



5.0 Subject Areas Not Discussed in Detail

CEQA Guidelines Section 15128 requires that an EIR include a statement indicating the reasons that certain possible significant effects of a project were determined not to be significant and were therefore not discussed in detail. The 2011 Certified EIR included a discussion of impacts found not significant under Section 8.0, incorporated herein by reference.

The SEIR reviewed environmental impacts and mitigation measures for each subject area addressed in the 2011 Certified EIR to determine if the Project would result in significant changes and/or new impacts not previously addressed. This section summarizes the subject areas and impacts discussed in the 2011 Certified EIR that were not discussed in detail in the SEIR because they would not be affected by the proposed Project. The reasons these subject areas were found not to be significant in this SEIR are briefly described below.

5.1 Aesthetics, Light, and Glare

Section 5.3 of the 2011 Certified EIR evaluated visual quality within the City of Murrieta and Sphere of Influence and potential for visual impacts that could result from implementation of the 2011 General Plan. Visual impacts include long term and temporary changes in visual quