General Plan 2035. The updated General Plan aims to simplify the land use designations, reducing the number designations that allow residential uses from 8 to 4 categories. Additionally, Title 16 of the Murrieta Municipal Code (Development Code) identifies eight residential zoning districts. Table 6-1 below shows how new General Plan land use designations correspond to the existing zones in the City of Murrieta Municipal Code.

Table 6-1: General Plan and Zoning Code Consistency

Land Use Designation	Consistent Zoning Classifications	Allowable Density Range
Large Lot Residential	RR, ER-1	0.1 – 1.0 du/ac
Single-Family	ER-2, ER-3, SF-1, SF-2	1.1 – 10.0 du/ac
Multiple-Family Residential	MF-1, MF-2, MF-3	10.1 – 30.0 du/ac
Mixed Use	MU-1, MU-2, MU-3	30 du/ac

Source: City Source: City of Murrieta Title 16 Development Code and 2025 General Plan Land Use Element, 2012.

Density is a critical factor in the development of affordable housing. Maintaining low density detached dwellings typically increases the cost of construction per unit, while higher density attached development lowers the per-unit land cost and facilitates improved construction efficiency. The Murrieta General Plan and Development Code currently allow for the development of housing up to a density of 30 dwelling units per acre. Of the housing developments constructed in the previous decade, the City has encouraged and approved housing for a variety of income levels that meet their established density requirements. In addition to the multifamily residential designations, the City has also established a density bonus that allows developers to go above the established densities; however developers offered the bonus have not chosen to take advantage of the opportunity. Within the City's existing land use designations, the Multiple-Family Residential and Mixed Use designations are most appropriate to accommodate housing at densities affordable to lower income households, consistent with HCD's interpretation of State law.

6.1.1.A - Minimum Lot Size Requirements

Large-lot zoning (minimum 5 acres per lot) is currently required for multifamily zones including the MF-1 and MF-2 zones. This requirement does not pertain to any existing and recorded lots and therefore does not pertain to the majority of the City. The SF-1 zone requires a minimum of 7,200 square feet per lot. This requirement is typical in suburban communities and is not excessive or burdensome in that it does not exclude most lots from developing residential uses at an achievable maximum density assumed under these zones. In contrast the minimum lot size requirement for an SF-2 zoned parcel is 5,000 square feet, which is appropriate to achieve a denser type of housing development.

Several of the housing opportunity sites in Murrieta, as shown *Chapter 7, Housing Resources*, are larger than 5 acres. To address large lot development the City implemented a large lot subdivision program to the Housing Plan. While many recorded parcels in the City are large, Staff has historically worked with affordable housing developers to construct affordable units on sites that are smaller than 5 acres. During the 2008-2014 planning period, the City of Murrieta worked with an affordable housing developer to construct a 40 unit, deed-restricted, development on 2 acres of land with all units affordable for extremely low, very low and low income families. The City will continue to offer flexible development standards in instances where affordable units will be created. It is rare that a developer would not meet the minimum lot size requirements; however in the event that it is a constraint to affordable housing, Action 3.5 will assure that the City addresses the standard and will work with the developer to alter the standard to produce affordable units.

6.1.2 - Development Code

The City of Murrieta Development Code establishes specific development standards, allowable uses and other limitations, and must be consistent with the community's standards as set forth in the General Plan. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards ensure a quality living environment for all households groups in the City, including special needs groups, and low- and moderate-income households. Differences in development standards are just one factor of many that can affect the relative affordability of housing.

Approximately 76% of residential units in Murrieta are single-family detached homes. Some of these units are located in the RR, ER and SF zones, with the majority of residential areas in the City zoned SF-1. Single-family subdivisions are the primary type of development in this designation. Developments in the single-family residential zones range in density from 2 to 10 dwelling units per acre and have uniform lot patterns, with a minimum lot size of 7,200 square feet. Cluster developments with smaller lot sizes of 5,000 to 6,000 square feet are possible within the Master Plan Overlay district, so long as the size is justified through the provision of significant open space, recreational facilities, and/or other public amenities.

In comparison to single-family units, multifamily attached units make up approximately 15% of the total housing stock in Murrieta in 2010. These units are often constructed in the multifamily zones which allow for between 10 and 18 dwelling units per acre. The City has identified that developments should occur on parcels between 5 to 15 acres in size; however, City Staff has historically worked with developers to design affordable housing complexes on smaller sites when feasible and will continue to do so. The City may encourage lot consolidation or will discuss density bonus opportunities in order to increase the number of units on-site.

Table 6-2 provides a summary of development standards permitted residential uses for each zoning district, along with development standards for each, including setbacks, lot coverage, and maximum building height.

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Table 6-2: Summary of Residential Zoning Districts

Development Standard	RR	ER-1	ER-2	ER-3	SF-1	SF-2	MF-1	MF-2	MF-3	MU-3
Density Permitted	0.1-0.4 du/ac	0.4-1.0 du/ac	1-2 du/ac	2-3 du/ac	2-5 du/ac	5-10 du/ac	10-15 du/ac	15-18 du/ac	40 du/ac	15-30
Lot coverage	25%	25%	25%	35%	35%; 45% for single story	50%	35%	35%	None	None
Minimum Width Dimensions	100 ft.	100 ft.	100 ft.	70 ft.	70 ft.	55 ft.	100 ft.	100 ft.	None	None
Minimum Setback: Front Yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10-20 ft.	25 ft.
Minimum Setback: Side Yard (interior)	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	7.5 ft.	10 ft.	10 ft.	10 ft.	None*
Minimum Setback: Side Yard (street side)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	25 ft.
Minimum Setback: Rear Yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	None*
Maximum Building Height	40 ft.	40 ft.	40 ft.	35 ft.	35 ft.	35 ft.	50 ft.	50 ft.	70 ft	50 ft.

*Twenty (20) feet if adjacent to residential zoning district and twenty-five (25) feet if adjacent to a freeway
Source: City of Murrieta Title 16 Development Code

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In general, the development standards found in the City of Murrieta Development Code are comparable to those of jurisdictions in the surrounding area including the County of Riverside Zoning Code. The setbacks, minimum lot sizes and minimum lot dimensions are similar if not the same. The building heights allowed by the City of Murrieta are lower than those of the County, however the City's standard still allows for the development of a multi-story structure without requiring a variance.

Within the City's Development Code there are two standards that are not addressed in Table 6-2 that may create constraints to the development of affordable housing in the City. These standards include: parking requirements and open space requirements. To minimize constraints and maintain incentive for affordable housing developers, the City relies primarily on the application of Density Bonuses and Specific Plans or a reduction in the required standards. The City may consider additional concessions to offset developer costs by providing waivers or modifying development fees to make low-income and senior housing units more economically feasible.

6.1.2.A - Parking Requirements

The City's parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. All single-family residential homes must have two spaces within an enclosed garage. However, parking requirements for multiple-family units vary depending on the number of bedrooms in each unit. Guest parking is based on a percentage of the total number of units. To facilitate the development of affordable units, the City will consider an incentive, reduction or elimination of the garage requirement, which will reduce the constraint on the development of affordable housing. Parking standards for residential developments in Murrieta are shown in Table 6-3.

Table 6-3: Residential Parking Requirements

Residential Type	Required Parking
Single-Family	Two spaces in a fully enclosed garage.
Duplex	Two spaces for each unit, with at least one space in a fully enclosed garage.
Multifamily Rental	Studio and one bedroom units: 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
Multifamily Ownership	Studio, one bedroom and two bedroom units: Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Three bedrooms or more: Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over 2; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.

Source: City of Murrieta Title 16 Development Code

While the City's parking requirements could be viewed as a constraint to the construction of multifamily affordable housing, the City offers developers the option to utilize a density bonus, which also permits the construction of carports in lieu of enclosed garages. Recently, the City worked with Affirmed Housing, the developer of Monte Vista Apartments and Monte Vista II, to approve affordable housing that did not require the construction of garages. These examples illustrate that the City is committed to working with developers to promote the development of affordable units through the modification of development standards. The City of Murrieta is determined and historically has been successful in addressing specific development constraints and has created Action 3.5 to ensure that any residential development standards that may constrain the future development of affordable housing are removed.

6.1.2.B - Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a required amount of common and private open space, such as yards, patios and landscaping areas. For single-family homes, open space is achieved through setbacks and lot coverage limits. For multifamily projects open space is more important due to the fact that residents do not have their own yard. Therefore, private and common open space requirements ensure that multifamily units have adequate open space for landscaping and recreation.

Both multifamily zoning districts require 60 square feet of private open space if on upper floor(s) and 100 square feet of private open space if on the ground floor. Additionally, 200 square feet of common open space is required for each unit. Open space requirements could constrain the development of housing in terms of having land available that provides sufficient open space to satisfy the City's requirements. However, the City's open space requirements are considered standard for most cities in southern California and do not act as a considerable constraint to housing development.

6.1.3 - Mixed Use Zones

The City of Murrieta recognizes the importance of locating affordable housing near services. The City currently has three mixed use zones, one of which allows for a mix of residential and commercial development. As part of the General Plan update the City has established a General Plan policy with performance standards to ensure that the sites zoned for mixed use are developed to be truly mixed use projects with a required residential component. The General Plan indicates that the mixed use designation provides for a horizontal or vertical mix of residential and non-residential uses, and utilizes both residential density and non-residential intensity standards. Floor area ratios up to 1.0 are permitted and the base residential density is 30 units per acre.

Within the Development Code there are currently no other requirements limiting the placement or design of a project that includes both residential and commercial uses.

6.1.4 - Transit Oriented Development

As part of the General Plan 2035 the City established policies to encourage future development that are consistent and cohesive with future public transportation plans in the City. Regionally, there are proposed plans for alternative transportation modes,

including light rail and/or high speed rail, to have systems and potential stations in Murrieta.

Potential transit-oriented development (TOD) in Murrieta will occur in a district with frequent public transit, and encourage taller buildings, a mix of commercial and residential uses, and facilitate easy pedestrian movement. For transit-oriented development, decisions about density, building heights, street design, sidewalk widths, crosswalks, flow of traffic and parking would be made with the intent of encouraging people to walk and use public transit rather than giving priority to cars. A transit village is not a one-size-fits-all model for development, but rather a way of coordinating local land use and transportation planning to reinforce each other.

To better plan for and facilitate higher density development near future transit sites, the City has established a Transit Oriented Development Overlay. The TOD Overlay is intended to allow a mixture of residential and non-residential development in close proximity to transit. The Overlay has been applied to approximately 78 acres and encompasses land on either side of Interstate 15 (I-15). The area is bound by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and just north of Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High Speed Rail. The City is currently working with the cities of Temecula, Lake Elsinore, and Wildomar to establish Jefferson Avenue as a multi-modal transit corridor, connecting all the cities and to provide smart growth opportunities, including a mixture of residential and non-residential uses. The TOD Overlay permits, by right, 30 dwelling units per acre, and can potentially accommodate approximately 2,340 units.

6.1.5 - Density Bonus

Chapter 16.20 of the City's Development Code addresses affordable housing incentives and density bonus provisions. State law mandates that all cities and counties shall adopt an ordinance that specifies how the city/county intends to comply with Government Code Sections 65915-65918 regarding density bonus opportunities. In order to be eligible for a density bonus and other incentives, a proposed residential project shall consist of five or more dwellings and must provide at least one of the following:

- Ten (10) percent of the total number of proposed dwellings for lower-income households.
- Five (5) percent of the total number of proposed dwellings for very low-income households. Fifty (50) percent of the total number of proposed dwellings is for residents with incomes between 80% and 120% of the Riverside County AMI for a family of four.

The density bonus provided to developers who incorporate affordable housing will allow them to construct 25% more residential dwelling units than normally allowed by the zoning district and General Plan designation applicable to the parcel.

On October 15, 2013, the City amended its density bonus ordinance as required by Action 3.1 of the 2008-2014 Housing Plan to reduce the number of affordable units required to qualify for a density bonus and to allow up three incentives and concessions to be awarded to qualified projects. A developer can receive incentives or concessions based

on the proportion of affordable units for target groups. Developers may also seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver of modification is necessary to make the housing units economically feasible.

Incentives or concessions may include, but are not limited to, the modification of development standards such as a reduction in setback and square footage requirements, height limits, and/or parking requirements.

6.1.6 - Secondary Dwelling Unit Requirements

In response to State mandated requirements and local needs, the City of Murrieta allows for the development of attached secondary dwelling units in specified Single-Family residential zoning districts. Prior to July 1, 2003, secondary units required the approval of a Conditional Use Permit. For applications received after July 1, 2003, State law requires that secondary units must be considered a ministerial action without discretionary review or public hearing. Secondary units shall have a minimum area of the underlying zoning district and the parcel shall be developed with only one existing owner occupied single-family detached main dwelling unit. Only one secondary unit is allowed on a single-family parcel. Previously, the City's second unit ordinance required a proposed second unit to share a common wall with the main structure and to have separate kitchen, bathroom and parking facilities. On October 15, 2013, the City amended its second unit ordinance as required by Action 3.4 of the 2008-2014 Housing Plan to ensure that the ordinance is consistent with State law, and specifically to remove the requirement that second units may only be constructed attached to the main dwelling unit on-site.

6.1.7 - Environmental Review (CEQA)

The environmental review requirements of the California Environmental Quality Act (CEQA) are perhaps the most potentially significant government regulation that constrains new housing development. The key elements of CEQA review can affect the affordability of new housing development by extending the time frame for completing the project review, plus the direct costs to prepare the necessary technical studies of potential impacts. The time constraint to new housing development includes mandatory public review and comment periods, delays in preparing the needed technical studies, implementation of required mitigation measures and the potential for post-approval litigation. In addition, technical studies of potential impacts such as traffic, biological resources, air quality, surface runoff water quality, archaeological resources and noise can cost several thousands of dollars each, the cost of which is passed in the sale price or rental cost.

6.1.8 - Codes and Enforcement

Building and safety codes regulate new construction, alteration, and rehabilitation of buildings and are intended to protect occupants from unnecessary risk of fire, structural collapse, unsanitary conditions, and injury or loss of life. While building and safety codes are adopted for the purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, they have the potential to increase the cost of housing construction and/or maintenance. The City of Murrieta's building codes are

based on regulations necessary to protect the public health, safety and welfare of its residents.

The City has adopted into its Codes and Ordinances the 2010 California Building, Plumbing, Mechanical, Fire and Electrical Codes. These Codes establish construction standards for all residential buildings. Enforcement of building code standards does not constrain the production or improvement of housing in Murrieta, but instead serves to maintain the safety and condition of the City's neighborhoods. No local amendments to the Building Code have been adopted.

6.1.9 - On- and Off-Site Improvements

Development in Murrieta requires site improvements that vary by size and location. These improvements may include, but are not limited to, reservation of sites for public parks and trails, landscaping, irrigation, exterior lighting, storm water drainage, streets and roads and vehicle and pedestrian access including curb cuts. Site improvements are required to ensure that there is adequate structure and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods.

On- and off-site improvements are generally provided directly by developers when building a new subdivision and are regulated by the Subdivision Ordinance (Title 16) of the Municipal Code. Specifically, Chapter 16.108 specifies the improvement requirements to be performed and fees to be collected prior to approval of the final map. Typical requirements include:

- City standard street widths (curb-to-curb):
    - Private Residential Road – 36-40 feet;
    - Local Street – 40 feet;
    - Collector Street – 44 feet;
    - Secondary Street – 64 feet;
    - Major Arterial– 86 feet.
- Streetlights and street trees
- Drainage and water system facilities
- Traffic Signals

Private residential roads and local street classification are the typical requirement for housing development in the City. Most of the City's on- and off-site improvements are provided through the payment of fees, which have been accounted for under development fees. Outside of subdivision development, new development under established zones pays its prorated share for on/off-site improvements, if found to be required, as a part of the standard fee schedule.

The City recognizes that improvements can create barriers to the development of affordable housing. When possible, the City has indicated that they will use grant money or other available funding, when available, to offset the cost of on- and off-site improvements in order to assist affordable housing developers in the production of units. In 2007, with the development of the Monte Vista Apartments, the City was able to complete the street, curb, gutter and sidewalk upgrades required to complete the complex. In completing the required improvements for Monte Vista, the City

contributed $250,000 toward the development of the project. Additionally, through its density bonus ordinance (Action 3.1 of the Housing Plan) the City will continue to provide incentives, such as assistance with on- and off-site improvements whenever possible.

6.1.10 - Fees and Exactions

The City and other agencies charge various fees to cover the cost of processing development permits and providing local services. These fees help ensure quality development and the provision of adequate public services. In addition, developer fees and exactions imposed on new development can help to minimize impacts on existing infrastructure and enable required upgrades of infrastructure consistent with demands of the new development. State law requires that these fees be reasonably related to the mitigation of the identified impact, and that they be proportionate to the extent of impact associated with any given development project. These development fees are typically passed on to renters and homeowners in the cost of housing, and thus affect housing affordability.

The City's Planning Department fees Schedule are outlined in Table 6-4. City fees are comparable to other local jurisdictions such as the City of Temecula and the County of Riverside. In comparison to the fees reported in the 2008-2014 Housing Element, the City's updated fee schedule shows that a number of the planning related fees have been reduced. The City is aware that fees can pose as a potential constraint to the development of affordable housing, and closely monitors and reviews its fees, making reductions whenever feasible.

Table 6-4: Development Services / Planning Fee Schedule 2009-2010

Application Type	Set Fee	Actual Cost / Deposit
Annexations		$10,000.00
Addressing / Street Names		$477.00
Appeals	$1,000.00	
City Attorney		Reimburse City Costs
Conditional Use Permit (Major)		$6,054.00
Conditional Use Permit (Minor)		$3,805.00
Development Agreement, Master Development Plan		$15,000.00
Development Code Amendment		$10,000.00
Development Plan Permits (Administrative; Director's Hearing)		$5,104.00
Development Plan Permit (Planning Commission)		$14,781.00
Environmental Assessment; Exemption; Negative Declaration; MND; Mitigation Monitoring; HANS Determination.		$4,910.00
Environmental Impact Report Processing		$15,000.00
Extension of Time		$1,623.00
General Plan Amendment		$10,000.00
Development Review Committee		$1,671.00
Landscape Inspection	Cost of consultant	
Landscape Plan Check	Cost of consultant	
Large Family Day Care		$715.00
Parcel Merger of Revision		$7,797.00
Phasing Plan		$4,243.00
Pre Application Review		$1,000.00
Public Hearing Charge (4 hours)	$776.60	
Public Hearing Noticing; Publication; Mailing		$107-332.00
Sign Permit		$53.00
Sign Program		$938.00
Specific Plan		$20,000.00
Specific Plan Amendment / Substantial Conformance		$10,000.00
Substantial Conformance or Revised Permit		$3,065.00
Temporary Use		$427.00
Tentative Parcel Map or Tract Map		$7,126.00
Variance (Minor)		$1,477.00
Variance (Major)		$2,971.00
Vesting Tentative Parcel Map or Tract Map		$5,346.00
Zone Change		$10,000.00
Zoning Letter; Zoning Clearance; Special Research	$143.00	

Source: City of Murrieta Planning Department, 2012

6.1.10.A - Development Fees for Residential Projects

In addition to the fees identified in the fee schedule, the City is able to anticipate on average the typical fees that will be charged for a single-family home and a multifamily unit. Table 6-5 provides the average per unit fees that are charged by the City for new residential development. Of the fees a developer will incur these fees will vary depending on the jurisdiction.

Table 6-5: Typical Plan Check Fees for Residential Projects

Fees	Single-Family	Multi-Family (per unit)
Development Plan Permit	$5,104	$15
Development Fees	$1,800	$229
Building Inspection Fees	N/A	$219
Landscape Plan Check	$825	$28
Landscape Inspection	$375	$2
Initial Environmental Study	N/A	$10
TOTAL	**$8,104**	**$503**

Source: City of Murrieta Planning Department, 2012

On average for a single-family unit a developer will pay $8,104 in plan check fees to complete the necessary plan checks and inspections required by the City. In comparison a developer will pay on average $503 per unit for a multifamily unit. The cost for each multifamily unit was calculated for a 50 unit project. For the entire multifamily residential project, a developer would pay approximately $25,105 in fees. In comparison to other jurisdictions in the surrounding area, such as Temecula, the City's fees are comparable, as the City has worked hard to reduce the fees associated with residential development charged. In addition to offering lower base fees, the City also attempts to provide other financial incentives, such as land write downs. Historically, the City has purchased land for the purpose of collaborating with affordable housing developer to off-set the high cost of land, which is typically viewed as one of the most significant cost (and consequently a barrier) to the development of affordable units.

6.1.10.B - City-based Development Impact Fees

Once a project has completed the plan check phase, the City will assess development impact fees that are typically paid when the applicant applies for development permits. Development Impact Fees are charged to offset the cost of installing necessary facilities and infrastructure to serve the needs of new development. A discussion of the anticipated fees will, however, usually occur in the planning process. The City of Murrieta's Development Impact Fees are allocated to law enforcement, fire suppression, streets and bridges, traffic signals, freeway access, storm drainage, general government, public libraries and meeting spaces, aquatics facilities, park lands and park facilities, and the purchase of public open space. Impact fees are another source of expense to developers and can act as a constraint to the supply of affordable housing. Table 6-6, provides the average fee charged for public services for both a single-family and multifamily unit.

Table 6-6: Development Impact Fees

Fees	Single-Family	Multifamily
Police	$ 231.57/unit	$ 240.06/unit
Fire	$ 668.31/unit	$ 988.44/unit
Parks	$3,828.92/unit	$ 2,412.23/unit
Streets & Minor Bridges	$ 782.09/unit	$ 497.05/unit
Traffic Signals	$ 133.33/unit	$ 82.90/unit
Storm Drainage	$ 1,530.49/unit	$ 457.71/unit
General Facilities	$ 269.49/unit	$ 269.49/unit
Bridge/Freeway/Ramps	$ 1,902.47/unit	$ 1,208.93/unit
Open Space Acquisition	$ 529.33/unit	$ 103.89/unit
Community Center	$ 210.61/unit	$ 133.34/unit
Public Library	$ 210.60/unit	$ 133.33/unit
TOTAL	**$10,297.21/unit**	**$6,527.37/unit**

Source: City of Murrieta Planning Department, 2012

The development impact fees charged by the City have not increased from the fees reported in the 2008-2014 Housing Element. In comparison to other jurisdictions in the surrounding area, the City's fees are comparable for both single-family and multifamily units. While these fees should not constrain development, the City does attempt to assist affordable housing developments by completing infrastructure improvements when funds are available. The types of improvements, the City can or has assisted with historically include parks, open space acquisition, streets, signals and storm drainage.

6.1.10.C - Countywide Development Fees

In addition to the fees shown above, Table 6-7 provides additional development impact fees that are not controlled by the City, but may apply to development. These fees include:

- the Riverside County Multiple Species Habitat Conservation Program (MSHCP), which is a criteria-driven Habitat Conservation Plan intended to create a network of permanent open space;
- Transportation Uniform Mitigation Fee (TUMF) fees, intended to fund the mitigation of cumulative regional transportation impacts resulting from future development;
- Stevens Kangaroo Rat Mitigation Fees, to replace and preserve habitat for the species that may be affected by new development;
- School Impact Fees, which are determined by district to maintain healthy schools throughout the County; and

- Area Wide Drainage Fees, which were established to maintain and upgrade the City's drainage system as new development occurs.

Table 6-7: Countywide Development Fees

Fee Type	Fee Amount	
Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) Fees	Less than 8.1 dwelling units per acre = $1,938.00 per dwelling unit Between 8.1 and 14.0 dwelling units per acre = $1,241.00 per dwelling unit Greater than 14.0 dwelling units per acre = $1,008.00 per dwelling unit	
Transportation Uniform Mitigation Fee (TUMF)	Single-Family Residential = $9,812.00 per single-family residential unit Multifamily Residential = $6,890.00 per multifamily residential unit	
Kangaroo Rat Mitigation Fee	< 0.5 ac. = $250 / lot > 0.5 ac. = $500 / acre	
School Impact Fees	$3.80 per square foot for each single-family and multiple-family dwelling	
Area Wide Drainage Fee	Lots < 1 acre Murrieta Valley = $4,139.00 per acre Temecula Valley = $2,291.00 per acre Santa Gertrudis Valley = $1,179.00 per acre Warm Springs Valley = $677.00 per acre	Lots > 1 acre Murrieta Valley = $4,139.00 per lot Temecula Valley = $2,291.00 per lot Santa Gertrudis Valley = $1,179.00 per lot Warm Springs Valley = $677.00 per lot

Source: City of Murrieta Mitigation Fee Schedule 2012

The fees identified in Table 6-7 were not established by the City of Murrieta, but rather, for example, by the Riverside County Board of Supervisors or the school district. The City does not have the authority to waive or modified these fees; however, these fees are often examined and/or waived for affordable housing developments. For example, TUMP fees are not applied to affordable housing complexes and kangaroo rat fees are reduced for multifamily developments. These fees should not be viewed as a constraint because they are required for all new development and are often not applied to affordable development. In addition, as mentioned previously, the City does attempt to help lower development cost by assisting with infrastructure improvements and by purchasing land. The development impact fees charged by the County, with the exception of the TUMF, have not increased from the fees reported in the 2008-2014 Housing Element

6.1.10.D - Processing and Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if the agency does not complete its review in a timely manner or otherwise delays the start of construction. In general the City's processing times are consistent with the time frames for processing applications in nearby Temecula and Riverside County. The City understands that a lengthy processing time frame can increase design, financing and other costs, which, in turn, impact the final price of housing. Consequently, the City has worked to improve their permitting process by providing public counter services Monday through Friday in addition to establishing a streamlined permit processing system. The reduction in processing time results in a shorter holding time for the developer, which translates to cost savings that should be reflected in the prices or rents for the residential units. The City will continue to assess policies,

procedures, and fees to remove unnecessary delays or expenses to projects that may help to lower housing costs.

6.1.10.E - Permit Processing for Single-Family Construction

The permitting approval process for a residential project depends on the number of units requested by the applicant. If a property owner applies for permits to construct a Single-Family home the permitting process on average takes two to eight weeks. Once the applicant submits their plans and plan check fees the planning department begins their review for completeness. The more information an applicant provides and the quicker they correct any revisions on their plans, the shorter the permit processing time.

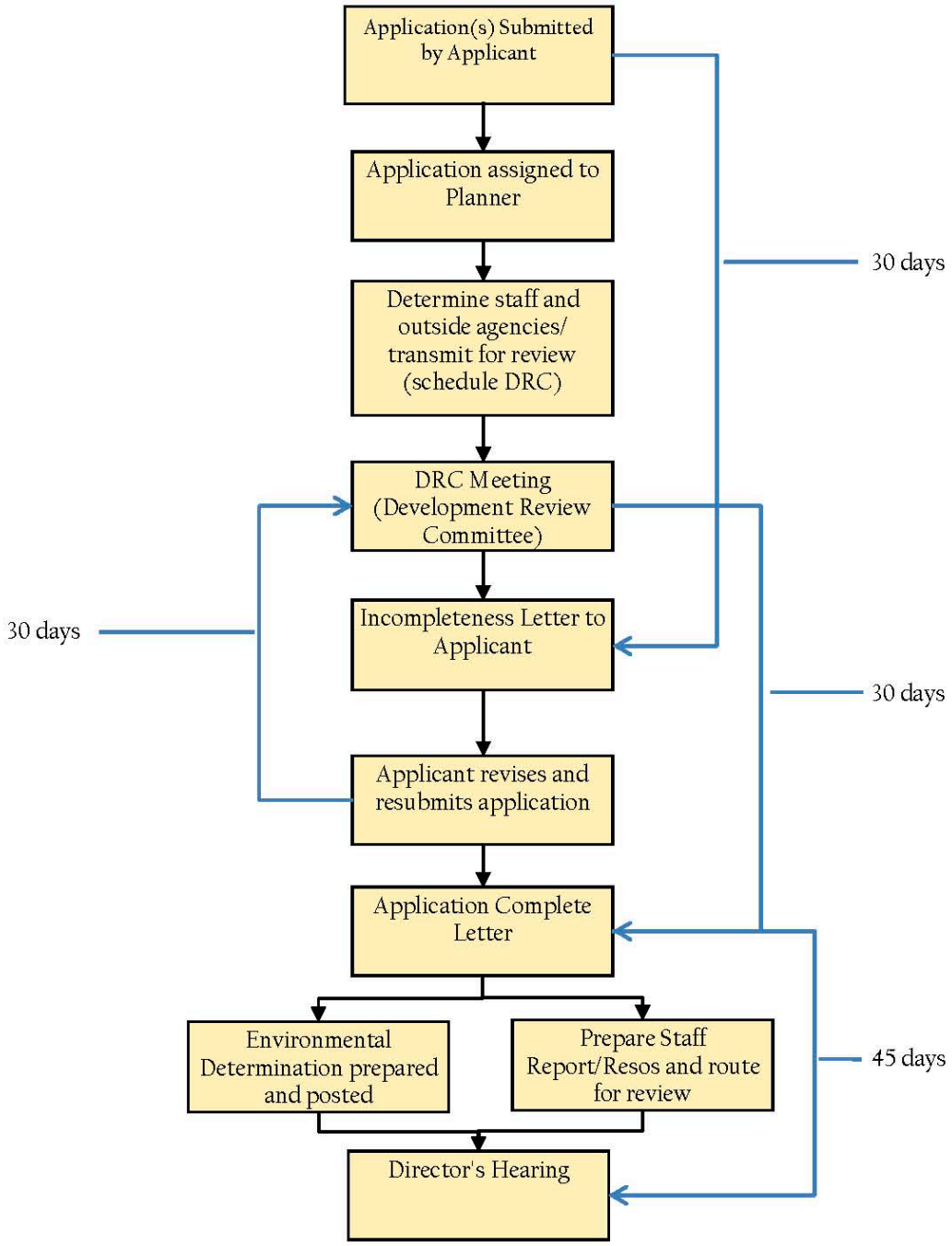
6.1.10.F - Permit Processing for Multifamily Construction

For a multifamily residential project the permitting procedure can be more complex and consequently can result in longer and more variable processing times. The City currently has two different processes for multifamily developments; one for projects with four or fewer units and another for projects with four or more. For projects with four or fewer units the plans are approved through a process known as Administrative Development Plan Review. Once the applicant submits their application and plans, an appointment it scheduled with the City's Development Review Committee (DRC) which is composed of City Staff. The DRC reviews the plans for completeness as well as assessing comments made by the various other City departments including, fire, public works and building. Once the plans have been approved by the DRC the City notifies the applicant that the project will be approved by the Planning Director. The Administrative Development Review Process typically takes between 8 to 12 weeks however the processing time is often dependent on how efficient the applicant is at revising and resubmitting plans if corrections are required.

For a multifamily development with four or more units the development review process requires approval by the Planning Commission. Upon submitting an application and development plans, the project is reviewed by the DRC initially for completeness and then to determine if any conditions of approval including required improvements are necessary to complete the project. Conditions of approval typically protect the health, safety and welfare of the public and ensure a project's consistency with established architectural design guidelines. Upon completing their review the DRC's conditions of approval are sent to the applicant. At the applicant's request a meeting can be scheduled to discuss the conditions of approval if necessary. If the applicant understands and accepts the DRC's findings and conditions the project is sent as a public hearing item before the Planning Commission. Findings and conditions do not exceed the limits and requirements of the State law. Any finding or conditions are provided primarily to ensure that the project is consistent with the City's General Plan, the Zoning Code and Health and Safety codes, Typical findings for a multifamily housing project includes analysis of street improvements, fire suppression, and water quality. In most cases a project would then be approved by the Planning Commission and permits would be issued soon after. The processing time for a multifamily development with four or more units typically takes between 14 to 18 weeks. Similar to the process for the projects with four or fewer units, the

processing time is often dependent on how efficient the applicant is at revising and resubmitting plans if corrections are required.

Development Review Process for Multi-family Project



6.1.11 - Variance

In some instances, a property owner or applicant may apply for a variance allowing for reduced setbacks, increased building height or a reduction in other development standards. The purpose of the variance is to provide a discretionary permit process that allows for deviations from applicable standards of the Zoning Code, provided very specific findings can be made pursuant to State law. The Planning Commission may approve or deny the variance based on the determination that there are compelling physical constraints which affect the ability of the property to meet the zoning requirements. The decision of the Planning Commission is final unless appealed to the City Council. The variance procedure does not burden housing development because the City's discretion in granting variances is tied to the limitations established by State law. A variance may take four to eight weeks for review, and an additional four weeks if appealed to City Council

6.2 - Housing for Disabled Persons

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions including minimum distance requirements that regulate the location of housing for persons with disabilities. There are no requirements, standards or regulations that present constraints to the development of housing for disabled individuals. The City has adopted "Universal Design" standards for new residential construction, which provides for the features intended to assist disabled or frail persons in remaining in their own homes. These regulations require 15% of all units to have universal design features, such as first floor accessibility and cooking facilities, and wider door and hallways.

In accordance with State law, Murrieta permits State-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts. Residential care facilities serving seven or more persons are a conditional use in all residential zoning districts. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The City's housing rehabilitation programs are designed to meet the needs of persons with disabilities who may require wheelchair ramps, wider doors, grab bars, and lower counter tops. These types of improvements are eligible under the City's housing rehabilitation loan programs.

6.2.1 - Americans with Disabilities Act

Building codes require that new residential construction and rehabilitation construction comply with the Federal Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new development to be fully accessible to the physically disabled. Unlike the Uniform Building Code, enforcement of ADA requirements is not at the discretion of the City, but is mandated under Federal law. Compliance with building codes and ADA increases the cost of housing production, and can potentially delay the rehabilitation of older properties required to be brought up to current standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

6.2.2 - Reasonable Accommodation

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing. The City's Senior Residential Overlay Zoning District and Universal Design requirements help facilitate reasonable accommodation by creating a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating site locations, funding, development and use of housing for the elderly with disabilities. On October 15, 2013, procedures for reasonable accommodation to assist persons with a disability were adopted by the Murrieta City Council. Throughout the planning period Staff will provide information for residents at City Hall and the City website.

6.3 - Non-Governmental Constraints

The production and availability of housing may be constrained both by government regulations and by non-governmental factors, such as natural hazards, construction costs, global climate change and interest rates on home mortgages.

6.3.1 - Natural Hazards

Natural hazards include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

6.3.1.A - Seismic Hazards

Two active faults are located within the City of Murrieta. The Elsinore Fault passes through the City to the west of Interstate 15 and the Wildomar Fault runs northwest/southeast through the City west of Interstate 15. Portions of these areas, especially along the Wildomar Fault, are subject to liquefaction. Liquefaction occurs when a mass of soil collapses from a sudden loss of cohesion due to an earth tremor or to a sudden increase in groundwater from an external source. The greatest potential danger due to earthquakes and liquefaction is the collapse of older residential units constructed from un-reinforced building materials.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 is used in California to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act prohibits new construction of houses within these zones unless a comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure. Areas along the Wildomar Fault are within a "Special Studies Zone" as designated under the Act, which would affect housing production.

6.3.1.B - Flood Hazards

Many areas of the City are within the 100-year flood zones, and there has been a history of severe flooding associated with overflow from Murrieta Creek and its tributaries. The flood zones in the City are primarily located between Jefferson Avenue and Hayes Avenue along Murrieta Creek and portions of Warm Springs

Creek. Portions of the City are subject to potential dam inundation zones associated with Lake Skinner and Diamond Valley Lake.

6.3.1.C - Wild Fires

Undeveloped hillside areas in and adjacent to the City can present a serious hazard due to the potential for large-scale wild fires. The threat is particularly significant during dry summer months and when there are strong "Santa Ana" winds. To mitigate the threat of wild fires, the Murrieta Fire Department, along with the California Department of Forestry, has initiated special response protocols to prevent and combat wild fires.

6.3.1.D - Hazardous Waste

Murrieta has a number of businesses that use hazardous materials or generate hazardous waste. There are also a numbers of sites in the City which have contamination associated with underground tanks used to store petroleum products. These sites are located in commercial and industrial zones. The City does not consider hazardous waste an overwhelming concern or constraint to the development of housing.

6.3.2 - Infrastructure Constraints

Site improvements and property dedications are important components of new development and contribute to the creation of decent and affordable housing. Residential development in Perris requires site improvements that vary by size and location. These improvements may include, but are not limited to:

- Separate and adequate distribution lines for domestic water supply
- Sewage collecting system where main lines of an adequate disposal system are available
- Adequate grading and surfacing of streets, highways, and alleys
- Concrete curbs and gutters
- Concrete sidewalks
- Fire hydrants at locations designated by the City engineer and Fire Department
- Traffic control devices
- Necessary barricades and safety devices
- Utility facilities including, but not limited to, wires, cables and ducts for distributing electricity, communication, and cable television
- Fees for, or dedication of, parks and recreation facilities
- Roadway widening
- Street lighting
- Median islands

Site improvements are required to ensure that there is adequate infrastructure for and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods; however, these site improvements can act as a constraint on the development of housing due to the significant commitment in cost for the developer, which in turn this cost is carried over into the purchase price of the home by the developer. To encourage the development of affordable housing many of these requirements and dedications can be waived by the City to help mitigate cost impacts. The City has also historically completed road, curb and

sewer improvements to allow an affordable housing developer to more easily development their project. In addition, Murrieta also attempts to offset the overall cost of development by purchasing land and donating it for an affordable housing project, which is typically a significant cost barrier when combined with infrastructure and construction costs. A brief summary of the principal infrastructure systems serving the City follows:

6.3.2.A - Water

Water is supplied to the City by the four water districts: Western Municipal Water District, Eastern Municipal Water District, Rancho California Water District, and Elsinore Valley Municipal Water District. Each district determines residential water backup charges, which are assessed on a sliding scale, according to zone. A water deposit and water meter fees are charged upon application for a residential building permit. It is difficult to anticipate the fees associated with water infrastructure as the cost varies greatly depending on the size of the project and the location of the site in the City. Table 6-8 illustrates the fees for each of the four districts. The availability of water in Murrieta is largely reflective of the resources available in the region as a whole including western Riverside County. The City has evaluated its available water resources as part of the General Plan 2035 and has established mitigation measures to ensure that adequate water is available for existing and future development.

Table 6-8 shows fees charged by the water districts to construct new infrastructure in rural areas. The fees have not changed since the 2008-2014 Housing Element was adopted. Furthermore, the housing opportunity sites, identified by the City, to accommodate their 2014-2021 RHNA are situated in areas where existing infrastructure is available to serve new development.

Table 6-8: Water District Fees

Water Provider	Primary Fee	Additional Fees
Eastern Murrieta Water District	$300/unit+$234 (for 5/8"line)+sewer treatment plant capacity; sewer financial participation, water financial participation	If more than 1 bedroom cost is 1 EDU* per Bedroom ($330 * # of bedrooms) 1 bedroom is calculated at .85*1 EDU. *EDU = Equivalent Dwelling Unit
Rancho California Water District New service installation (meter installation deposit and capacity fee)	Plan check & inspection = $6,000 for 1st 1,000 linear feet; $4/linear feet thereafter (deposit). $125/page of plans for as built/archive. ¾ inch line $1,685 drop in installation; $5,287 full installation in Rancho Div. ¾ inch line $2,508 drop in installation; $6,110 full installation Santa Rosa Div.	Plan check & inspection = $6,000 for 1st 1,000 linear feet; $4/linear feet thereafter (deposit). Detector check, submittal, plan check, and inspection = $4,000 $125/page of plans for as built/archive. Drop in installation Rancho: 1" meter $2,774 1 ½" meter $5,479 Full installation in Rancho: 1" meter $6,291 1 ½" meter $9,035 Drop in installation Santa Rosa: 1" meter $4,146 1 ½" meter $8,220 Full installation Santa Rosa: 1" meter $ 7,663 1 ½" meter $11,776
Western Municipal Water District	Meter Service Installation = $2,100 Drop in fee/¾" meter $ 380 DIF/meter $1,932 DIF/gross acre $2,045 Conservation/meter $50 Annexation MWD/acre $3,671 Annexation processing fee $500 Backflow inspection/meter $ 35 Plan check deposit = 5% of project cost Inspection deposit = quote based on quantity of pipe installed & various other factors. Mapping & recorded docs. = quote	Meter Service Installation = $2,100 Drop in fee/1" meter $ 425 Drop in fee/1 ½" meter $ 640 Drop in fee/2" meter $ 790 DIF/gross acre $2,045 Conservation/meter $ 50 Annexation MWD/acre $3,671 Annexation processing fee $ 500 Backflow inspection/meter $ 35 Plan check deposit = 5% of project cost Inspection deposit = quote based on quantity of pipe installed & various other factors. Mapping & recorded docs. = quote
Rancho California-Santa Rosa Water Reclamation/Western Municipal Water District	Wastewater/Sewer Connection Fees = $5,583 per *EDU *EDU = Equivalent Dwelling Unit	$5,583 x .90 for projects with individual laundry $5,583 x .85 for projects with common laundry facilities.

Source: City of Murrieta, 2012.

6.3.2.B - Sewer

The City's sewer system is maintained by the above mentioned water districts. The City has identified that there is existing sewer capacity to accommodate the development of residential units as allocated by the 2014-2021 RHNA. Recently, the Western Municipal Water District has initiated the removal of septic tanks and installed a new sewer system in Historic Downtown Murrieta.

6.3.2.C - Flood Control

The City of Murrieta is divided into four drainage areas: Murrieta Valley; Temecula Valley; Santa Gertrudis Valley; and Warm Springs Valley. A drainage fee is determined by the size of the development based on acreage and which drainage area the development is located in. Fee amounts are shown in Table 6-8. The drainage fee is paid prior to final map approval, or if associated with a development plan, prior to the issuance of a building permit.

6.3.3 - Construction Costs

Construction costs are the total costs to developers exclusive of profit, but including fees, materials, labor and financing. Construction costs for housing can vary significantly, depending on the type of housing, such as single-family detached homes, townhomes, and multiple-family apartments. However, even within a particular building type, construction costs vary by unit size and amenities. Furthermore, neighborhood resistance to some developments lengthens development time, driving up the holding costs. The difficulty of developing awkward infill sites can also add to costs. The permitted residential uses within the RR, ER, and SF residential zoning districts are primarily low-density single-family detached units. Development Plan approval for higher density development may also add to costs.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus, the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction.[4]

In the State of California, all projects utilizing public funds must pay prevailing wages to all workers employed on the project. This includes any residential or commercial project that is funded federal funds or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on publicly funded projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a publicly funded contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a publicly funded

[4] International Code Council, 2012.

project. The California Department of Industrial Relations provides links to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.[5]

6.3.3.A - International Code Council

Residential construction cost estimates established by the International Code Council (ICC) in fall 2012 indicate average costs of labor and materials between $96.58 and $144.89 per square foot for multifamily residential depending on the type of construction.[6] Single-family residential costs range between $105.93 and $136.37 per square foot, depending on the type of construction. Construction costs may vary based on the type of material used, location of development, structural features present, and other factors.

The data indicates that construction costs in the Murrieta vicinity can constitute approximately 40% of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only 4 to 14% of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Riverside County region. Particularly with the tightening of mortgage lending standards and increases in current rates, homebuilders may be slowing down on the construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

6.3.4 - Land Costs

Residential land prices contribute significantly to the cost of new housing. Location factors such as proper zoning, proximity to freeway access, public facilities, and intangible factors such as image and quality of life contribute to the demand and price of land. As fewer parcels become available for new development, the price for land increases.

[5] California Department of Industrial Relations
[6] International Code Council, 2012.

Due to the current economic downtown there is variation in land prices throughout the region. In general, land prices in Riverside County are more affordable than the Los Angeles, Orange, and San Diego markets; in fact, the lack of inexpensive residential land in Los Angeles, Orange, and San Diego Counties was a major impetus for the development of the Inland Empire, including Murrieta. Land prices along with home prices in Murrieta have become more affordable; however property acquisition remains one of the largest barriers to affordable housing development. Land cost may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. steep slopes, soil stability, seismic hazards or flooding) can also be factored into the cost of land.

While the City cannot control or influence the cost of land, Staff has indentified in the Housing Plan that the City will purchase properties in order to facilitate the development of affordable housing. The City spent $4.8 million on two properties totaling 8 acres during the 2008-2014 planning period, that are intended for the development of affordable housing. A developer has already been identified for one of the parcels while the other may be developed during the current planning period. While the elimination of the Redevelopment Agency creates new barriers, the City will continue to identify and purchase properties when funding is available to further reduce land cost as a barrier to the development of affordable housing.

6.3.5 - Financing

The availability of financing affects a resident's ability to purchase or improve a home and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions and there is very little a local government can do to affect these rates. In December 2012, the posted interest rate on resale single-family homes was 3.75% on a 30-year fixed-rate loan with a 20% down payment.[7]

First-time homebuyers tend to be the group most directly impacted by financing requirements. Mortgage interest rates for new home purchases ranged from 3% to 5% for a fixed rate 30-year loan in 2012. Lower initial rates may be available with Graduated Payment Mortgages (GPM), Adjustable Rate Mortgages (ARM), and Buy-Down Mortgages.[8] Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock. Given the economic downturn in 2008, interest rates have been lowered, but fewer first-time homebuyers are being approved for 30 year mortgages.

Interest rates in 2012 are at the lowest level recorded in year, and are not a direct constraint to affordable housing; however if a household only qualifies for a higher interest rate, it could pose a constraint to lower income families. A change by one percentage point can make a monthly payment out of reach for many lower income households. Financing for long term mortgages is generally available in Murrieta, subject to normal underwriting standards.

[7] U.S. Federal Reserve
[8] U.S. Federal Reserve

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80% loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5% and 20%. Also, the availability of financing for developers poses a constraint on development outside of the City's control.

The greatest impediment to home ownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for down-payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down-payment requirements and increase loan amounts to persons with good credit rating.

Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. HMDA data can be used to evaluate lender compliance with anti-discrimination laws and other consumer protection laws. The anti-discrimination laws include the Equal Credit Opportunity Act (ECOA) and the Fair Housing Act (FHA). These laws prohibit discrimination in home mortgage lending, among other things, on several bases such as race, national origin, sex, and age.

Table 6-9 presents the outcome of home purchase loan applications in 2007 by income of the applicants from HMDA data. The data is the most recent data for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) and for the purchase of single-family, duplexes, and manufactured homes. Due to changes in lending practices and stricter down payment requirements the overall number of applications dropped substantially in comparison to 2008. It is interesting to note that only 37% of the loan applications were received from above moderate-income households (earning greater than 120% of the AMI). Moderate-income households (80% to 120% of the AMI) and lower-income households (less than 80% of the Riverside AMI) accounted for approximately 38% and 25%, respectively. The average loan origination rate was 55%. Generally it may be assumed that the significant reduction in home prices may have allowed lower and moderate income households an opportunity to buy homes that were previously unaffordable prior to 2008.

Table 6-9: Disposition of Conventional Loan Applications

Applicant Income	Total Applications	Percent Originated[1]	Percent Denied	Percent Other[2]
Lower-Income (<80% AMI)	7,118	59%	18%	23%
Moderate-Income (80-120% AMI)	10,781	37%	9%	54%
Upper-Income(>120% AMI)	10,354	70%	18%	12%
Totals/Averages	**28,253**	**55%**	**15%**	**30%**

Source: Home Mortgage Disclosure Act (HMDA), Reported 2008.

Notes: (1) "Originated" refers to loans approved by the lender and accepted by the applicant.
(2) "Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.
(3) The total applicants for each income category do not sum to equal the total due to unavailability of income data for some applicants.

6.3.6 - Home Purchase Costs

Another constraint that affects the ability of a person, family, or household to purchase a home is the cost of the house itself and the costs that are associated with the purchase. In 2012, the median sales price of a home was reported to be $244,000.[9] While this price is moderate to low for the southern California region, it often exceeds what is considered affordable to the homebuyer. Other factors in home purchasing can constrain a buyer's ability to qualify for a buyer's loan such as high escrow costs, mortgage processing, title acquisition, realtor fees, etc. Factors such as homeowner associations, increased tax bills due to special assessment districts, and Mello-Roos districts also affect a potential homebuyer's ability to qualify for a loan.

[9] Data Quick, December 2012.

Housing Resources

Section 7

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Murrieta. The analysis provided includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

7.1 - Regional Housing Needs Allocation (RHNA)

For the 2014-2021 planning period, the City of Murrieta has a RHNA allocation of 1,573 units. This is a substantial decrease from the 2008-2014 allocation of 6,303 units. The RHNA allocation for the 2014-2021 planning period has been divided between four income categories as follows: 395 units for very-low income, 262 units for low income, 289 units for moderate income, and 627 units have been allocated to accommodate the above moderate income category.

Table 7-1: Fair Share Housing Needs 2014-2021

Very Low	Low	Moderate	Above Moderate	Total Adjusted Need
395	262	289	627	1,573

Source: Regional Housing Needs Assessment, SCAG October 2012.

Note: The 8 year planning period extends from January 1, 2014 to September 30, 2021.

7.2 - Zoning Appropriate to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development, and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools, public facilities, and support commercial. The City's Multiple Family Residential and Mixed Use designations provide the best opportunity for the development of affordable housing.

The State Housing and Community Development Department (HCD) have deemed affordability as correlated with density. Consequently, HCD has established "default densities" that by

definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000, and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Murrieta has a population greater than 25,000 and is within the Riverside MSA. Thus, HCD has determined that Murrieta's default density is 30 dwelling units per acre. During the previous planning period the City updated the General Plan and amended the Zoning Code to permit densities up to 30 dwelling units per acre to facilitate the development of a variety of housing opportunities.

Since the year 2000, a number of lower income housing developments have been constructed in the City. Affordable units have been created in the following three zones: Multi-Family 2 (MF-2), Multiple Use-3 (MU-3), and specific plan areas. It is important to note that many of the projects with affordable units have also utilized the City's density bonus incentives. The majority of the affordable units constructed in the City are zoned MF-2, which allows for a density of up to 15-18 dwelling units per acre. A total of three (3) projects with 1,046 units affordable to moderate-income households have been created at this density. The MF-2 zone is valuable in that it allows developers to provide units that are affordable to moderate-income households without requiring them to establish deed restrictions which can be a barrier for some developers. The MU-3 zone which allows up to 18 dwelling units has also facilitated the creation of affordable housing. Five complexes with a total of 245 affordable units with deed restrictions and 770 non deed restricted units have been constructed in the MU-3 zone. In addition to the MU-3 and MF-2 zones, specific plan areas (SP) have also allowed for the development of affordable units. In the DowntownMurrieta Specific Plan as well as the Murrieta Highlands Specific Plan, 13 deed restricted units and 183 unrestricted units have been constructed. Table 7-2 provides information about the affordable housing developments in the City that have been constructed since the year 2000.

Table 7-2: Existing Complexes with Affordable Units

Multifamily Complex	Zoning/ Max. Density	Year	Extremely Low	Very Low	Low	Moderate	Above Moderate
Camden Vineyards Total Units = 264 units	MF-2 15-18 du/ac	2001				*270*	
Madison Park Total Units = 284 units	MF-2 15-18 du/ac	2003				*284*	
Crescent Heights Total Units = 184 units	MF-2 15-18 du/ac	2003				*184*	
Eagle Glen Total Units = 320 units	MF-2 15-18 du/ac	2004				*308*	*12*
Reserves at Madison Park Total Units = 248 units	MU-3 18 du/ac	2004		13 (DR)		24 (DR) *211*	
Monte Vista Total Units = 64 units	MU-3 18 du/ac	2005	6 (DR)	46 (DR)	6 (DR)	5 (DR)	
Sonoma at Mapleton Total Units = 193 units	SP Varies	2005				*183*	*10*
Amberwalk Total Units = 111 units	SP Varies	2005		5 (DR)		9 (DR)	*97*
Hilltop at Winchester Total Units = 175 units	MU-3 18 du/ac	2006				*106*	*69*
Grande Isle Senior Apts Total Units = 453 units	MU-3 18 du/ac	2007				*453*	
3rd Street Homes Total Units = 4 Houses	SP Varies	2008			4 (DR)		
Monte Vista II Total Units = 40 units	MU-3 25 du/ac	2013	4 (DR)	24 (DR)	12 (DR)		
Total			10 (DR)	88 (DR)	22 (DR)	38 (DR) ***1,999***	***188***

Note: Italicized numbers indicate units not having a deed restriction.
Abbreviations: MF-2 = MutliFamily-2, MU-3 = Multiple Use-3 and SP refers to a Specific Plan
Source: City of Murrieta, 2012.

Table 7-2, shows that, historically, the City of Murrieta has been successful in the development of affordable housing, including very low- and low-income housing, within its existing zoning designations that allow densities below the required 30 du/ac minimum required by the State. The City recognizes that in rezoning land to allow for higher densities there is even greater potential for the development of affordable units.

The City of Murrieta, like many jurisdictions in western Riverside County, is in a unique situation to be able to provide affordable units in developments that are below the default densities established by the State. The cost of land, materials and development has always been lower than other counties such as Los Angeles, Orange, and San Diego. This, in turn, has resulted in a lower median home price that is typically affordable to low and moderate income families. The City has formed a strong partnership with Affirmed Housing Group (AHG). AHG was established in 1994, and develops and owns affordable apartment communities throughout California. Their current portfolio includes 23 apartment communities with over 2,200 units, and they currently have more than 600 new units in the development pipeline. In 2005, AHG completed the Monte Vista Apartments which includes 64 affordable units and is located on

Jefferson Avenue in Murrieta. In 2011 the City Council approved, Monte Vista II, a 40 unit development that is 100% affordable to lower income households. Monte Vista II held its official opening in February 2013.

In preparation for the development of Monte Vista II, AHG analyzed multiple sites in Downtown Murrieta, in the general vicinity of Jefferson and Juniper, ranging in size from 2 – 6 acres. The letter and pro forma provided in Appendix B illustrates a potential development recently analyzed by AHG. Based on current property values, AHG states that projects can be underwritten at Murrieta's current multifamily zoning (MF-2) density standard of 18 dwelling units per acre, and do not necessarily require the 1.35 density bonus allowable by SB 1818 to be financially viable.

To the extent property values do not increase significantly, AHG also states that the City's existing maximum density of 18 dwelling units per acre will continue to be sufficient to allow for development of affordable apartments, and the available 1.35 density bonus will extend the viability of this density restriction even with moderate increases in property acquisition costs. Significant increases in property costs will likely require an increase in per-unit contribution by the City. For developments on City owned property, affordable developments will remain viable at an 18 dwelling units per acre density.

In the last decade, City Staff has recognized that facilitating higher density developments can benefit both the housing developer and low income families if units are constructed. Consequently, Staff began to encourage developers by offering incentives, in an effort to assist in the development of higher density projects. Staff's efforts were resisted however; as developers expressed that the existing densities (up to 18 units per acre in the MF-2 and MU-3 zones) are conditions that are not only feasible, but economically favorable for them to develop housing. The resistance by developers to the build at densities above 18 dwelling units per acre may be explained by the development history of the City. Murrieta only recently experienced a surge in their total population and is still transitioning from a rural to a suburban community. Unlike many existing, older jurisdictions in more densely populated areas, Murrieta still has vacant land available that is relatively inexpensive by comparison. While the City has continued to plan for the future, by encouraging developers to utilize the existing density bonus ordinance and establishing new higher density zones, it is appropriate to allow the densities of the existing MF-2 and MU-3 zone to be considered in order to accommodate the remaining very low- and low-income RHNA allocation.

7.3 - Availability of Sites for Housing

State law requires that a community provide an adequate number of sites to allow for, and facilitate production of the City's fair share of regional housing. To determine whether the City has sufficient land to accommodate its fair share allocation for each income group, the City must identify "adequate sites." Under State law (California Government Code section 65583 c.l.), adequate sites are those with appropriate zoning and development standards, with services, and facilities, that allow and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential uses (such as mixed-use);

- Underutilized residentially zoned or non-residentially zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity;

An important component of the Murrieta Housing Element is the identification of sites and future housing development opportunities in the 2014-2021 planning period. All of the sites identified in the Sites Inventory section are either vacant residentially zoned sites or vacant residentially zoned sites that were recently rezoned to accommodate higher density development. In calculating their total unit capacity an 80% development potential is assumed and applied to the acreage, meaning that for a 5 acre parcel, only 4 acres are considered developable with the remaining acre available for infrastructure, right-of-ways and open space. Additionally, for each parcel with a density provided as a range, the maximum development density was assumed. For example, the Multi-Family 1 designation allows for between 10 and 15 units per acre, meaning that 15 units per acre will be used to determine the total unit capacity. In accordance with the Housing Plan the rezoning of properties identified in the tables below will occur within one to two years of the adoption of the Housing Element.

7.3.1 - Vacant Residentially Zoned Land to Accommodate Moderate and Above Moderate Income Development

Within the sites inventory the City has determined that vacant residential land zoned Single-Family-1 and Single-Family-2 is appropriate to accommodate the remaining RHNA allocation of 627 above moderate units. SF-1 allows for a density between 2.1 to 5 dwelling units per acre and SF-2 allows for between 5.1 and 10 dwelling units an acre. These zones typically allow for lower density development including single-family homes, condominiums, and town homes that would require significant assistance from the City in order to make them affordable to very low and low-income families. The City has identified 76 acres of vacant land zoned SF-1 and 15 acres zoned SF-2. This land at 80 percent development capacity and the maximum allowable densities can accommodate over 425 units.

To address the City's remaining moderate and above moderate income RHNA allocation, the City has identified land zoned Multi-Family 2 and Multiple Use-3; both allow between 15 and 18 dwelling units per acre. The City has identified 30 acres of vacant land zoned MF-2 and 108 acres of vacant land zoned MU-3. If the land zoned MF-2 is developed at 80 percent capacity and the maximum allowable density, approximately 438 units can be accommodated. Vacant land zoned MU-3 was calculated at 40 percent capacity, as allowed by the City's Development Code and the maximum allowable density of 18 units per acre, resulting in a total of 780 units. When combined, the number of units that can be accommodated on vacant land zoned MF-2 and MU-3 total 1,218 units. As these sites were identified in the City's 2008-2014 Housing Resources section, but were not developed during the previous planning period, they will remain as viable sites for the 2014-2021 cycle.

In identifying areas available to accommodate their remaining units, the City wants to ensure that multifamily units are not concentrated in any one area of the City. Consequently, the sites selected are scattered throughout the jurisdiction near existing residential uses or services to support new development. A map showing all vacant residentially zoned sites and a table providing parcel numbers, the area of each site and other development information is provided in Appendix A.

7.3.2 - Vacant Residentially Zoned Land to Accommodate Lower Income Development

To accommodate their lower income remaining 2008-2014 lower income RHNA allocation, the City created a new high density multifamily zone known as the Multi-Family 3 zone (MF-3). A minimum density of 30 dwelling units per acre was established for this zone. The City also created and implemented a new "Transit Oriented Development (TOD) Overlay Program" to provide for and allow a mixture of residential and non-residential development, in close proximity to transit. The area identified permits, by right, densities of 30 dwelling units per acre and is adjacent to Interstate 15 and Interstate 215, two major transportation routes.

In the 2008-2014 Housing Element, the City identified three sites to be rezoned to MF-3 and 78 acres of Transit Oriented Development (TOD) Overlay Program area to accommodate their very low and low-income RHNA allocation. During the planning period, Site Two, located at Jefferson and Juniper, was rezoned to the new MF-3 zone and a multi-family residential development, Monte Vista II was proposed and approved. The project is 100% affordable to lower income households and was developed at approximately 25 units per acre. The development was completed and opened in February of 2013. For the 2014-2021 Housing Element the City has removed Site 2 from their inventory, and retained Sites 1 and 3 which have been renumbered. Following a review of the City's existing parcel inventory within the TOD Program area, it was determined that the parcels listed in the previous Element have not been developed and will also be included in the 2014-2021 Element as potential opportunity sites.

In identifying areas available to accommodate their remaining units, the City wants to ensure that multifamily units are not concentrated in any one area of the City. Consequently, the sites selected are scattered throughout the jurisdiction near existing residential uses or services to support new development. A map showing all vacant residentially zoned sites and a table providing parcel numbers, the area of each site and other development information is provided in Appendix A.

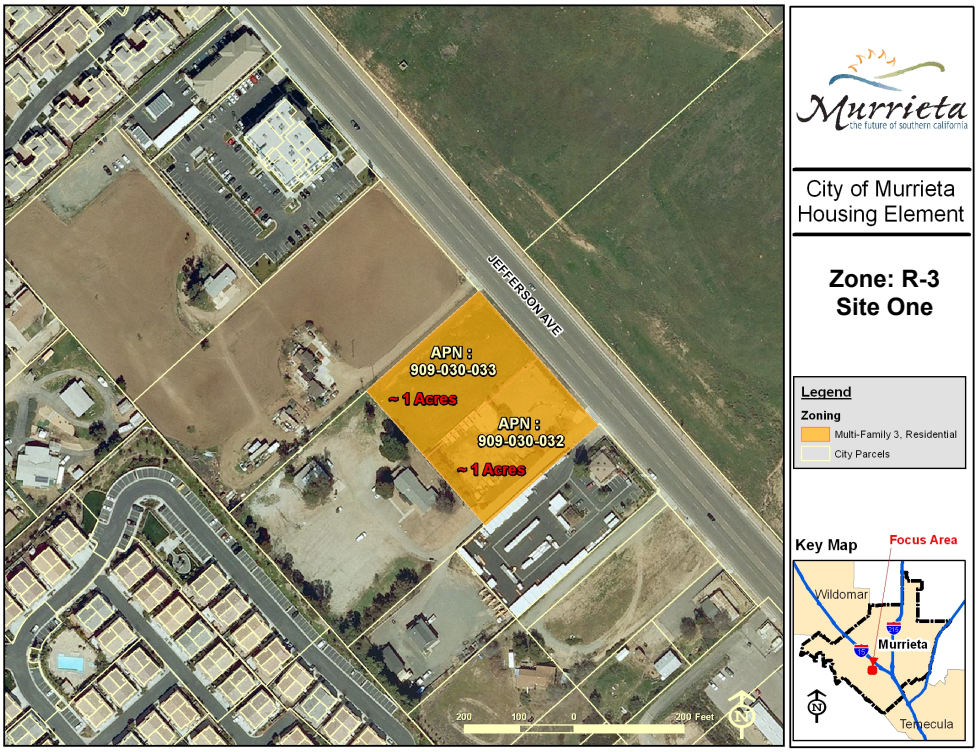
7.3.2.A - Site One – Jefferson South Property

Site One is located in the western half of the City, in close proximity to Interstate - 15. The site includes two contiguous vacant parcels totaling approximately 2.09 acres. Site One is bordered by Jefferson Avenue to the north with no official street boundaries to the south, west or east. The site is located within the Jefferson Avenue multi-modal, retail corridor and is zoned Multi-Family 3. The City purchased the site with the intention of developing housing where services and jobs are available.

During the 2008-2014 planning period, the Site One was rezoned from Multiple Use-3 to Multi-Family 3, which requires a minimum 30 dwelling units per acre. If developed at approximately 100% of its development potential, and at a density of 30 dwelling units per acre, Site One can accommodate 62 new units. This site is an appropriate to for the development of new higher density residential development, as the parcels are located in close proximity to existing multifamily homes developed in a Multi-Family 1 zone and retail services. The City anticipates that the remaining vacant parcels surrounding this site will also primarily include residential uses; consequently the development of these parcels would extend multifamily development in the area and create a more balanced mix of densities. There is also existing infrastructure that can be extended to provide services to the site. The City will offer a density bonus incentive, development concessions, site improvement assistance, HOME funding, when available, and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-1 illustrates the boundaries and location of Site One, while Appendix A includes the specific parcels indentified as part of the site.

Exhibit 7-1: Site One



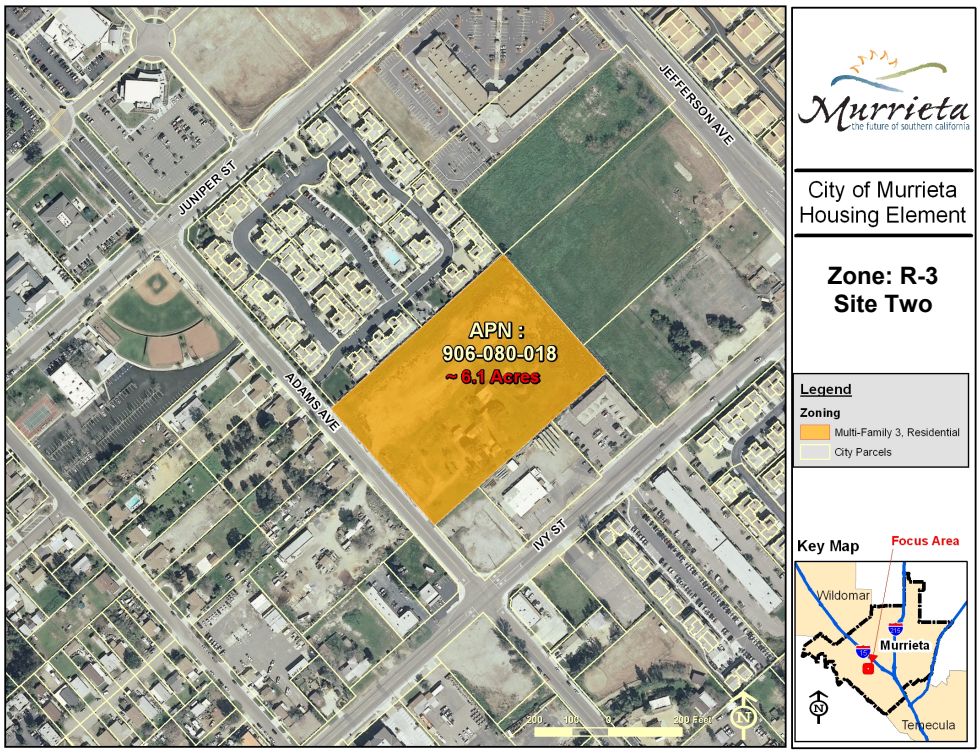
7.3.2.B - Site Two – Adams Avenue Property

Site Two is a 6 acre parcel located in the western half of the City in the Historic Murrieta Specific Plan area. The site is located northeast of the intersection of Adams Avenue and Ivy Street and is also in close proximity to Civic Center. Site Two is currently zoned Multi-Family 3, and is also owned by the City. The City purchased the site with the intention of developing an affordable housing development in the downtown where services and jobs are available. Site Two is in close proximity to Amberwalk, an existing affordable housing complex, suggesting that affordable housing is appropriate and supported by the neighborhood. The site is currently served by infrastructure that can support additional residential development.

During the 2008-2014 planning period, Site Two was rezoned from Village Residential to Multi-Family 3 which requires a minimum density of 30 dwelling units per acre. If developed at approximately 100% of its development potential and at a density of 30 dwelling units per acre, Site Two could accommodate 180 new units. In addition to the zone change, the City also amended the Historic Murrieta Specific Plan to allow for residential development up to 30 dwelling units per acre on this parcel. The City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-2 illustrates the boundaries and location of Site Two, while Appendix A includes the specific parcels indentified as part of the site.

Exhibit 7-2: Site Two



7.3.2.C - TOD Overlay Program

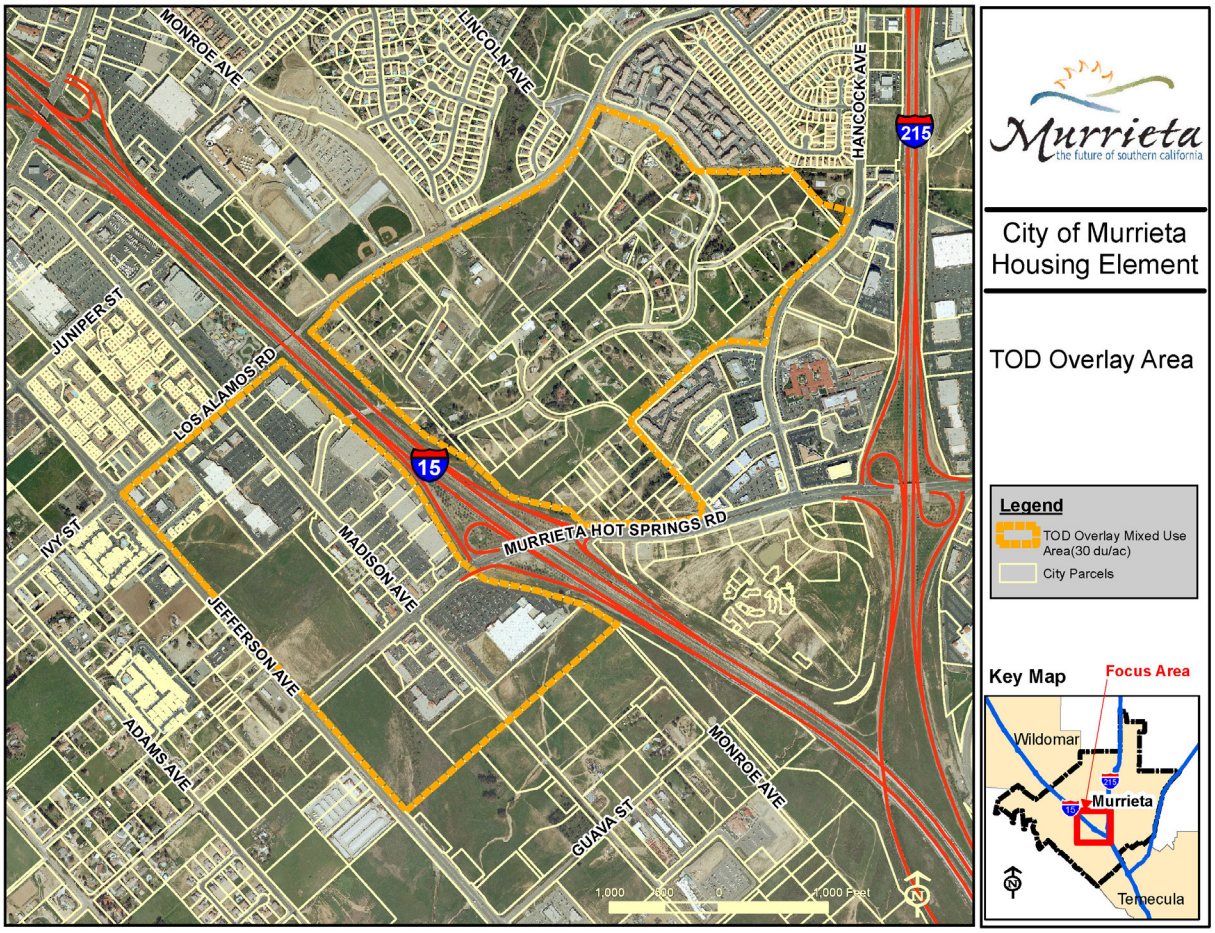
To accommodate a portion of the remaining low and very-low RHNA allocation, the City has established and implemented a new, "Transit Oriented Development (TOD) Overlay Program" to allow a mixture of residential and non-residential development in close proximity to transit. The TOD Overlay Program area has been established and consists of approximately 78 acres of land on either side of Interstate 15 (I-15). The area is bound by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and is situated just north of Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High Speed Rail. The City is working with the cities of Temecula, Lake Elsinore, and Wildomar to establish Jefferson Avenue as a multi-modal transit corridor, to provide better connectivity and smart growth opportunities, including a mixture of residential and non-residential uses.

The parcels located to the west of I-15 include an older commercial district, which provides opportunities for redevelopment. The commercial buildings are showing their age and properties are not being utilized to their full potential. In addition, several vacant parcels, situated along Murrieta Hot Springs Road, a major east/west thoroughfare and a connection for I-15 and I-215, are ideal for TOD and high density housing. The area on the east side of I-15 is comprised of vacant and underutilized parcels that include a range of single-family home types, sizes, and ages. Development has been gradually encroaching around its perimeters, making this section no longer viable as a single-family rural area. The TOD Overlay Program will permit by right 30 dwelling units per acre, and if developed at 100% of its development potential could accommodate approximately 2,340 units.

The State has determined that most assisted housing developments utilizing State or federal financial resources include 50 to 150 units. As indicated in Action 1.6 of the Housing Plan, the City will provide incentives and technical assistance through the processing of subdivision or larger parcels located in the TOD Overlay Program area to facilitate development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The existing infrastructure from Jefferson Avenue and Los Alamos Road can support residential development. The City will offer a density bonus incentive, development concessions, site improvement assistance, HOME funding, when available, and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-3 illustrates the boundaries and location of the TOD Overlay Program area.

Exhibit 7-3: TOD Overlay Program Area



7.4 - Summary of Available Sites

As shown in Table 7-3, the City is more than able to accommodate their 2014-2021 RHNA allocation of 1,573 units. Based on the permitted densities, vacant land zoned SF-1 and SF-2 and MU-3 can accommodate the City's above-moderate income RHNA allocation of 627 units. Similarly, vacant land zoned MF-2 can accommodate the City's moderate income RHNA allocation of 289 units. To accommodate their lower income RHNA, including the very low and low income allocations, totaling 657, the City has identified two opportunity sites that are zoned MF-3, permitting densities up to 30 dwelling units per acre. These two sites can accommodate approximately 242 units. Finally, the City has identified the TOD Overlay Program area, with permitted densities at 30 dwelling units per acre, to accommodate their remaining lower income RHNA allocation. The Program area can accommodate approximately 2,340 units.

Table 7-3: Accommodation of the RHNA

	Very Low/ Low	Moderate	Above Moderate	TOTAL
2014-2021 RHNA	**657**	**289**	**627**	**1,573**
Units Accommodated on vacant SF-1 and SF-2 zoned land	0	0	(425)	425
Units Accommodated on vacant MF-2 zoned land	0	(438)	0	438
Units Accommodated on vacant MU-3 zoned land	0	0	(780)	780
Units Accommodates on vacant MF-3 zoned	(242)	0	0	242
Units within the TOD Overlay Program area	(2,340)	0	0	2,340
Total remaining units	**0**[1]	**0**[1]	**0**[1]	**0**[1]

[1] While the number of units accommodated on MF-2 and MU-3 zoned land exceeds the City's RHNA allocation the City may not credit those units towards another income category unless the density is appropriate to accommodate those units. (i.e. although 1,205 units above moderate income are accommodated which is beyond the 627 RHNA allocation, the densities of the sites are not appropriate to accommodate the City's lower income RHNA.)

As shown in Table 7-3, the City is more than able to accommodate their remaining RHNA. Based on the sites identified, the City has shown a surplus of sites that can accommodate a total of 4,226 units; 2,653 units beyond their 2014-2021 RHNA allocation.

As discussed previously, the City of Murrieta has been successful in providing affordable housing within zoning designations that permit densities up to 18 units per acre. The City anticipates that creation of the MF-3 and TOD Overlay, which permit higher densities than ever previously allowed, will allow for the development of affordable housing to be more easily facilitated during the 2014-2021 planning period. The City recognizes that allowing for a variety of units in various areas at different densities is crucial to ensuring that affordable units are not concentrated in one specific area. It is also necessary to ensure that units of varying sizes, product types and styles can be developed. Based on the City's history of providing affordable units and the sites identified, the City has identified adequate opportunities for the production of affordable housing.

7.5 - Site Specific Constraints

7.5.1 - Environmental Constraints

Potential environmental constraints to future development of sites identified include the MSHCP and seismic and flooding hazards, which are addressed in the Non-Governmental Constraints Section of the Housing Element. Parcels identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are little additional constraints that would impede the development of new housing units in the future on the identified sites.

7.5.2 - Infrastructure

The City's five year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

7.6 - Resources

7.6.1 - Financial Resources

A variety of Federal, State, and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. In previous years, the primary source of funds for affordable housing activities in Cypress was from the Redevelopment Agency housing set-aside fund. The 2008-2014 Housing Plan identified the following programs as reliant on RDA set-aside funds:

- General Plan Review
- First Time Homebuyer Program
- Land/Property Acquisition Program
- Lot Consolidation Program
- Housing for ELI Households Program
- Monitor Affordable Units
- Purchase Land Covenants
- Riverside County Partnership Program
- Density Bonus Ordinance

- Fee Subsidies Program
- Incentives for Large Multi-Family Units
- Residential Development Standards

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. In January of 2012, City of Murrieta Redevelopment Agency was dissolved. The City created and selected the Murrieta Housing Authority to be the Successor Agency responsible for all enforceable obligations owed.

The City previously relied on estimated redevelopment housing set-aside revenues ranging from $1.8 to $2 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering its existing programs.

The following summarizes financial resources available to the City, private, and non-profit parties to preserve/create housing that is affordable. Programs that may be of use in Murrieta are listed below. Information related to these programs will be updated annually and made available by the City of Murrieta.

7.6.2 - Federal Programs

- **Community Development Block Grant Program (CDBG)** – This program is available and can be used to enhance and preserve the City's affordable housing stock. Funds are applied for through Riverside County. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily households with incomes not exceeding 80 percent of the County area median income.

- **Home Investment Partnership (HOME)** - Murrieta does not receive HOME funds directly from the Federal government. However, Murrieta can apply for HOME funds through the State of California's annual NOFA. Affordable rental housing projects in Murrieta can apply for HOME funds through the County of Riverside annual NOFA. HOME funds are used to assist low income (80% AMI) households.

- **Section 8 Rental Assistance Program** – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

- **Section 811/202 Program** – Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and disabled persons. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

- **Emergency Shelter Grant (ESG) Program** Funds emergency shelters, services and transitional housing for homeless individuals and families.

- **Neighborhood Stabilization Program (NSP) Funds** - Provide funds to purchase abandoned and foreclosed homes and residential property.

- **Housing Opportunities for Persons with AIDS (HOPWA)** - HOPWA is an entitlement grant distributed to the largest jurisdiction in each county. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

- **Supportive Housing Program** - Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.

- **Choice Neighborhoods Grants** - Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.

7.6.3 - State Programs

- **California Housing Finance Agency (CalHFA)** – CalHFA sells tax exempt bonds for below market rate loans to first-time homebuyers. The program operates through participating lenders who originate loans for CalHFA purchase.

- **Low-Income Housing Tax Credits (LIHTC)** – Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing.

- **Building Equity and Growth in Neighborhoods (BEGIN)** - Grants to cities to provide down payment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.

- **Cal Home** - Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.

- **Multifamily Housing Program (MHP)** – Deferred payment loans for new construction, rehabilitation, and preservation of rental housing. Administered by HCD.

- **Transit-Oriented Development Housing Program** - Under the program, low-interest loans are available as gap financing for rental housing developments that include

affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.

- **Infill Incentive Grant Program** - Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.

- **Infill Infrastructure Grant Program (IIG)** - Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.

- **Multifamily Housing Program** - Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.

- **Predevelopment Loan Program (PDLP)** - Provides predevelopment capital to finance the start of low income housing projects.

- **CalHFA Mental Health Services Act Funds** - Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.

- **CalHFA New Issue Bond Program (NIBP)** - Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.

- **Golden State Acquisition Fund (GSAF)** - Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.

- **Emergency Housing and Assistance Program Operating Facility Grants (EHAP)** - Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.

- **Emergency Housing and Assistance Program Capital Development (EHAPCD)** - Funds capital development activities for emergency shelters, transitional housing, and

safe havens that provide shelter and supportive services for homeless individuals and families.

- **Emergency Solutions Grant (ESG) Program** - Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

7.6.4 - Local Programs

- **Riverside County Mortgage Credit Certificate Program (MCC)** – Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies make certificates available.

- **Riverside County Mortgage Revenue Bond** – Bonds used to finance the development of multifamily housing for lower- and moderate-income households.

- **Home Improvement Grant** – Run by Riverside County, funding is available for exterior and/or interior repairs and improvements costing up to $10,000 for homeowners that are over age 62, or households where the head of household or spouse are handicapped or disabled.

7.6.5 - Administrative Resources

- **City of Murrieta Planning Department** – The primary responsibility of the Planning Department is the long-range planning and physical development of the City to promote livability and appearance. The department ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan. It is also responsible for the administration of the General Plan and implementation of the Zoning Ordinance and Specific Plans.

- **City of Murrieta Housing Authority** – The Housing Authority is responsible for the City's redevelopment, and affordable housing activities. Staff manages the CDBG, and HOME funds, and is active in filing grant applications and administration of funds made available for City programs. The Authority is also responsible for projects involving affordable housing development through new construction and acquisition/rehabilitation, when funding is available.

Progress Report

Section 8

The Progress Report reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period. The City of Murrieta 2008-2014 Housing Element identified five goals to be implemented during the previous planning period. Each goal has specific policies that were to be achieved in order to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy has specific actions and quantified objectives that were to be implemented to accomplish the goal of the program. Each of the actions and objectives had a timeframe for completion along with a responsible agency to monitor the program.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the program. Pursuant to Government Code Section 65588 local governments shall review their Housing Element and evaluate the following:

1) The progress of the City or County in implementation of the housing element.

2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

3) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2006. Table 8-1 provides a summary of housing programs that have been achieved, partially achieved or not achieved.

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Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.1 – General Plan Review **Objective:** Complete a General Plan update and continue to review the Zoning Code for inconsistencies and standards that may prevent the development of affordable housing.	**Effectiveness:** On July 19, 2011, the Murrieta City Council voted to adopt General Plan 2035 and certify the Final Environmental Impact Report, as well as adopt the Climate Action Plan. The General Plan 2035, made significant changes to simplify the land use designations, reducing the number of designations that allow residential uses from eight to four. In late 2012, the City initiated an update of the Zoning Code to ensure consistency with the new General Plan. Due to staffing reductions in the Community Development Department, a comprehensive Zoning Code update is in process, but has not been completed. **Appropriateness:** The City anticipates that Staff will be able to effectively implement this program during the planning period. For the 2014-2021 planning period, the City will continue to review the General Plan and Zoning Code periodically to maintain consistency and ensure that development standards do not prevent or constrain the development of housing for all income levels. This program will be included in the 2014-2021 Housing Element.
Action 1.2 – Land Use Database **Objective:** Provide information on development opportunities to interested developers online, at City Hall and in other public places.	**Effectiveness:** The City maintains and regularly updates an inventory of available and potential development opportunity areas. City Staff is prepared to assist interested developers with information on development opportunity sites and the City has a history of providing City-owned land for the development of new affordable units. In 2008, the City purchased a 2 acre site at the corner of Jefferson Avenue and Juniper Avenue known as "Monte Vista II" for approximately $1.3 million. This development is the extension of the existing Monte Vista project, an affordable housing complex with 64 deed restricted units. Construction was initiated in 2011 to develop 40 rental units, all affordable to moderate and low income households. Monte Vista II was officially opened in February 2013. **Appropriateness:** The City was able to effectively implement this program during the planning period. For the 2014-2021 planning period, the City will continue to provide information on development opportunities to interested developers at City Hall and in other public places. This program will be included in the 2014-2021 Housing Element

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.3– First-Time Home Buyer Assistance Program **Objective:** The City will also establish the program and provide information at City Hall, on the City's website and in other public places to increase awareness. Assist 10 units during the planning period.	**Effectiveness:** The City was able to establish a first-time homebuyer assistance program in 2010 and administered $20,000 loans to 6 households in fiscal year 2010-2011. With the dissolution of the Murrieta Redevelopment Agency in January 2012, funding for this program was suspended. As the City has created and identified the Murrieta Housing Authority as the successor agency to the RDA, the Housing Authority will be responsible for the continuation of the program, should funding become available. It is possible that as the initial 6 loans are repaid to the City, that this funding may be available to assist additional households, however a number of the households assisted are in the process of foreclosure, meaning that the City's funds may not be recovered. The City continues to seek new funding sources for the program. **Appropriateness:** While this program will be included in the 2014-2021 Housing Element the program will be administered based on funds available. It is the City's hope that as the economy improves, having this program in place will allow Staff to easily begin accepting applications when funding is available. This program will be included in the 2014-2021 Housing Element
Action 1.4– Land and Property Acquisition Program **Objective:** Allocate $4.8 million in set aside funds to purchase three properties totaling 10.09 acres of land in order to construct 302 affordable units.	**Effectiveness:** In 2008, the City purchased a 2 acre site at the corner of Jefferson Avenue and Juniper Avenue known as "Monte Vista II" for approximately $1.3 million. This development is the extension of the existing Monte Vista project, an affordable housing complex with 64 deed restricted units. Construction was initiated in 2011 to develop 40 rental units, all affordable to moderate and low income households. Earlier in the planning period, the City also closed on a 6.2 acre property on Adams Avenue using $3.5 million in redevelopment set-aside funds. Development of this parcel has not occurred. The City was able to achieve its goal of acquiring 10.9 acres of land for the purposes of facilitating the development of new affordable units. **Appropriateness:** While this program will be included in the 2014-2021 Housing Element the program will be administered based on funds available. As the City has created and identified the Murrieta Housing Authority as the successor agency to the RDA, the Housing Authority will be responsible for the continuation of the program. It is the City's hope that as the economy improves having this program in place will allow Staff to purchase sites when funding is available. This program will be included in the 2014-2021 Housing Element

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.5 - Lot Consolidation Program **Objective:** The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.	**Effectiveness:** The City has not to date had an application or a request from a developer to consolidate lots for the purposes of creating a larger development. The City has historically offered development incentives for projects that include affordable units and will continue to offer these incentives for projects requiring lot consolidation actions. On a case-by-case basis the City does review projects and provides project assistance to developments that include affordable units, when funding is available. **Appropriateness:** The City recognizes the importance of offering incentives to encourage lot consolidation and will continue to provide incentives when feasible. The City will continue to provide information on this program to developers with applicable projects. While funding is limited, the City recognizes the importance of maintaining this program, which will allow Staff to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.
Action 1.6 – Large Sites Program **Objective:** The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis. Monitor the program bi-annually.	**Effectiveness:** The City has not to date had an application or a request from a developer to subdivide larger parcels for the purposes of developing new residential units affordable to lower income households. The City has historically offered development incentives for projects that include affordable units and will continue to offer these incentives for projects requiring the subdivision of larger parcels. The City currently monitors the number of large sites available to be developed for a variety of income groups to determine the effectiveness of the program. **Appropriateness:** As there remain a number of larger parcels (>15 acres) located in the TOD Overlay Program area, which is identified as a housing opportunity area, the City will continue to provide incentives, when feasible, to assist with subdivision to facilitate and encourage the development of a variety of housing opportunities. While funding is limited, the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.7 – Housing for Extremely Low Income Families **Objectives:** The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.	**Effectiveness:** Throughout the planning period, the City has continued to apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. The former Redevelopment Agency, newly created Murrieta Housing Authority have continued to monitor and access potential funding sources, including CDBG and HOME funds. The City currently provides information on their website and at City Hall on applicable programs and assistance available through the City, County and State. **Appropriateness:** The City recognizes the importance of providing direct support of low-income housing construction and rehabilitation. The City will continue to provide information on available programs and funding opportunities to residents on City website and at City Hall. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.1 –Property Maintenance Enforcement **Objective:** Maintain the quality of the existing housing stock by addressing code violations as they are reported. Refer eligible property owners to Riverside County programs if property maintenance funding is needed.	**Effectiveness:** The Police Department operates the Code Enforcement Program. Code enforcement officers inspect residences to make sure they are in compliance with the California Building Code and the City's Municipal Code. If tenants complain about maintenance problems, Code Enforcement will investigate the complaint and send violation notices if necessary. As the majority of the residential units in the City were constructed after 1980, the code enforcement violations reported are often minor and do not result in major health and safety violations. The City's program has successfully brought cited residential units into compliance with City codes. **Appropriateness:** This program will increase in its effectiveness in the future as the age of the housing stock increases. The City will continue to use the Code Enforcement Program to regulate property maintenance and compliance with the California Building Code and the City's Municipal Code. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.2 – Monitor Affordable Units **Objective:** Maintain a list of affordable units throughout the City including affordability information to ensure property owners are compliant with deed restrictions and to preserve affordable units.	**Effectiveness:** The City currently has a number of deed restricted units throughout the City. As shown in the Housing Profile section, the existing complexes with covenants will remain affordable until after 2050. The City maintains compliance with AB 987 and publishes a table annually with information on affordable units that exist in the City. **Appropriateness:** The City maintains a number of affordable units through existing deed restrictions. No units are at-risk of conversion to market rate during the 2014-2021 planning period. An inventory of affordable units will be kept up-to-date by the Murrieta Housing Authority to monitor affordable units throughout the planning period and update the list with new deed restricted properties that are developed during the planning period. This program will be included in the 2014-2021 Housing Element.
Action 2.3– Purchase Housing Covenants **Objective:** The City will budget $200,000-300,000 during the planning period to allow for the creation of 10 affordable units within the planning period.	**Effectiveness:** With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City had limited funding available to accomplish the objectives of this program. Therefore the City was unable to meet its planned objective to purchase convents to create 10 new affordable units during the 2008-2014 planning period. **Appropriateness:** The City recognizes that purchasing covenants is an ideal method for the creation of new affordable units, without requiring new construction. Currently, funding for this program is limited; however the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. The City will continue to discuss the potential for conversion of units from market rate to affordable with property owners whenever possible to identify future opportunities. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.4 –Neighborhood Stabilization Program **Objective:** Support local organizations to ensure their continued ability to provide services to residents.	**Effectiveness:** When necessary the City provides letters of support for participating organizations such as: Habitat for Humanity and the Housing Authority of Riverside to ensure that these organizations have funding to assist the City with foreclosure property rehabilitation and the resale of units to moderate and low-income homebuyers. **Appropriateness:** While the number of foreclosed priorities in the City has lessened, the Neighborhood Stabilization Program continues to offer funds to purchase and redevelop foreclosed and abandoned homes and residential properties to stabilize existing neighborhoods. The City will continue to offer their support in any way possible to participating organizations to ensure funding is available to assist the City with foreclosure property rehabilitation and the resale of units to moderate and low-income homebuyers. This program will be included in the 2014-2021 Housing Element.
Action 2.5– Energy Efficient Design **Objective**: Apply for $881,500 in funding to focus on energy efficiency and sustainability in the General Plan update.	**Effectiveness:** On an ongoing basis the City reviews applicable ordinances and recommends changes to encourage energy efficient housing design and practices that are consistent with state regulations. In October 2009, the City applied for $881,500 in Energy Efficiency Community Development Block Grant (EECDBG) money and was awarded the full amount to assist with the General Plan update. As part of the 2035 General Plan update the City prepared a Healthy Community Element and addressed energy efficiency through the required Elements. **Appropriateness:** The City recognizes the importance of encouraging energy efficient design, particularly in the design of new residential units for lower income households. The City will continue to encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures. Staff will provide information on available programs and funding opportunities to residents on City website and at City Hall. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.6 – Riverside County Partnership Program **Objective:** Increase resident awareness about housing programs offered by the County by providing information at City Hall and on the City's website.	**Effectiveness:** The City currently offers information on their website and on City Hall on housing programs offered by the City, the County of Riverside Housing Authority, and other local housing service providers. **Appropriateness:** The County offers a variety of housing assistance programs that can supplement the City's current housing programs. Consequently, the City will continue to provide information on programs offered by the County on the City website, at City Hall, and in other public places. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.1 – Density Bonus Ordinance **Objective**: Provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness. Encourage the construction of 10 units over the planning period.	**Effectiveness:** Section 16.20 of the Development Code provides for density bonuses pursuant to the provisions of State law. In late 2012, the City completed a review of the density bonus provisions and on October 15, 2013, the City Council adopted an updated ordinance. The updates completed ensure that the City is in compliance with State law. City staff has made the Code provisions readily available to those developers seeking a density bonus and actively supports these bonuses when they are in compliance with the State law and the Development Code. In 2010, the City Council approved a 10 percent density bonus, for the Monte Vista II project, allowing four more units to complete the planned 40 unit development. **Appropriateness:** The City recognizes the importance of offering incentives like the density bonus incentive and will continue to provide this incentive in the future. The City will continue to provide information on this program to developers with applicable projects. While funding is limited, the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.2 – Permit Processing Time **Objective:** Provide information about permit streamlining at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** Throughout the planning period, the City offered and promoted streamlined development processing, prioritizing the review of projects that include affordable units. Staff continuously facilitates inter-departmental collaboration to ensure that the application process is as efficient as possible. **Appropriateness:** The City recognizes the importance of providing a streamlined review process and approving residential projects as quickly as possible to minimize funds lost due to schedule delays. This program will be included in the 2014-2021 Housing Element.
Action 3.3 – Fee Subsidies for Extremely Low-Income Households **Objective:** Provide information about fee subsidies for residential development that includes units for extremely low income units at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** In 2006, the City of Murrieta conditioned two developers proposing within the redevelopment area to provide 15 percent of the units constructed to be set-aside as affordable, 18 for very low- and 22 for moderate-income, for a total of 40 affordable units. These developments had portions of their development fees waived. Later in the planning period the City worked with Affirmed Housing to construct 40 affordable units in the new Monte Vista II project. To achieve 100 percent affordability the City provided the land worth more than $1.3 million for the development and subsidized fees to make development feasible. **Appropriateness:** The City recognizes the importance of offering incentives including fee subsidies to encourage the development of housing for extremely low income households and will continue to provide incentives when feasible. The City will continue to provide information on this program to developers with applicable projects. While funding is limited, the City recognizes the significance of maintaining this program, which will allow Staff to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.4 – Incentives for Large Multifamily Units **Objective:** Aim to construct 16 multifamily rental units with three or more bedrooms in the planning period.	**Effectiveness:** In 2008, the City purchased a 2 acre site at the corner of Jefferson Avenue and Juniper Avenue for approximately $1.3 million, to develop a new residential project called "Monte Vista II". This development is the extension of the existing Monte Vista project, an affordable housing complex with 64 deed restricted units. Construction was initiated in 2011 to develop 40 rental units, all affordable to moderate and low income households. The project includes 4 units with 3 bedrooms and 16 units with 4 bedrooms. The City achieved its objective to construct 16 units for large families during the planning period. **Appropriateness:** Large renter households continue to be a prominent special needs group in the City, as identified in Chapter 5, *Housing Needs*. The City will continue to provide incentives, when feasible, to encourage developers to provide units with three or more bedrooms. While funding is limited, the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.5 – Residential Development Standards **Objectives:** Review development standards to identify constraints and remove or offset constraints where possible.	**Effectiveness:** On July 19, 2011, the Murrieta City Council voted to adopt General Plan 2035. The General Plan 2035, made significant changes to simplify the land use designations, reducing the number of designations that allow residential uses from eight to four. In late 2012 the City initiated an update of the Zoning Code to ensure consistency with the new General Plan. Due to staffing reductions in the Community Development Department, a comprehensive Zoning Code update is in process, but has not been completed or adopted. As part of the Zoning Code update Staff committed to review the residential development standards to identify potential constraints to the development of affordable housing and housing for special groups such as disabled individuals. Specific standards focused on include: lot coverage, parking requirements and minimum parcel size. In general the City is flexible and committed to the provision of affordable units, even if development standard modifications are required. During the planning period, the City worked with Affirmed Housing Group to develop Monte Vista II, a multifamily development with 40 affordable units. To achieve additional affordable units the City allowed modifications for on-site circulation and access as well as reduced parking standards. **Appropriateness:** The City recognizes the importance of reviewing their development standards on a regular basis and seeking input from developers to identify potential constraints to the development affordable housing. The City will continue to review their standards and address any standards that may be identified in the 2014-2021 Housing Element. This program will be included in the 2014-2021 Housing Element.
Action 3.6 – Second Unit Ordinance **Objective:** Construct 5 units over the planning period.	**Effectiveness:** In March of 2013, a revised version of the City's second unit ordinance was presented to the City Council for adoption. The update to the City's existing ordinance ensures that the City is compliance with State law. During the 2008-2014 planning period, the City continued to provide for second units in R-1 zones with an appropriate lot area. Since 2006, 18 second unit developments were approved, an average of 3 per year, which surpasses the City's goal of 5 new units during the planning period. **Appropriateness:** The City recognizes second units as an affordable housing option and will continue to allow for second units to be constructed. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.7 – Water and Sewer Service Providers **Objective:** Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.	**Effectiveness:** Following the certification and adoption of the 2008-2014 Housing Element the City submitted the final draft to the appropriate water and sewer service providers. **Appropriateness:** As required by State law, the City will submit the final 2014-2021 Housing Element to local water and sewer providers for their review and input. This program will be included in the 2014-2021 Housing Element.
Action 3.8 - Flood Management **Objective:** Ensure that flood risks are considered when making land use decisions	**Effectiveness:** In accordance with Government Code Section 65302, as part of the recent General Plan update the City revised the Conservation and Safety Elements to take into account potential flood risks based on updates to the Land Use Element. Specifically, the City has updated the Conservation Element to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management. Additionally, the Safety Element has been updated to include information regarding flood hazards and establishes a set of comprehensive goals, policies, and objectives for the protection of Murrieta residents from the unreasonable risks of flooding. **Appropriateness:** As the City recently completed a General Plan update in 2011, and the Safety and Conservation Elements were appropriately revised, this action is no longer necessary. This program will not be included in the 2014-2021 Housing Element.

Goal 4: Promote equal housing opportunity for all residents.	
Program	**Accomplishments**
Action 4.1 – Reasonable Accommodation **Objective:** Provide information about reasonable accommodation at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** On October 15, 2013, the City Council adopted an ordinance establishing a reasonable accommodation procedure to address existing constraints to the provision of accommodations for persons with disabilities. The City is committed to assisting residents in need of reasonable accommodation and will continue to direct eligible residents to apply for applicable funds through the Riverside County including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG). The HRLP provides one-time loans to qualified low-income homeowners to repair or improve the quality of their homes. The loan is designed to address health and safety issues, Housing Quality Standards (HQS) and improve substandard living conditions within the scope of eligible program repairs. The SHRG Program provides one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively. **Appropriateness:** The City has effectively implemented this program within the 2008-2014 planning period. Due to staffing restrictions, the timeframe was pushed back from the goal date; however, the program is in place and will be advertised by the end of the planning period. For the 2014-2021 planning period the City will continue to partner with the County of Riverside and will promote the adopted reasonable accommodation procedures on the City website and at City Hall.

Goal 4: Promote equal housing opportunity for all residents.	
Program	**Accomplishments**
Action 4.2 – Fair Housing **Objective:** Cooperate as needed with the Fair Housing Council of Riverside County, Inc., to mediate housing issues involving Murrieta residents. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** The City maintains an active partnership with the Riverside County Fair Housing Council. The City provides information to residents on the process to file complaints with the Fair Housing Council to eliminate housing discrimination. Throughout the planning period the City has made pamphlets available at City Hall regarding information about fair housing as provided by the Fair Housing Council. With the elimination of the Redevelopment Agency, the Murrieta Housing Authority has been identified to maintain the City's relationship with the Fair Housing Council and will continue to provide information about tenant and landlord housing rights offered. The Housing Authority will work cooperatively with the Fair Housing Council to actively pursue any complaints of housing discrimination within the City. **Appropriateness:** The City will continue to be involved with the Fair Housing Council to eliminate housing discrimination and distribute information to the public about how they can report housing discrimination. This program will be included in the 2014-2021 Housing Element.
Action 4.3– Homeless Assistance Program **Objective:** Provide referrals to the appropriate organizations.	**Effectiveness:** During the 2008-2014 planning period, approximately 2 homeless individuals were identified in the City. Throughout the planning period, City continued to assist local nonprofit organizations that have expertise in assisting homeless persons and families to apply for funding from the Riverside County CDBG program. Currently, organizations apply to the City and the City is responsible for reviewing applications and recommending specific organizations receive funding. During the planning period the following organizations located in Murrieta were assisted: Boys and Girls Club - S.W. County, Domestic Violence Services, Community Food Pantry of Murrieta, Murrieta Rescue Mission, and the Women's Health Assistance Program. CDBG funds are critical for these organizations, allowing them to provide irreplaceable services to extremely low-income families in the community. **Appropriateness:** The newly formed Murrieta Housing Authority will be responsible for the CDBG application process and assisting organizations in successfully acquiring funding for the 2014-2021 planning period. The City will provide information on the City website and will continue to partner with local agencies to make sure that the proper services are available for extremely low income residents. This program will be included in the 2014-2021 Housing Element.

Goal 4: Promote equal housing opportunity for all residents.	
Program	**Accomplishments**
Action 4.4 – Foreclosure Prevention Program **Objective:** Provide information on the City's website, at City Hall and in other public places regarding organizations and programs that address how to prevent and address foreclosure if it does occur.	**Effectiveness:** Through the County of Riverside Housing Authority and the Fair Housing Council of Riverside County, the City provides residents with foreclosure counseling services. The Fair Housing Council holds workshops once a month at various locations throughout the region for homeowners that are struggling to afford their mortgage payments and are at risk of foreclosure. Homeowners are advised to bring specific financial materials (i.e. tax returns and pay stubs) so that a counselor can assist them personally. **Appropriateness:** While the number of foreclosed properties and households in need of foreclosure services has drastically declined since 2008, this program offers a valuable service and important information to households that are struggling to afford their home payments. The City will continue to promote available counseling services and will provide this information on the City's website and at City Hall. This program will be included in the 2014-2021 Housing Element.

Goal 5: Identify adequate sites to achieve housing variety.	
Program	**Accomplishments**
Action 5.1 – Ensure Adequate Sites to Accommodate Allocated Regional Housing Growth **Objective:** Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City's website to non-profit and for-profit housing developers.	**Effectiveness:** Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments in the time specified in the Housing Plan. In late 2012, the City initiated implementation of the proposed TOD overlay, including development standards to facilitate the development of a variety of housing types at densities appropriate to accommodate lower income housing construction. The City also established a new Multiple-Family 3 zone that allows residential development at 30 dwelling units per acre. Both the MF-3 zone and the TOD overlay were adopted by the City Council on October 15, 2013. **Appropriateness:** The City will continue to make available appropriate sites to accommodate their RHNA allocation. As adequate sites, with appropriate zoning to encourage and facilitate the development of a variety of housing opportunities, are available for the 2014-2021 planning period, and no rezoning is required, the City will modify the program to focus on maintaining their sites inventory and providing information to interested developers. This program will be included in the 2014-2021 Housing Element.
Action 5.2 – Provide Emergency and Transitional Housing **Objective:** Ensure that the housing need of all residents is met by providing opportunities for transitional housing, emergency shelters and SRO units to be accommodated within the City.	**Effectiveness:** Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments in the time specified in the Housing Plan. In late 2012, the City drafted an ordinance amending the Zoning Code to allow emergency shelters in the Business Park (BP) Zone by right without any other discretionary permit required. The City also amended the Zoning Ordinance to allow transitional and supportive housing as a residential use, subject to the same requirements that apply to other residential uses in that same zone. This ordinance was adopted by the City Council on October 15, 2013. **Appropriateness:** As the City has completed the required rezoning to ensure that emergency and transitional housing opportunities are permitted, this program will be included in the 2014-2021 Housing Element as a program to monitor available sites.

Table 8-1: Summary of Housing Program Provisions and Achievement			
Program/Objective	Achieved	Partially Achieved	Not Achieved
Goal 1. Increased opportunities for affordable housing			
1.1. General Plan Review	X		
1.2. Land Use Database	X		
1.3. First Time Home Buyer Assistance		X	
1.4. Land and Property Acquisition	X		
1.5. Lot Consolidation	X		
1.6. Large Sites	X		
1.7. Housing for ELI Families	X		
Goal 2. Conservation of the City's existing housing stock			
2.1. Property Maintenance Enforcement	X		
2.2. Monitor Affordable Units	X		
2.3. Purchase Housing Covenants		X	
2.4. Neighborhood Stabilization Program	X		
2.5. Energy Efficient Design	X		
2.6. Riverside County Partnership	X		
Goal 3. Removal of constraints to the construction of affordable housing			
3.1. Density Bonus Ordinance	X		
3.2. Permit Processing Time	X		
3.3. Fee Subsidies	X		
3.4. Incentives for Large Multifamily Units	X		
3.5. Residential Development Standards	X		
3.6. Second Unit Ordinance	X		
3.7. Water and Sewer Providers	X		
3.8. Flood Management	X		
Goal 4. Equal housing opportunity			
4.1. Reasonable Accommodation	X		
4.2. Fair Housing	X		
4.3. Homeless Assistance	X		
4.4. Foreclosure Prevention	X		
Goal 5. Identification of adequate sites to achieve a variety and diversity of housing			
5.1. Adequate Sites to Accommodate the RHNA	X		
5.2. Emergency and Transitional Housing	X		

Appendix A: Parcel Specific Inventory

Appendix A provides supplemental data for the Housing Resources section. Included are tables providing detailed information about the vacant sites inventory for vacant residentially zoned sites and parcels included in the TOD Overlay Program area. In addition, Exhibit A-1 provides a map showing the vacant residentially zoned land appropriate to accommodate the City's moderate and above-moderate income RHNA and its location in the City. Exhibit A-2 provides a map showing the vacant residentially zoned land appropriate to accommodate the City's low and very-low income RHNA and its location in the City.

Table A-1: Inventory of Vacant Sites Zoned SF-1

Single Family-1 (SF-1)								
ID	APN	ACRES	ZONING	Z_ABBREV	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
1	384260020	4.4	Single-Family 1, Residential	SF-1	2.1-5 du/ac	18	Vacant	EMWD
2	384260030	4.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	17	Vacant	EMWD
4	906140049	4.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	19	Vacant	WMWD
5	906140070	9.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	37	Vacant	WMWD
6	910080001	4.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	20	Vacant	EMWD
7	910080002	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
8	910080003	1.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	5	Vacant	EMWD
9	910080004	0.6	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
10	910080005	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
11	910080006	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
12	910080007	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
13	910080008	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
14	910080009	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
15	910080010	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
16	910080011	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
17	910080012	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
18	910080013	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
19	910080014	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
20	910080015	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
21	910080016	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
22	910080017	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
23	910080018	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
24	910080019	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
25	910080020	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
26	910080021	1.8	Single-Family 1, Residential	SF-1	2.1-5 du/ac	7	Vacant	EMWD
27	910080022	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
28	910080023	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
29	910080024	0.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
31	916241015	5.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	21	Vacant	EMWD
32	916241016	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
33	948210005	2.4	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
34	948210007	2.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
35	949130016	2.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
36	949130017	5.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	20	Vacant	EMWD
37	949130018	2.1	Single-Family 1, Residential	SF-1	2.1-5 du/ac	8	Vacant	EMWD
38	949130019	3.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	12	Vacant	EMWD
39	949130020	2.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	11	Vacant	EMWD
40	949130021	2.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	11	Vacant	EMWD
41	949130055	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
42	949130056	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
43	949130057	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
44	949130058	1.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	5	Vacant	EMWD
45	949130062	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
46	949130064	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
47	949130066	1.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	7	Vacant	EMWD
TOTAL		76.0				304		

Table A-2: Inventory of Vacant Sites Zoned SF-2

Single Family-2 (SF-2)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
48	916070019	1.3	Single-Family 2, Residential	5.1-10 du/ac	11	Vacant	EMWD
49	910100001	13.7	Single-Family 2, Residential	5.1-10 du/ac	110	Vacant	EMWD
TOTAL		15.1			121		

Table A-3: Inventory of Vacant Sites Zoned MF-1

Multifamily Residential-1 (MF-1)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
50	908360004	6.1	Multi-Family 1, Residential	10-15 du/ac	73	Vacant	EMWD
51	906020013	4.9	Multi-Family 1, Residential	10-15 du/ac	59	Vacant	WMWD
52	906020086	4.5	Multi-Family 1, Residential	10-15 du/ac	54	Vacant	WMWD
53	906020012	4.9	Multi-Family 1, Residential	10-15 du/ac	59	Vacant	WMWD
TOTAL		20.4			244		

Table A-4: Inventory of Vacant Sites Zoned MF-2

Multifamily Residential-2 (MF-2)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
54	910430006	5.5	Multi-Family 2, Residential	15-18 du/ac	80	Vacant	EMWD
55	913160040	10.1	Multi-Family 2, Residential	15-18 du/ac	146	Vacant	EMWD
56	949090026	7.6	Multi-Family 2, Residential	15-18 du/ac	109	Vacant	WMWD
57	949090035	7.1	Multi-Family 2, Residential	15-18 du/ac	103	Vacant	WMWD
TOTAL		30.4			438		

Table A-5: Inventory of Vacant Sites Zoned MU-3

Mixed Use-3 (MU-3)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
58	392290010	5.7	Multiple Use, Area 3	15-18 du/ac	41	Vacant	EMWD
59	392290011	1.9	Multiple Use, Area 3	15-18 du/ac	14	Vacant	EMWD
60	392290015	4.7	Multiple Use, Area 3	15-18 du/ac	34	Vacant	EMWD
61	392290022	5.6	Multiple Use, Area 3	15-18 du/ac	40	Vacant	EMWD
62	392380069	2.4	Multiple Use, Area 3	15-18 du/ac	18	Vacant	EMWD
63	906040015	3.3	Multiple Use, Area 3	15-18 du/ac	24	Vacant	WMWD
64	906040021	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
65	906040026	4.9	Multiple Use, Area 3	15-18 du/ac	35	Vacant	WMWD
66	906040091	0.7	Multiple Use, Area 3	15-18 du/ac	5	Vacant	WMWD
67	906040092	2.5	Multiple Use, Area 3	15-18 du/ac	18	Vacant	WMWD
68	906040093	2.2	Multiple Use, Area 3	15-18 du/ac	16	Vacant	WMWD
69	906040094	1.4	Multiple Use, Area 3	15-18 du/ac	10	Vacant	WMWD
70	906040095	2.6	Multiple Use, Area 3	15-18 du/ac	19	Vacant	WMWD
71	906060049	0.2	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
72	906070092	3.9	Multiple Use, Area 3	15-18 du/ac	28	Vacant	WMWD
73	906070093	0.6	Multiple Use, Area 3	15-18 du/ac	4	Vacant	WMWD
74	909020048	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
75	909040001	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
76	909040002	0.2	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
77	909040020	0.5	Multiple Use, Area 3	15-18 du/ac	3	Vacant	WMWD
78	909170004	0.6	Multiple Use, Area 3	15-18 du/ac	4	Vacant	WMWD
79	909170005	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
80	909170006	0.3	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
81	909170007	26.8	Multiple Use, Area 3	15-18 du/ac	193	Vacant	WMWD
82	909170008	1.0	Multiple Use, Area 3	15-18 du/ac	7	Vacant	WMWD
83	909170009	0.2	Multiple Use, Area 3	15-18 du/ac	1	Vacant	WMWD
84	909170012	1.8	Multiple Use, Area 3	15-18 du/ac	13	Vacant	WMWD
85	909170013	2.1	Multiple Use, Area 3	15-18 du/ac	15	Vacant	WMWD
86	909170014	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
87	909170015	2.7	Multiple Use, Area 3	15-18 du/ac	20	Vacant	WMWD
88	913210032	2.8	Multiple Use, Area 3	15-18 du/ac	20	Vacant	EMWD
89	949110008	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
90	949110009	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
91	949110010	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
92	949110011	1.6	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
93	949110035	5.7	Multiple Use, Area 3	15-18 du/ac	41	Vacant	WMWD
94	949110036	6.6	Multiple Use, Area 3	15-18 du/ac	48	Vacant	WMWD
95	949220057	0.4	Multiple Use, Area 3	15-18 du/ac	3	Vacant	EMWD
96	949670009	2.2	Multiple Use, Area 3	15-18 du/ac	16	Vacant	EMWD
TOTAL		108.3			780		

Table A-6: Inventory of Vacant Sites Zoned MF-3

ID	APN	ACRES	PROPOSED ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
SITE ONE								
1	909-030-032	1.05	Multi-Family 3, Residential	30 du/ac	31	Vacant	WMWD	No/Yes
1	909-030-033	1.04	Multi-Family 3, Residential	30 du/ac	31	Vacant	WMWD	No/Yes
Subtotal		2.09			62			
SITE TWO								
2	906-080-018	6.00	Multi-Family 3, Residential	30 du/ac	180	Vacant	WMWD	No/Yes
Subtotal		6.00			180			
TOTAL		**8.09**			**242**			

Table A-7: Inventory of Sites in TOD Overlay Program Area

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-230-021	1.26	Civic/Institutional	0	Vacant	Flood Channel	WMWD	NO/NO
949-210-071	2.06	Community Commercial	62	Business and Underutilized	Retail	WMWD	NO/NO
910-410-008	4.71	Community Commercial	141	Business and Underutilized	Retail	WMWD	NO/NO
910-140-074	19.02	Community Commercial	571	Business and Underutilized	Retail	WMWD	NO/NO
949-670-002	1.35	Community Commercial	41	Business and Underutilized	Retail	WMWD	NO/NO
910-410-002	0.98	Community Commercial	29	Business and Underutilized	Retail	WMWD	NO/NO
910-410-006	0.37	Community Commercial	11	Business and Underutilized	Retail	WMWD	NO/NO
910-410-004	0.77	Community Commercial	23	Business and Underutilized	Retail	WMWD	NO/NO
949-670-003	0.96	Community Commercial	29	Business and Underutilized	Retail	WMWD	NO/NO
949-210-058	2.13	Community Commercial	64	Business and Underutilized	Retail	WMWD	NO/NO
949-670-004	1.42	Community Commercial	43	Business and Underutilized	Retail	WMWD	NO/NO
949-670-006	1.08	Community Commercial	32	Business and Underutilized	Retail	WMWD	NO/NO
949-210-070	2.21	Community Commercial	66	Business and Underutilized	Retail	WMWD	NO/NO
910-410-003	1.09	Community Commercial	33	Business and Underutilized	Retail	WMWD	NO/NO
949-670-005	0.69	Community Commercial	21	Business and Underutilized	Retail	WMWD	NO/NO
949-670-007	0.84	Community Commercial	25	Business and Underutilized	Retail	WMWD	NO/NO
910-410-001	1.02	Community Commercial	31	Business and Underutilized	Retail	WMWD	NO/NO
949-210-059	5.30	Community Commercial	159	Business and Underutilized	Retail	WMWD	NO/NO
910-410-007	0.78	Community Commercial	23	Business and Underutilized	Retail	WMWD	NO/NO
949-210-072	0.52	Community Commercial	16	Business and Underutilized	Retail	WMWD	NO/NO
949-180-034	2.30	Community Commercial	69	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-670-008	1.63	Community Commercial	49	Vacant	Vacant	WMWD	NO/NO
910-140-044	10.21	Community Commercial	306	Vacant	Vacant	WMWD	NO/NO
910-410-011	17.99	Community Commercial	540	Vacant	Vacant	WMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-180-007	1.96	Community Commercial	59	Vacant	Vacant	EMWD	NO/NO
910-410-009	6.07	Community Commercial	182	Vacant	Vacant	WMWD	NO/NO
949-180-036	2.23	Community Commercial	67	Vacant	Vacant	EMWD	NO/NO
910-410-005	1.46	Community Commercial	44	Vacant	Vacant	WMWD	NO/NO
949-220-048	9.03	Multi-Family 2	271	Vacant	Vacant	WMWD	NO/NO
949-200-025	2.51	Multiple Use 1	75	Underutilized	Mobile Home	EMWD	NO/NO
949-200-013	1.77	Multiple Use 1	53	Underutilized	Storage Yard	EMWD	NO/NO
949-200-011	0.93	Multiple Use 1	28	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-021	0.99	Multiple Use 1	30	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-018	0.92	Multiple Use 1	28	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-021	2.42	Multiple Use 1	73	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-011	2.38	Multiple Use 1	71	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-024	1.90	Multiple Use 1	57	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-012	2.39	Multiple Use 1	72	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-015	1.49	Multiple Use 1	45	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-030	1.31	Multiple Use 1	39	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-016	2.03	Multiple Use 1	61	Residential Underutilized	SF Home	EMWD	NO/NO
949-200-017	2.58	Multiple Use 1	77	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-016	0.81	Multiple Use 1	24	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-025	2.37	Multiple Use 1	71	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-014	2.18	Multiple Use 1	65	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-015	1.56	Multiple Use 1	47	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-020	2.35	Multiple Use 1	71	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-017	2.00	Multiple Use 1	60	Residential Underutilized	SF Home	EMWD	NO/NO
949-200-018	9.25	Multiple Use 1	278	Residential Underutilized	Metal Building	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-180-020	1.04	Multiple Use 1	31	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-023	2.35	Multiple Use 1	71	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-010	3.66	Multiple Use 1	110	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-200-010	1.20	Multiple Use 1	36	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-210-022	1.40	Multiple Use 1	42	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-170-036	3.17	Multiple Use 1	95	Residential Underutilized	Vacant	EMWD	NO/NO
949-190-002	2.28	Multiple Use 1	68	Residential Underutilized	Metal Building	EMWD	NO/NO
949-200-023	2.13	Multiple Use 1	64	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-023	2.27	Multiple Use 1	68	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-022	1.18	Multiple Use 1	35	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-008	2.45	Multiple Use 1	74	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-200-027	0.87	Multiple Use 1	26	Vacant	Vacant	EMWD	NO/NO
949-170-035	1.91	Multiple Use 1	57	Underutilized	Mobile Home	EMWD	NO/NO
949-200-029	2.87	Multiple Use 1	86	Underutilized	Vacant	EMWD	NO/NO
949-200-012	1.11	Multiple Use 1	33	Underutilized	Mobile Home	EMWD	NO/NO
949-180-019	0.90	Multiple Use 1	27	Underutilized	SF Home	EMWD	NO/NO
949-190-018	2.18	Multiple Use 1	65	Underutilized	SF Home	EMWD	NO/NO
949-200-020	4.83	Multiple Use 1	145	Underutilized	Metal Building	EMWD	NO/NO
949-180-010	2.27	Multiple Use 1	68	Underutilized	Mobile Home	EMWD	NO/NO
949-200-019	0.45	Multiple Use 1	14	Underutilized	Metal Building	EMWD	NO/NO
949-200-028	1.39	Multiple Use 1	42	Underutilized	Mobile Home	EMWD	NO/NO
949-190-007	2.40	Multiple Use 1	72	Underutilized	SF Home	EMWD	NO/NO
949-200-022	2.07	Multiple Use 1	62	Underutilized	Mobile Home	EMWD	NO/NO
949-210-019	1.16	Multiple Use 1	35	Underutilized	Mobile Home	EMWD	NO/NO
949-210-018	1.00	Multiple Use 1	30	Underutilized	Mobile Home	EMWD	NO/NO
949-190-009	2.16	Multiple Use 1	65	Underutilized	Mobile Home	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-180-029	0.93	Multiple Use 1	28	Underutilized	Mobile Home	EMWD	NO/NO
949-190-004	2.35	Multiple Use 1	71	Underutilized	Mobile Home	EMWD	NO/NO
949-190-006	1.96	Multiple Use 1	59	Underutilized	Mobile Home	EMWD	NO/NO
949-190-001	2.25	Multiple Use 1	68	Underutilized	SF Home	EMWD	NO/NO
949-200-014	2.05	Multiple Use 1	62	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-210-020	3.35	Multiple Use 1	101	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-019	2.22	Multiple Use 1	67	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-200-009	1.38	Multiple Use 1	41	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-026	2.17	Multiple Use 1	65	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-005	2.43	Multiple Use 1	73	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-017	0.84	Multiple Use 1	25	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-022	2.28	Multiple Use 1	68	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-210-017	1.01	Multiple Use 1	30	Vacant	Vacant	EMWD	NO/NO
949-190-012	1.37	Multiple Use 1	41	Vacant	Vacant	EMWD	NO/NO
949-180-013	2.44	Multiple Use 1	73	Vacant	Vacant	EMWD	NO/NO
949-190-017	9.18	Multiple Use 1	275	Vacant	Vacant	EMWD	NO/NO
949-190-015	1.82	Multiple Use 1	55	Vacant	Vacant	EMWD	NO/NO
949-180-006	2.02	Multiple Use 1	61	Vacant	Vacant	EMWD	NO/NO
949-170-014	2.44	Multiple Use 1	73	Vacant	Vacant	EMWD	NO/NO
949-190-003	2.48	Multiple Use 1	74	Vacant	Vacant	EMWD	NO/NO
949-190-016	2.68	Multiple Use 1	80	Vacant	Vacant	EMWD	NO/NO
949-200-024	2.88	Multiple Use 1	86	Vacant	Vacant	EMWD	NO/NO
949-170-025	2.26	Multiple Use 1	68	Vacant	Vacant	EMWD	NO/NO
949-190-013	0.90	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-190-024	2.19	Multiple Use 1	66	Vacant	Vacant	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-210-021	0.44	Multiple Use 1	13	Vacant	Shed	EMWD	NO/NO
949-200-026	2.33	Multiple Use 1	70	Vacant	Vacant	EMWD	NO/NO
949-180-030	0.96	Multiple Use 1	29	Vacant	Vacant	EMWD	NO/NO
949-200-021	9.59	Multiple Use 1	288	Vacant	Vacant	EMWD	NO/NO
949-190-014	0.91	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-170-013	2.52	Multiple Use 1	76	Vacant	Vacant	EMWD	NO/NO
949-180-031	1.13	Multiple Use 1	34	Vacant	Vacant	EMWD	NO/NO
949-180-028	2.09	Multiple Use 1	63	Vacant	Vacant	EMWD	NO/NO
949-190-011	0.91	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-200-006	1.67	Multiple Use 1	50	Vacant	Vacant	EMWD	NO/NO
949-220-055	3.21	Multiple Use 3	96	Business and Underutilized	Retail	WMWD	NO/NO
949-220-054	7.43	Multiple Use 3	223	Business	Retail	WMWD	NO/NO
949-220-053	0.21	Multiple Use 3	6	Business	Retail	WMWD	NO/NO
949-220-047	0.73	Multiple Use 3	22	Business and Underutilized	Retail	WMWD	NO/NO
949-220-050	9.16	Multiple Use 3	275	Business	Retail	WMWD	NO/NO
949-220-026	1.39	Multiple Use 3	42	Business	Retail	WMWD	NO/NO
949-224-015	0.01	Multiple Use 3	0	Business	Office	WMWD	NO/NO
949-224-018	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-002	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-009	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-008	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-006	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-016	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-019	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-004	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-001	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-224-011	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-013	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-007	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-003	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-010	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-017	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-012	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-021	1.95	Multiple Use 3	59	Business	Office	WMWD	NO/NO
949-220-051	0.24	Multiple Use 3	7	Business	Bank	WMWD	NO/NO
949-224-005	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-014	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-220-031	0.34	Multiple Use 3	10	Residential and Underutilized	Office	WMWD	NO/NO
949-224-020	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-220-014	0.62	Multiple Use 3	19	Residential and Underutilized	Office	WMWD	NO/NO
949-220-032	0.37	Multiple Use 3	11	Residential and Underutilized	Barn	WMWD	NO/NO
949-220-056	0.16	Multiple Use 3	5	Vacant	Vacant	WMWD	NO/NO
949-670-009	26.82	Multiple Use 3	805	Vacant	Vacant	WMWD	NO/NO
949-220-013	0.48	Multiple Use 3	14	Vacant	Barn	WMWD	NO/NO
949-180-035	0.16	Open Space	5	Vacant	Vacant	EMWD	NO/NO
949-180-037	0.16	Open Space	5	Vacant	Vacant	EMWD	NO/NO
910-250-008	2.65	Professional Commercial	80	Vacant	Vacant	EMWD	NO/NO
949-230-026	2.28	Regional Commercial	68	Business and Underutilized	Retail	WMWD	NO/NO
949-240-034	1.86	Regional Commercial	56	Business and Underutilized	Retail	WMWD	NO/NO
949-240-031	0.58	Regional Commercial	17	Business and Underutilized	Retail	WMWD	NO/NO
949-240-028	0.80	Regional Commercial	24	Business and Underutilized	Retail	WMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-240-027	0.72	Regional Commercial	22	Business and Underutilized	Retail	WMWD	NO/NO
949-230-020	4.56	Regional Commercial	137	Business and Underutilized	Retail	WMWD	NO/NO
949-240-033	0.48	Regional Commercial	14	Business and Underutilized	Retail	WMWD	NO/NO
949-240-036	1.40	Regional Commercial	42	Business and Underutilized	Retail	WMWD	NO/NO
949-230-027	2.60	Regional Commercial	78	Business and Underutilized	Retail	WMWD	NO/NO
949-230-001	4.81	Regional Commercial	144	Business and Underutilized	Retail	WMWD	NO/NO
949-240-035	0.17	Regional Commercial	5	Business and Underutilized	Retail	WMWD	NO/NO
949-230-031	0.47	Regional Commercial	14	Business and Underutilized	Retail	WMWD	NO/NO
949-240-032	3.10	Regional Commercial	93	Business and Underutilized	Retail	WMWD	NO/NO
949-230-029	0.54	Regional Commercial	16	Business and Underutilized	Retail	WMWD	NO/NO
910-031-022	0.49	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-024	1.03	Regional Commercial	31	Vacant	Vacant	EMWD	NO/NO
910-031-023	1.04	Regional Commercial	31	Vacant	Vacant	EMWD	NO/NO
910-031-002	0.51	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-011	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-003	0.99	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-018	1.00	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-006	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-020	1.42	Regional Commercial	43	Vacant	Vacant	EMWD	NO/NO
910-031-004	1.01	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-008	1.01	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-001	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-021	0.81	Regional Commercial	24	Vacant	Vacant	EMWD	NO/NO
910-031-017	1.00	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-010	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
910-031-025	0.76	Regional Commercial	23	Vacant	Vacant	EMWD	NO/NO
910-031-015	0.94	Regional Commercial	28	Vacant	Vacant	EMWD	NO/NO
910-031-026	0.86	Regional Commercial	26	Vacant	Vacant	EMWD	NO/NO
910-031-009	2.03	Regional Commercial	61	Vacant	Vacant	EMWD	NO/NO
910-031-007	0.51	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-005	0.99	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
TOTAL	**78.0**		**2,340**				

* At least 50 percent of the remaining very low and low income need will be accommodated on sites designated exclusively for residential uses.

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Exhibit A-1: Sites to Accommodate the Moderate and Above Moderate RHNA Allocation

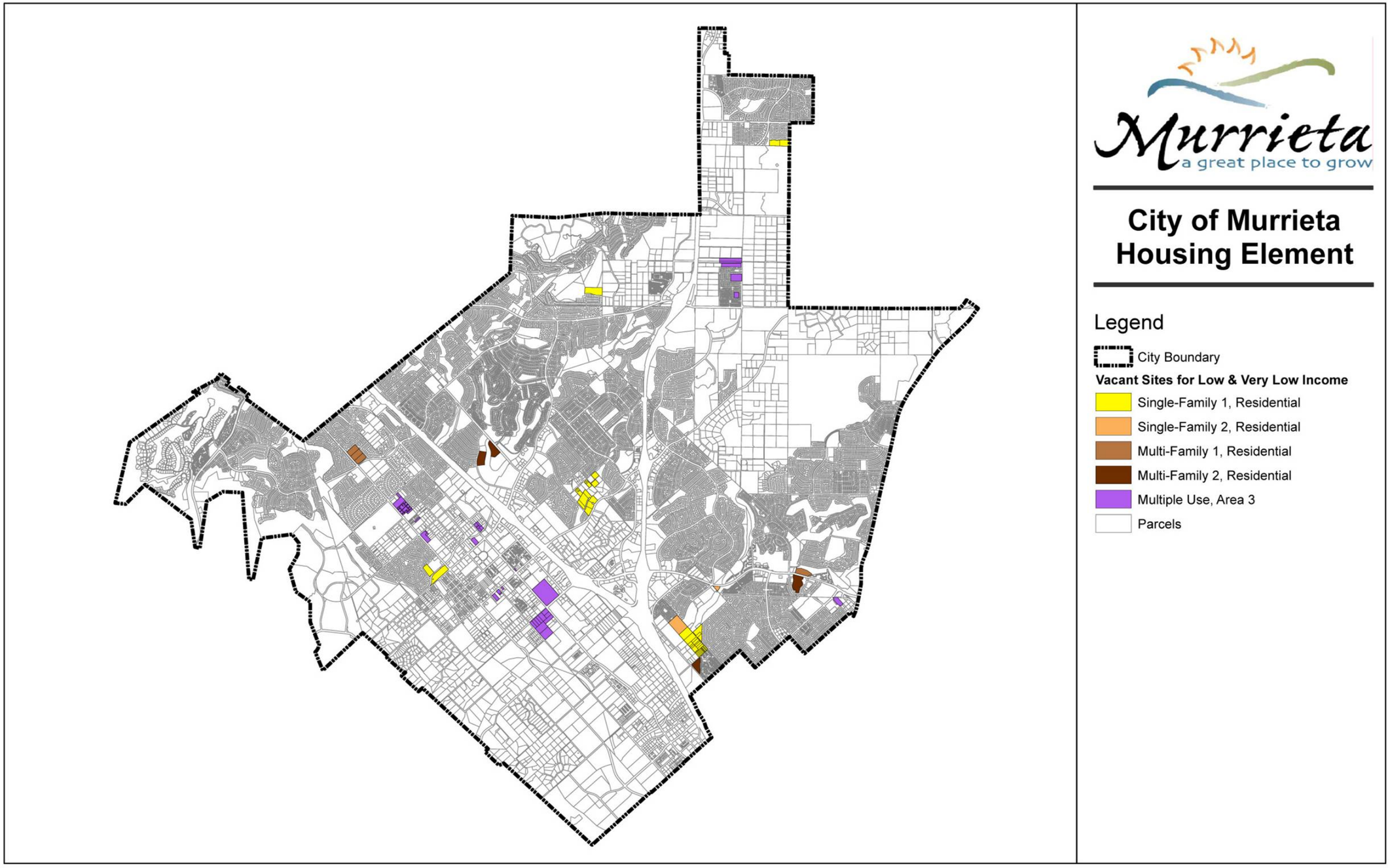

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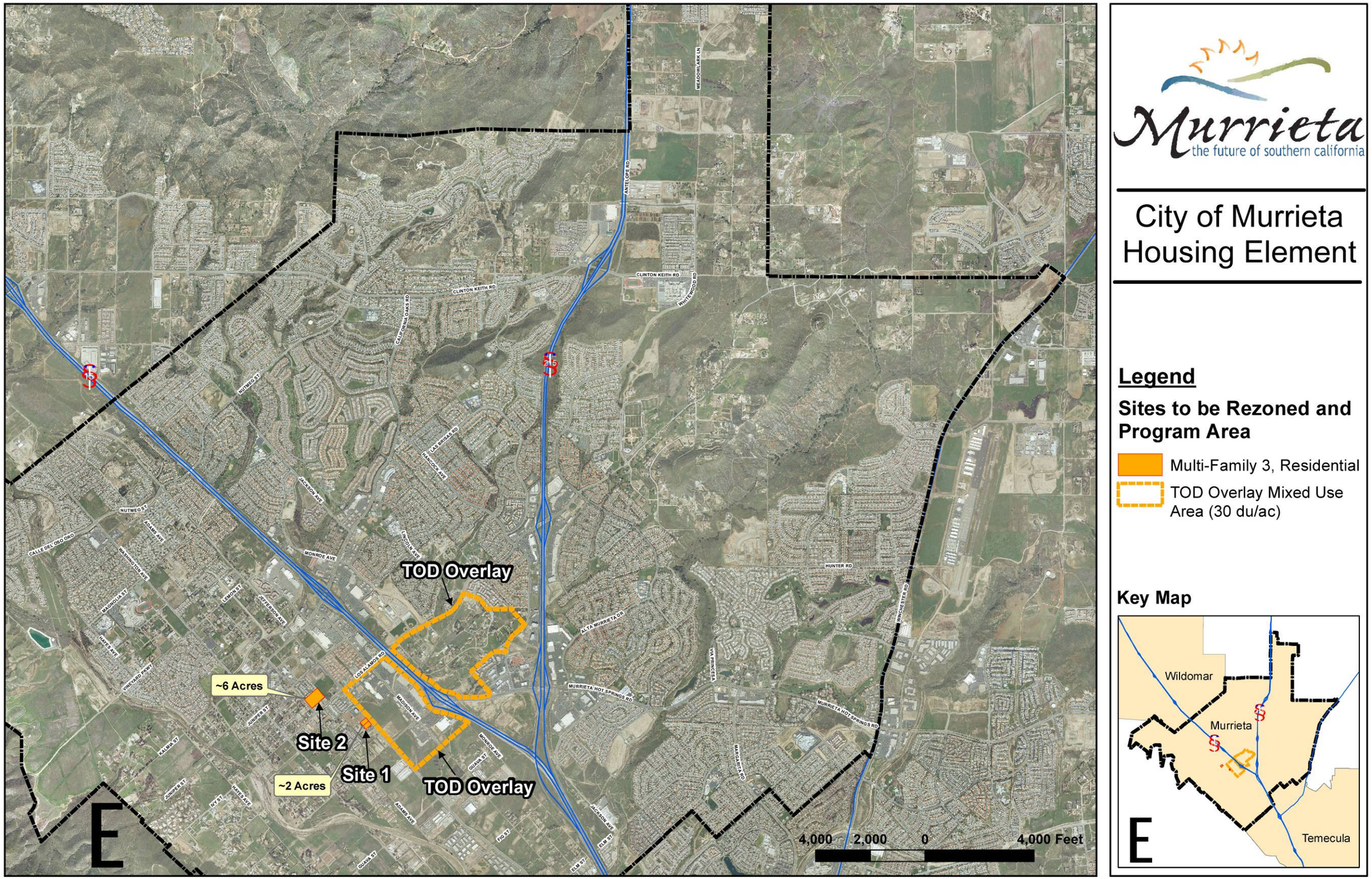
Exhibit A-2: Sites to Accommodate the Lower Income RHNA Allocation



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Appendix B: Housing Affordability

Appendix B includes a letter from Affirmed Housing Group (AHG) addressing densities appropriate to develop affordable housing in the City of Murrieta. AHG states that the current maximum density of 18 dwelling units allowed in the MF-2 and MU-3 zones is sufficient to build not only very low- and low-income units but also units for extremely low-income households. The Appendix also includes a sample pro forma that was completed for 36 multi-bedroom units on 2 acres of land in Downtown indicating that the organization will still make a profit by constructing at 18 dwelling units per acre.

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AFFIRMED HOUSING GROUP

tel 858.679.2828 • fax 858.679.9075 • web affirmedhous.rg.com

April 1, 2010

Dorothy Farmer
Senior Management Analyst
Community Development Department
City of Murrieta
24601 Jefferson Avenue
Murrieta, CA 92562

Re: Affordable Development Feasibility at 18DU/acre

Dear Dorothy:

Affirmed Housing Group (AHG), established in 1994, develops and owns affordable apartment communities throughout California. Our current portfolio includes 23 apartment communities and over 2,200 units, and we currently have more than 600 new units in the development pipeline. In 2005, we completed our 64 unit Monte Vista Apartments on Jefferson in Murrieta, and over the past two years we have been actively pursuing development of our second affordable project in Murrieta.

AHG has analyzed multiple sites in the general vicinity of Jefferson and Juniper, ranging in size from 2 – 6 acres. The attached proforma illustrates a potential development recently analyzed by AHG. Based on current property values, projects can be underwritten at the current multi-family zoning density standard of 18 dwelling units per acre, and do not necessarily require the 1.35 density bonus allowable by SB1818 to be financially viable.

To the extent property values do not increase significantly, the 18 DU/acre density will continue to be sufficient to allow for development of affordable apartments, and the available 1.35 density bonus will extend the viability of this density even with moderate increases in property acquisition costs. Significant increases in property costs will likely require an increase in per-unit contribution by the City. For developments on City owned property, affordable developments will remain viable at an 18DU/acre density.

Please do not hesitate to contact me if further clarification of this issue is needed.

Cordially,

Lindsay Quackenbush
Vice President of Development

13520 Evening Creek Drive North • Suite 360 • San Diego, California 92128

Proposed Family Apartments - 36 Units

9% + RDA +County + Land + Def Dev Fee

SOURCES

		Per Unit	Percent Total
Conventional Permanent Loan	$ 1,020,001	$ 28,333	9.6%
Murrieta RDA	$ 2,000,000	$ 55,556	18.9%
County of Riverside	$ 968,000	$ 26,889	9.2%
Low Income Housing Tax Credits	$ 5,268,882	$ 146,358	49.8%
City Land Contribution	$ 1,320,000	$ 36,667	12.5%
Deferred Developer Fee	$ -	$ -	0.0%
TOTAL SOURCES	**$ 10,576,883**	**$ 293,802**	100.0%

USES

Land Acquisition	$ 1,320,000	$ 36,667	12.5%
Demolition	$ -	$ -	0.0%
On & Off Site Work	$ 756,000	$ 21,000	7.1%
Direct Construction	$ 4,545,280	$ 126,258	43.0%
Construction & Soft Cost Contingency	$ 367,970	$ 10,221	3.5%
Architecture	$ 505,000	$ 14,028	4.8%
Civil Engineer	$ 350,000	$ 9,722	3.3%
Construction/predev. Loan Interest & Fees	$ 282,000	$ 7,833	2.7%
Site Security	$ 72,000	$ 2,000	0.7%
Capitalized Reserves	$ 89,633	$ 2,490	0.8%
Taxes & Insurance	$ 85,000	$ 2,361	0.8%
Escrow & Title	$ 20,000	$ 556	0.2%
Legal Fees	$ 40,000	$ 1,111	0.4%
Development Impact Fees & Permits	$ 828,000	$ 23,000	7.8%
Tax Credit Fees	$ 48,000	$ 1,333	0.5%
Environmental Consultants	$ -	$ -	0.0%
Misc. Soft Costs (Accounting, Appraisal, Furnishir	$ 93,000	$ 2,583	0.9%
Developer Fee	$ 1,175,000	$ 32,639	11.1%
TOTAL USES	**$ 10,576,883**	**$ 293,802**	100.0%

RDA contribution per affordable unit: $ 57,143

Tiebreaker 65.68%

INCOME

Type	Qty.	Subtotal	% AMI	Rental Income Gross	Rental Income Net	Rental Income Total
1BR	2		30%	$ 374	$ 328	$ 656
1BR	2		40%	$ 499	$ 453	$ 906
1BR	6		50%	$ 624	$ 578	$ 3,468
1BR	2	12	60%	$ 749	$ 703	$ 1,406
2BR	1		30%	$ 435	$ 376	$ 376
2BR	1		40%	$ 599	$ 540	$ 540
2BR	8		50%	$ 726	$ 667	$ 5,336
2BR	2		60%	$ 871	$ 812	$ 1,624
2BR Mgr	0	12	n/a	$ -	$ -	$ -
3BR	1		30%	$ 484	$ 412	$ 412
3 BR	1		40%	$ 692	$ 620	$ 620
3BR	4		50%	$ 806	$ 734	$ 2,936
3BR	6	12	60%	$ 968	$ 896	$ 5,376
TOTAL	**36**	36		**TOTAL**		**$ 23,656**

Annual Residential Income	$ 283,872
Other Income	$ 5,706
Vacancy	$ (14,479)
ANNUAL INCOME	**$ 275,099**

EXPENSES

	per unit	
General Admin. (security, office equip., accounting)	$ 472	$ 17,000
Management Fee	$ 473	$ 17,032
Utilities (water, sewer, gas, electric)	$ 556	$ 20,000
On-Site Manager & Maintenance Payroll	$ 944	$ 34,000
Property Taxes & Prop./Liab./Earthquake Ins.	$ 250	$ 9,000
Maintenance & Grounds	$ 528	$ 19,000
Partnership Management	$ 417	15,000
Resident Services	$ 278	$ 10,000
Replacement Reserves	$ 250	$ 9,000
Property Taxes	$ 694	$ 25,000
ANNUAL EXPENSES	$ 4,862	**$ 175,032**

Monte Vista 2 - 36 units 09-1014 $2M from City, 65.68% TB.lq.xls

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Appendix C: Community Participation

This appendix contains the following materials to illustrate the City's effort to conduct quality community outreach efforts with regard to the Housing Element update process:

1. Meeting flyer
2. Sample Stakeholder letter
3. List of Stakeholders contacted

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City of Murrieta Housing Element

The City of Murrieta is in the process of updating the State-required Housing Element.

Please join us at the upcoming community workshop events:

Murrieta
the future of southern california

Planning Commission
Wednesday, February 13, 2013
6:00 pm

City Council
Tuesday, March 5, 2013
5:00 pm

Both events will be held at:

Council Chamber of Murrieta City Hall
1 Town Square
Murrieta, CA 92562

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact Nancy Driggers at (951) 461-6008 or Cynthia Kinser at (951) 461-6069 or visit the Community Development Department located in Murrieta City Hall.

January 17, 2013

CITY OF MURRIETA

Women's Health Assistance Program
41785 Elm St., #305,
Murrieta, CA 92562

Subject: Community Workshops for the City of Murrieta 2014-2021 Housing Element Update

To Whom It May Concern:

The City of Murrieta cordially invites you to two upcoming community workshops to discuss and present the 2014-2021 Housing Element update. These community events are intended to provide information to the City Council, Planning Commission and general public about the General Plan Housing Element update, and to answer any questions regarding the Housing Element and the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. The workshops will be held during regularly scheduled Planning Commission and City Council meetings:

Planning Commission	**City Council**
Wednesday, February 13, 2013 6:00 p.m. Council Chamber of City Hall 1 Town Square Murrieta, CA 92562	Tuesday, March 5, 2013 5:00 p.m. Council Chamber of City Hall 1 Town Square Murrieta, CA 92562

The Housing Element is one component of the City's General Plan, the City's long-range plan for land use in the community. The Housing Element identifies housing specific needs in Murrieta and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact Cynthia Kinser by telephone at (951) 304-2489 or visit the Planning Division of the Community Development Department at www.murrieta.org/cityhall/cd/planning/default.asp

If you cannot attend the meeting and would like to comment, please forward written comments to Nancy Driggers at the City Manager's Office, located at Murrieta City Hall, 1 Town Square, Murrieta, CA 92562.

Enclosed with this letter are flyers that provide information about the community workshop. Please distribute and post these flyers at your earliest convenience. Thank you.

Sincerely,

Nancy Driggers
Assistant to the City Manage

1 Town Square • Murrieta, California 92562
phone: 951.304.CITY (2489) • fax: 951.698.4509 • web: murrieta.org

Table C-1: Stakeholder List

Organization Name	Address	City	State	Zip
Abode Communities	701 East 3rd Street, Suite 400	Los Angeles	CA	90013
Abode Communities	702 East 3rd Street, Suite 400	Los Angeles	CA	90014
Affirmed Housing Group	13520 Evening Creek Drive North #160	San Diego	CA	92128
California Housing Partnership Corporation	28545 Old Town Front Street, Suite 205	Temecula	CA	92591
Coachella Valley Housing Coalition	45-701 Monroe Street, Suite G	Indio	CA	92201
Community Food Pantry of Murrieta	39793 Avenida Acacias	Murrieta	CA	92563
Fair Housing Council	3933 Mission Inn Avenue	Riverside	CA	92501
Family Support Program	4601 Jefferson Street	Murrieta	CA	92562
Housing and Homeless Coalition for Riverside County	4060 County Circle Drive	Riverside	CA	92503
Jamboree Housing Corporation	17701 Cowan Avenue	Irvine	CA	92614
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803
National Community Renaissance (CORE)	9065 Haven Avenue, Suite#100	Rancho Cucamonga	CA	91730
Neighborhood Housing Services of the Inland Empire, Inc	1390 North D Street	San Bernardino	CA	92405
Riverside County Economic Development Agency	3403 10th Street, Suite 500	Riverside	CA	92501
Riverside County Housing Authority	5555 Arlington Ave	Riverside	CA	92504
Riverside County Office on Aging	6296 River Crest Drive, Suite K	Riverside	CA	92507
Safe Alternatives for Everyone	28816 Pujol Street	Temecula	CA	92590
San Diego Interfaith Housing Foundation	7956 Lester Ave	Lemon Grove	CA	91945
Senior Citizens Service Center Inc.	41538 Eastman Drive # C	Murrieta	CA	92562
Southern California Association of Non-Profit Housing	3345 Wilshire Boulevard, Suite 1005	Los Angeles	CA	90010
Southern California Presbyterian	1875 North "D" Street	San Bernardino	CA	92405
St Martha Catholic Church	37200 Whitewood Road	Murrieta	CA	92563
St. Vincent de Paul Village, San Diego	1501 Imperial Avenue	San Diego	CA	92101
The Boys and Girls Club - S.W. County	40550 California Oaks Road	Murrieta	CA	92562
Women's Health Assistance Program	41785 Elm St., #305,	Murrieta	CA	92562

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Murrieta General Plan 2035 Implementation Plan

INTRODUCTION

The General Plan contains a set of goals describing what Murrieta wishes to achieve, and policies that it has adopted to support those goals. Most of these goals and policies are stated in general terms, and there are a number of ways that they may be carried out in practice.

This implementation plan provides specific action items that the City may undertake in order to achieve the General Plan goals. It is intended to be updated annually by the City when it reports to the State on the progress that has been made in implementation. Although the Community Development Department has primary responsibility for maintaining this implementation plan, implementation of General Plan 2035 is the ongoing responsibility of all City departments.

LAND USE ELEMENT

Discussion

Future development and redevelopment within Murrieta will primarily be guided by private property owners. In certain instances, implementation of the Land Use Element will require the coordination of federal, state and regional planning bodies. Water Management, Public Safety, Airport safety and other related planning considerations will require coordination and compliance with mandates established by other agencies.

The City's Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. The Development Code establishes and manages the use and design of future development by providing detailed descriptions for the use of property and site development standards (e.g., building heights and setbacks, parking standards, etc.) Subsequent to the adoption of the General Plan, the Development Code shall be amended to ensure consistency with the policies described in the Land Use Element.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
LU-A1	***High Speed Rail Liaison.*** Designate a liaison to the California High Speed Rail Authority to explore the benefits and demands of locating a high-speed rail station in Murrieta, in coordination with the Riverside Transit Authority and City of Temecula.	Public Works & Engineering/ Community Development	LU-8.9, 18.2; CIR-5.11
LU-A2	***Los Alamos Hills Specific Plan.*** Assist Los Alamos Hills property owners in the development of a consensus-based Specific Plan.	Community Development	LU-13.11, 13.12, 13.13
LU-A3	***Development Code Consistency.*** Amend the Development Code to be consistent with the General Plan.	Community Development	LU-20.1
LU-A4	***Neighborhood Associations.*** In neighborhoods where there are no HOAs, encourage the formation of neighborhood associations that can help to promote property maintenance, using Neighborhood Watch groups as a starting point.	Police	LU-3.1, 11.4, 27.4

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
LU-A6	***Lot Consolidation/Parcel Assemblage.*** Explore options for incentivizing lot consolidation and parcel assemblage in Focus Areas.	Community Development	LU-7.7
LU-A7	***Shared Parking and Access Incentives.*** Explore options for incentivizing shared parking and reciprocal access agreements.	Community Development	LU-7.8; CIR-1.10
LU-A8	***Mixed Use Zoning Districts.*** Amend the Development Code to implement mixed use zoning districts that provide development standards for mixed use development, as well as to create walkability.	Community Development	LU-8.7, 10.5
LU-A9	***Business Corridor Design Guidelines.*** Create design guidelines for the North Murrieta Technical Corridor and South Murrieta Business Corridor.	Community Development	LU-9.2, 9.6, 10.1, 11.2, 11.3, 11.7, LU-11.9, LU-11.10
LU-A10	***Street Master Plan.*** Consider preparation and adoption of a Street Master Plan that provides "complete street" standards for multi-modal transportation connections, while incorporating "green street" stormwater capture features and street tree standards.	Community Development	LU-10.2, CSV-3.4, CSV-9.2, CIR-1.11, CIR-2.12

Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
LU-A11	***Land Use Coordination.*** Coordinate on land use issues with adjacent jurisdictions and other affected agencies including the California Department of Transportation, Riverside County Transportation Commission, County of Riverside, Local Agency Formation Commission, Riverside County Airport Land Use Commission, Riverside County Flood Control and Water Conservation District, and Army Corps of Engineers.	Community Development	LU-18.3, 18.4, 18.5, 18.7, 18.8, 25.1, 25.2

ECONOMIC DEVELOPMENT ELEMENT

Discussion

Implementation of the Economic Development Element requires coordination between the City of Murrieta, adjacent and regional jurisdictions, and local businesses and residents. There are a number of activities that assist and contribute to the implementation of the Element. Murrieta recognizes that economic development is a challenge accepted by several local agencies and that the full scope of possible implementation approaches does not fall on any single entity. The City will implement the Economic Development Element through public/private actions and policies. A key component will be to establish priorities for policy implementation and monitoring the progress of the implementation. Overall, the City must maintain flexibility due to the dynamic nature of our market-based economy.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
ED-A1	***Medical/Health Industry.*** Refine the economic development recruitment strategy to prioritize recruitment of medical- or health-related businesses, capitalizing on the new Loma Linda University Medical Center, Kaiser Permanente, and Rady Children's Hospital.	Economic Development	ED-3.2
ED-A2	***Tech Start-Up Collaborative.*** Form collaborative group with area universities to pursue a technology incubator/start-up program.	Economic Development	ED-3.6, 3.7
ED-A3	***Business Retention and Expansion.*** Partner with the Chamber of Commerce to establish a Business Retention and Expansion program that assists businesses with needs such as resolving regulatory issues, identifying sites for relocation, hiring, training, and obtaining financing.	Economic Development	ED-8.5, 8.9
ED-A4	***Focus Area Vision Promotion.*** Create marketing materials showcasing the General Plan 2035's emphasis on economic development with an emphasis on the areas designated as Innovation and communicating the vision for Murrieta's focus areas to developers, targeted industries, higher educational institutions, and regional partners.	Economic / Community Development	ED-8.11
ED-A5	***Education and Workforce.*** Create a forum for dialogue between local institutions of higher education and local business leaders about matching programs to employer needs.	Economic Development	ED-6.3

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
ED-A6	***Fiscal Impact Analysis.*** Formalize requirements for fiscal impact analysis of development projects.	Finance Department	ED-2.3
ED-A7	***Public Facilities Financing Program.*** Create a program for long-range public facilities financing for projects that provide community benefits.	Public Works & Engineering	ED-2.7
ED-A8	***Madison Avenue Corridor Strategy.*** Create a unified urban design, marketing, and imaging strategy to strengthen the Madison Avenue commercial corridor.	Community Development	ED-4.5
ED-A9	***Higher Education Partnership.*** Form a partnership with other cities in Southwest Riverside County to recruit a California State University campus and pursue other institutions of higher education.	City Manager	ED-6.1
Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
ED-A10	***Economic Development Strategy.*** Maintain and update the City's Economic Development Strategy.	Economic Development	None
ED-A11	***Fiscal Health Review.*** Conduct periodic reviews of the City's fiscal policy, fiscal revenue and cost structure, and development impact and processing fees.	Finance Department	ED-2.1, 2.5, 2.9

CIRCULATION ELEMENT

Discussion

Implementation of the Circulation Element involves several City departments including, but not limited to, Public Works & Engineering, Community Development, and Community Services Departments. Traffic impact analysis requirements for individual development projects would continue to be used to effectively determine the impact potential of development projects on the circulation system, and define appropriate mitigation measures which adequately address project impacts. Continued maintenance and updates/refinements of inputs to the City's Buildout Traffic Model will allow the City to monitor the effect of on-going development approvals on ultimate circulation system needs. The City's Capital Improvement Program (CIP) will continue to be used to identify and plan for infrastructure improvements, including new or upgraded facilities and the maintenance of existing facilities.

There are a variety of funding sources and mechanisms the City would consider to fund infrastructure improvements including, but not limited to, Development Impact Fees, Transportation Uniform Mitigation Fee (TUMF) and Grant Funds, as well as other State and County funding programs.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
CIR-A1	***Safe Routes to Schools.*** Assist in the creation of a Safe Routes To Schools task force in collaboration with school districts and other community partners.	Community Development/Public Works & Engineering	CIR-2.11, 2.13
CIR-A2	***Highway 395 Corridor.*** Coordinate with the Cities of Temecula, Wildomar, and Lake Elsinore on preparation of a transportation plan for the Jefferson Avenue Corridor.	Community Development/ Public Works & Engineering	CIR-5.3
CIR-A3	***Residential Development Standards.*** Revise development standards to require pedestrian access from the interior of new residential areas to public transit stops.	Community Development	CIR-7.2
CIR-A4	***Bikeway and Trail Map.*** Maintain a map or maps of current bikeways and multi-use trails, and make the map(s) available to the public.	Community Services/Public Works & Engineering/GIS	CIR-8.13
CIR-A5	***Transportation Commission.*** Consider changing the name of the "Traffic Commission" to the "Transportation Commission," and revise its scope to explicitly address all forms of transportation including automobile, bicycle, pedestrian, public transportation, and ADA enhancements.	Public Works & Engineering	CIR-8.15
CIR-A6	***Bicycle Parking and Storage.*** Update the City's parking requirements in the Development Code to require bicycle parking and storage for all new development or redevelopment projects.	Community Development/Building & Safety	CIR-9.6

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
CIR-A7	***Complete Street Standards.*** Consider developing a set of "complete street" standards for different types of streets, including transit corridors, residential collectors, and roadways in less urbanized areas.	Community Development/Public Works & Engineering	CIR-1.11, 2.3, 2.5, 6.6, 6.8
CIR-A8	***Enhanced Intersection Geometrics.*** Identify and evaluate the major intersections requiring special design treatment to increase their vehicular capacity.	Public Works & Engineering	CIR-1.8
CIR-A9	***Truck Traffic Restrictions.*** Review current goods movement patterns and determine if possible restrictions on hours of truck traffic may reduce impacts to area streets.	Public Works & Engineering	CIR-1.14
CIR-A10	***Traffic Calming Pilot Project.*** Identify candidate locations for implementing traffic calming measures and implement a demonstration project.	Public Works & Engineering	CIR-2.6
CIR-A11	***Pedestrian and Bicycle Design.*** Consider the development of guidelines and standards that increase pedestrian and bicycle safety, create better connections between adjacent land uses, and encourage the installation of pedestrian amenities in appropriate areas.	Community Development/Public Works & Engineering	CIR-2.12, 7.4, 7.5, 7.7, 8.3, 8.6, 8.8
CIR-A12	***Key Interchanges.*** Actively pursue the construction of the French Valley Parkway connector system, south of the I-15/1-215 confluence, as well as a new east-west corridor and interchange at Keller Road.	Public Works & Engineering	CIR-5.4, 5.5
CIR-A13	***Transit-Adjacent Development.*** Consider creating incentives for new developments to locate on existing and planned transit routes, such as reduced parking requirements.	Community Development	CIR-5.14, 9.4

Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
CIR-A14	***Traffic Calming Guidelines.*** Consider the development and implementation of Traffic Calming Guidelines to address safety within residential neighborhoods.	Community Development/Public Works & Engineering	CIR-2.6, 3.4, 3.5
CIR-A15	***Travel/Commute Survey.*** Work with the Riverside Transit Agency and Murrieta Chamber of Commerce to conduct a travel/commute survey with the intent of creating vanpools, carpools, and employment center shuttles to reduce single occupant vehicles.	Economic Development	CIR-6.3
CIR-A16	***Non-Motorized Transportation Plan.*** Create, update, and implement a master plan for non-motorized travel throughout the City, including multi-use trails, off-street paved bikeways, on-street bikeways, and related amenities.	Community Development/Community Services/Public Works & Engineering	CIR-8.1
Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
CIR-A17	***Circulation Element Evaluation.*** Evaluate the Circulation Element roadway plan on a regular basis using the City of Murrieta Traffic Model.	Public Works & Engineering	CIR-1.7

INFRASTRUCTURE ELEMENT

Discussion

Most of the infrastructure discussed in this Element is built and maintained by entities operating independently of the City of Murrieta. However, the City supports water, sewer, and storm water infrastructure by collecting impact fees from new development. The City has the most direct influence over the construction and maintenance of storm drains, and can direct the construction of other storm water infrastructure in private developments. Larger flood control efforts require coordination with Riverside County Flood Control and Water Conservation District, as well as the U.S. Army Corps of Engineers and neighboring jurisdictions. The City's role in ensuring the provision of water and sewer services is to coordinate land use planning with the water agencies providing those services, and encourage annexation of areas not yet within the service areas of water districts. For those facilities under the City's jurisdiction, it is important that the City's Capital Improvement Program include provisions for new or upgraded facilities, as well as the maintenance of facilities.

Electricity and gas service is provided by utilities on a development-by-development basis, and the City requires new development to verify that service will be available. The City can also contribute to future energy supplies by facilitating efforts to generate renewable energy locally.

Implementation Actions

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
INF-A1	***Storm Drain Impact Fees.*** Assess whether impact fees are sufficient to provide needed storm drain infrastructure.	Public Works & Engineering	INF-1.11
INF-A2	***Recycled Water to City Parks.*** Begin discussions with EMWD to explore expanding recycled water pipelines to serve California Oaks Sports Park and Town Square.	Community Services/Public Works & Engineering	INF-2.2, INF-2.5, CSV-15.5

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
INF-A3	***LID Guidelines.*** Incorporate Low Impact Development principles into new design guidelines, including opportunities for groundwater recharge.	Community Development/Public Works & Engineering	INF-1.17, INF-1.18, INF-2.5, CSV-3.2, CSV-3.3
INF-A4	***Infrastructure Financing in Business Corridors.*** Convene property owners to discuss options for financing mechanisms, such as financing districts, to provide infrastructure and maintenance in the North Murrieta Technical Corridor and South Murrieta Business Corridor.	Community Development	INF-1.22
INF-A5	***Groundwater Recharge in Parks.*** Seek opportunities to incorporate groundwater recharge features into park designs.	Community Services/Public Works & Engineering	INF-2.5
Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
INF-A6	***Water District Annexation.*** Work with water districts to intensify efforts to annex property owners into their service areas.	Community Development	INF-1.3
Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
INF-A7	***Communication with Water Districts.*** Maintain communication with the water districts serving Murrieta, sharing information about proposed development, and seeking ways to facilitate the provision of water and wastewater infrastructure.	Community Development/Public Works & Engineering	INF-1.6, INF-1.8, INF-1.9, INF-1.10
INF-A8	***Stormwater Education.*** Maintain efforts to educate businesses and residents about Best Management Practices for stormwater.	Public Works & Engineering	INF-1.14, INF-1.15

HEALTHY COMMUNITY ELEMENT

Discussion

The topic of Healthy Community crosses all areas of City government, and implementation will require coordination between a number of City departments, including Community Development, Economic Development, Public Works, and the Community Services District.

The Community Development Department and other relevant departments will review the City's existing codes and ordinances (including the Development Code and the Building Code) and make recommendations on how they can be improved to create more positive health outcomes in the City.

The Economic Development Department will pursue a program of incentives and outreach to attract health care related facilities and businesses to the City. The Economic Development Department will also explore incentives to 1) maintain or expand existing or 2) locate and establish new grocery stores and other healthy food purveyors, and to the extent possible, strive for an equal distribution of healthy food stores throughout the City.

The City can lead by example by expanding the Healthy Murrieta program and by developing City-sponsored programs to address employee health for city employees. Suggested programs could include healthy lifestyle challenges, exercise challenges, lunchtime exercise programs, sponsoring bike and walk to work days, and providing transit passes for employees.

Implementation Actions

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
HC-A1	***Health Impact Checklist.*** Seek assistance from the Riverside County Department of Public Health in creating a checklist or other guidelines that can assist in considering community health impacts of policy decisions and programs.	Community Development	HC-1.2, 2.1, 2.3, 2.5
HC-A2	***City Employee Wellness.*** Investigate the feasibility of implementing an employee wellness program, which could reduce health insurance costs and sick days; information on such programs is available from the Healthy Eating Active Living (HEAL) Cities Campaign.	City Manager	HC-1.4, 1.5
HC-A3	***Healthy Murrieta Program.*** Assign staff, as resources are available, responsibility for expanding the Healthy Murrieta program, with an initial emphasis on promoting health at community events and among local businesses.	City Manager	HC-1.4, 2.4, 5.4, 6.4, 6.5
HC-A4	***Green Technology Incubator.*** Conduct a green technology business incubator feasibility study.	Economic Development	HC-5.2; AQ-6.3
HC-A5	***Healthy Food Retail Incentives.*** Explore incentives such as the Healthy Food Financing Initiative or California FreshWorks Fund to expand healthy food retail throughout Murrieta.	Economic Development	HC-6.3

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
HC-A6	***Health Care Coordination.*** Assist the Riverside County Department of Health in convening local health care providers and school districts to identify possible gaps in local health care, and find opportunities to reach more community members.	Community Development	HC-2.2, 2.6, 8.1, 8.2, 8.3
HC-A7	***Smoking Ban Enforcement.*** Begin a program to regularly enforce the City's smoking bans.	Police	HC-3.1
Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
HC-A8	***Public Art Ordinance.*** Consider adopting a public art ordinance that 1) provides incentives for businesses to provide public art and 2) establishes a fee for commercial and industrial projects that do not wish to install public art.	City Manager	HC-4.6
Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
HC-A9	***Communication with County Department of Public Health.*** Maintain a relationship with the Riverside County Department of Public Health to keep up with best practices in local health promotion and identify resources for plans and programs.	Community Development	HC-1.1, 2.3
HC-A10	***"Healthy Home" Education.*** Disseminate information to property owners and tenants about maintaining a "healthy home," including information about indoor mold and low toxicity cleaning products; look to the CDC and California Department of Public Health for resources.	Building & Safety	HC-3.2; AQ-1.5
HC-A11	***Healthy Eating Classes.*** Offer community classes that promote healthy eating.	Community Services	HC-6.6
HC-A12	***Environmental Justice.*** Consider environmental justice issues and potential health impacts associated with land use decisions.	Community Development	HC- 2.7, HC-2.8, HC-2.9, HC-2.10. HC- 2.11, HC-2.12, HC-2.13, HC-2.14

CONSERVATION ELEMENT

Discussion

Natural resources are shared across jurisdictions and, therefore, conservation of these resources is an effort that is best accomplished through cooperative efforts between cities, counties, and various agencies. As called out in this Element, multi-jurisdictional plans pertaining to conservation include the Upper Santa Margarita Integrated Regional Water Management Plan (IRWMP) and Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Although implemented by public entities, both plans have implications for private development in Murrieta.

A number of City ordinances exist that promote conservation of natural and cultural resources in Murrieta through the regulation of private activity. These regulations are largely carried out through the development review process and development agreements. The Cultural Resources Ordinance requires proactive measures by the City of Murrieta Historic Preservation Advisory Commission in order to recognize and preserve historical and archaeological resources.

Businesses and residents in Murrieta are the end users of most resources, and they can be stewards as well. Education and outreach efforts to these community members by the City and its partners such as utility providers will go a long way toward conservation of Murrieta's valuable resources. The City of Murrieta can implement changes in its own operations to set an example for these efforts.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
CSV-A1	***Commercial Recycling Program.*** Implement a commercial recycling program to meet new state requirements per AB 341.	City Manager	None
CSV-A2	***Creek Restoration Funding.*** Investigate the feasibility of pursuing a Proposition 84 Urban Greening grant for creek restoration.	Public Works & Engineering /Community Services	CSV-4.6
CSV-A3	***MSHCP Implementation Program.*** Establish an implementation program to clarify procedures for implementation of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Habitat Acquisition Negotiation Strategy (HANS) in the City and to provide incentives to facilitate conservation with the MSHCP while recognizing private property rights.	Community Development	CSV-8.7
CSV-A4	***Preferred Landscaping Guide.*** Identify a guide to preferred trees, shrubs, and ground cover plants that property owners can reference for their landscaping projects, such as the Metropolitan Water District's California Friendly Garden Guide.	Community Development	CSV-9.6
CSV-A5	***On-Site Solar Installation Standards.*** Consider creating standards for on-site solar power installations.	Community Development	CSV-12.3, CSV-12.4, CSV-12.5, CSV 12.9, CSV 12.10
CSV-A6	***Renewable Energy on City Property.*** Investigate options for generating renewable energy on City property.	Public Works & Engineering	CSV-15.1

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
CSV-A7	***Landscaping Guidelines.*** Incorporate landscaping regulations into design guidelines, along with language that encourages street tree planting, tree preservation, and the use of native plant species.	Community Development/ Community Services	CSV-2.5, CSV-9.3, CSV-9.4, CSV-9.8, CSV-9.9, CSV 9.10
CSV-A8	***Energy Conservation/Generation Guidelines.*** Incorporate language into design guidelines that encourages energy conservation and on-site renewable energy generation.	Community Development/ Community Services	CSV-12.6
CSV-A9	***Recreation Facility Green Features.*** Seek opportunities to incorporate green building features and water-efficient landscaping into recreation facilities.	Community Services	CSV-15.4, CSV-15.6, CSV-15.7
Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
CSV-A10	***Promotion of Landscaping Requirements.*** Consider streamlining municipal regulations pertaining to landscaping or producing educational materials to help property owners understand requirements.	Community Development	CSV-2.5
CSV-A11	***Library Archivist/Historian.*** Identify funding to reinstate and maintain a archivist/historian staff position at the Murrieta Public Library.	Library	CSV-11.4, CSV-11.7
CSV-A12	***Citywide Composting Program.*** Promote resources to the development and promotion of a citywide composting program.	City Manager	CSV-13.5, CSV-13.6, CSV-13.7

Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
CSV-A13	***Cultural Resource Designation.*** Promote the designation of eligible resources to the City Register of Cultural Resources.	Community Development	CSV-11.3
CSV-A14	***Historic Elements in Parks.*** Seek opportunities to incorporate historic elements into park designs.	Community Services	CSV-11.8
CSV-A15	***"Greening" Municipal Operations.*** Continue reducing waste generation, and energy and water consumption, in municipal operations.	City Manager	CSV-15.1, CSV-15.2, CSV-15.3, CSV-15.4, CSV-15.5, CSV-15.6, CSV 15.7

RECREATION & OPEN SPACE ELEMENT

Discussion

The Recreation and Open Space Element is a policy document that requires the ongoing effort and actions of many segments of the community to implement. The Planning Commission and City Council, as major decision-making bodies, play an important role in its implementation. Other responsible parties include such City departments as the Community Development Department, Building Department, Public Works, and Community Service, whose day-to-day decisions are guided by the public policies in this document and the actions of the Community Services Commission.

The business and development community will do a fair share of the implementation as they incorporate plan policies into their various interests and projects. Murrieta residents should also be engaged in planning and providing for recreation and open space.

The City of Murrieta Parks and Recreation Master Plan is the implementation document that will guide City investments in parks and recreation.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
ROS-A1	***Parkland Expansion.*** Using the Parks Master Plan as a guide, create a strategy for providing sufficient parkland to accommodate needed recreation facilities.	Community Services	ROS-1.2
ROS-A2	***Joint Use Gymnasiums.*** Explore amending the joint use agreement to expand community use of school gymnasiums for recreation programming and open hours.	Community Services	ROS-2.2, 3.1
ROS-A3	***Open Space Requirements.*** Review and modify as necessary, open space requirements for different types of development projects.	Community Development	ROS-9.5

Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
ROS-A4	***Program Space Development.*** Pursue the development of community center space for recreation programs, as part of planned expansions of Murrieta parks.	Community Services	ROS-2.1, 2.2
ROS-A5	***Volunteer Program.*** Consider a volunteer program that provides regular opportunities for community volunteers and youth in rehabilitation programs to assist with beautification, cleanup, and trail maintenance in public parks and open space.	Community Services	ROS-3.7, 5.4
ROS-A6	***Physical Activity Guidelines.*** Ensure that new design guidelines for residential and commercial developments promote physical activity through provisions for pathways, bicycle facilities, and recreation facilities.	Community Development	ROS-8.3, 9.1, 9.2
Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
ROS-A7	***Master Plan Update.*** Comprehensively update the Parks Master Plan to keep up with population growth, demographic changes, and development of recreation facilities.	Community Services	None
Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
ROS-A8	***Joint Use Facility Development.*** Continue to pursue joint development of new recreation facilities in partnership with Murrieta Valley School District.	Community Services	ROS-3.1, 3.2
ROS-A9	***Private Facilities.*** Actively recruit private entities to provide needed recreation facilities.	Community Services	ROS-3.4
ROS-A10	***Outside Funding.*** Consider staff responsibility for research and pursuit of grants, and consider contracting with a grants specialist.	Community Services	ROS-3.6
ROS-A11	***Community Involvement.*** Provide for community involvement in the planning process for recreation facilities and programs, using such tools as surveys, online polling, focus groups, and workshops, as well as continuing to seek input from the Youth Advisory Committee.	Community Services	ROS-1.4, 4.1, 6.4, 6.5

AIR QUALITY ELEMENT

Discussion

To meet State and Federal air quality goals requires commitment and involvement by all jurisdictions within the South Coast Air Basin. Protecting public health is a mutual goal shared by Murrieta, as well as other jurisdictions located within the Basin. Although an individual agency does not have the authority or jurisdiction to implement air quality measures for the larger region, local governments do have the legal authority and responsibility to direct policies and actions within their community. The City of Murrieta has established a policy program that addresses air quality through new development and balanced growth; land use compatibility; and coordination and compliance with regulatory agencies and new regulations/requirements. The responsibility of implementing the goals and policies of the Air Quality Element are assigned to the City's Community Development Department, and in some instances, this authority is shared with the South Coast Air Quality Management District (SCAQMD) and the South California Association of Governments (SCAG).

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
AQ-A1	***Freeway Buffer Map.*** Create a map showing a 500-foot buffer around the I-215 and I-15 freeways and avoid locating new homes, schools, childcare and elder care facilities, and health care facilities within this buffer.	Community Development	AQ-2.2, AQ-2.4, AQ-2.5, AQ-2.6, AQ-2.7, AQ-2.8, AQ-2.9, AQ-2.10
AQ-A2	***Contractor Emissions.*** Consider amending the Municipal Code to provide a preference to contractors using reduced emission equipment.	Public Works & Engineering	AQ-5.5
Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
AQ-A3	***Indoor Air Quality Guidelines.*** Incorporate techniques for improved indoor air quality into design guidelines for developments near freeways, major corridors, and other sources causing high levels of localized air pollution.	Community Development	AQ-2.5, AQ-2.7, AQ-2.8, AQ-2.10, AQ-6.5, AQ-6.7
AQ-A4	***Green Building Recognition.*** Consider creating a program recognizing local achievements in green building, in partnership with local business interests and realtors.	Economic Development	AQ-6.6

Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
AQ-A5	***Employer Transportation Demand Management(TDM) Measures.*** Consider reducing parking requirements for industrial or office developments that require tenants to implement transportation demand management measures.	Community Development	AQ-5.1
AQ-A6	***Neighborhood Electric Vehicle s (NEV) Plan.*** Explore options for WRCOG to create another multi-city Neighborhood Electric Vehicles Transportation Plan for Murrieta and its neighbors, which would allow the use of NEVs on low-speed city streets.	Community Development	AQ-5.3
AQ-A7	***Industrial Truck Facilities.*** Revise the Development Code to include measures that reduce truck idling.	Community Development	AQ-5.7
Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
AQ-A8	***Maintaining Compliance.*** Review and update City regulations and/or requirements, as needed, based on improved technology and new regulations including updates to the Air Quality Management Plan (AQMP), rules and regulations from South Coast Air Quality Management District (SCAQMD), and revisions to SCAQMD's CEQA Guidelines.	Community Development	AQ-1.2

NOISE ELEMENT

Discussion

Noise is generated by a variety of sources throughout the City. Protecting public health is a priority for Murrieta. The goals and policies of the Noise Element will be implemented by several City departments including, but not limited to, Community Development, Building, and Code Enforcement. Individual development projects and activities will be reviewed to determine whether the proposed use will have an impact on existing and proposed uses within the vicinity. Project review will include the analysis of land use patterns, compliance with Noise Ordinance requirements, and may include project-specific noise studies. Code enforcement activities include responding/investigation noise complaints and noise monitoring. Through coordinated efforts of all City departments, Murrieta will maintain acceptable noise levels for all residents and businesses.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
N-A1	***Rubberized Asphalt.*** Assess the feasibility of using rubberized asphalt for new roadways or roadway rehabilitation projects to achieve possible benefits of noise reduction and cooler roadway temperatures.	Public Works & Engineering	N-3.5
Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
N-A2	***Mixed Use Noise Guidelines.*** Incorporate noise control techniques into design guidelines for mixed use areas.	Community Development	N-2.7, N-2.8, N-2.9,N- 2.10
N-A3	***Freeway-Adjacent Noise Guidelines.*** Incorporate noise control techniques into design guidelines for freeway-adjacent properties in the North and South Murrieta Business Corridors.	Community Development	N-3.3
Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
N-A4	***Highway Noise Abatement.*** Work with Caltrans to achieve maximum noise abatement in the design of new highway projects or improvements, including the use of noise barriers.	Public Works & Engineering	N-3.1,N- 3.2,N-3.3

Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
N-A5	***Noise Ordinance Maintenance.*** Review and update the Noise Ordinance to ensure that noise exposure information and specific policies and regulations are current.	Community Development	N-2.1

SAFETY ELEMENT

Discussion

Ensuring safety in Murrieta begins with understanding the hazards that are present. Maintaining current information and maps of hazards provides a basis for Citywide planning, while site-specific analysis is often needed to evaluate geologic and seismic hazards.

Land use policy in the General Plan and Municipal Code will guide efforts to limit damage from known hazards. Project review provides another opportunity to prevent harm to new developments and their inhabitants. Inspections and code enforcement promote compliance with City codes for building and fire safety, as well as hazardous materials handling. Engineering can mitigate geologic and seismic hazards.

Multiple levels of government are involved in safety. The City must follow State and Federal laws and abide by County plans. The City coordinates with agencies from the County to Federal level in planning, enforcement, and emergency response.

The Emergency Operations Plan is intended to coordinate the City response to major emergencies. Under the EOP, emergency response is managed by the Emergency Operations Center, headed by the Fire Division Chief. However, multiple City departments have implementation responsibility for the EOP.

Responses to smaller-scale emergencies are handled every day by Murrieta Fire & Rescue (MFR) and the Police Department, which have the combined capacity to handle emergencies caused by any of the hazards described in the Safety Element — or at least to initiate a response, as in the case of hazardous materials accidents.

Members of the public and business community are important partners in maintaining safety, whether they are helping to prevent crime or preparing to respond appropriately in the event of an emergency. The Police and MFR offer many opportunities for community members to become directly involved in public safety with programs such as the Youth Accountability Board and CERT.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	**Description**	**Responsibility**	**Related Policies**
SAF- A1	***Murrieta Creek Flooding.*** In partnership with Temecula, continue the pursuit of funding for the Murrieta Creek Flood Control, Environmental Restoration and Recreation Project.	City Manager/ Public Works & Engineering	SAF-3.2, CSV-4.5
SAF- A2	***Evacuation Plans.*** Develop and maintain evacuation plans for floodplain inundation and dam failure in cooperation with the Riverside County Flood Control and Water Conservation District.	Fire	SAF-3.5, SAF-4.2
SAF-A3	***Development Fees.*** Propose new development fees that will provide for adequate fire and police protection as the city grows, and that allow these departments to meet their service level targets.	City Manager, Police, Fire	SAF-6.1,SAF- SAF- 6.3, SAF- SAF- 6.4, SAF- SAF- 6.5, SAF- 9.1, SAF- 9.2, SAF- 9.5, SAF- 9.6
SAF- A4	***Police Field Stations.*** Assess whether Police Department field stations are a cost-effective way to meet target response times and other Department goals, and identify options for developing field stations including co-location.	Police	SAF-9.3
SAF-A5	***Emergency Operations Staff.*** Assign staff responsibility for maintaining the Emergency Operations Plan and conducting training and exercises.	City Manager	SAF-12.1, SAF-12.2, SAF- 12.3, SAF- 12.4, SAF-12.6
Mid-Term Actions (3-5 years)			
Action	**Description**	**Responsibility**	**Related Policies**
SAF-A6	***Emergency Medical Dispatch.*** Evaluate the feasibility and benefits of incorporating Emergency Medical Dispatch into the dispatching system.	Fire	SAF-6.6
SAF- A7	***Crime Prevention Though Environmental Design (CPTED) Guidelines.*** Promote use of CPTED principles by creating design guidelines for multi-family development and incorporating CPTED principles into other design guidelines, with input from the Police Department.	Community Development, Police	SAF-11.1, SAF-11.3
Long-Term Actions (6+ years)			
Action	**Description**	**Responsibility**	**Related Policies**
SAF-A8	***East: Murrieta Fire Response.*** Track the effectiveness of the automatic and mutual aid agreements to provide an effective response force and total response times in eastern Murrieta as the area grows, and assess whether a sixth fire station is needed.	Fire	SAF-6.5, SAF-6.10, SAF- 6.11

Ongoing Actions			
Action	**Description**	**Responsibility**	**Related Policies**
SAF-A9	***Development Review.*** Seek input from Fire and Police during the review of development proposals.	Community Development	SAF-1.5, SAF-5.4, SAF- 5.6, SAF- 5.7, SAF-11.1, CIR-2.14
SAF-A10	***Safety Education.*** Partner with Community Services to promote community education opportunities for safety and emergency preparedness—through awareness campaigns, safety education or materials at community events, and classes.	Fire	SAF-1.7, SAF-5.2, SAF- 12.5
SAF-A11	***Murrieta Fire & Rescue Strategic Plan.*** MFR shall maintain a Strategic Plan and Community Risk Assessment – Standards of Cover.	Fire	SAF-6.8
SAF-A12	***Wildfire Education.*** **Provide** education about wildfire protection and evacuation to homeowners in areas near the wildland/urban interface, through realtors and homeowners associations.	Fire	SAF-7.4
SAF-A13	***Household Hazardous Waste Events.*** Promote County-sponsored household hazardous waste disposal events held in Murrieta.	Fire/City Manager	SAF-8.5, SAF-8.7
SAF-A14	***Police Department Strategic Plan.*** Develop, maintain, and implement a Police Department Strategic Plan.	Police	SAF-9.4

HOUSING ELEMENT

Discussion

The Housing Element has its own five-year action plan, as mandated by state law. Please refer to the Housing Plan section of the Housing Element.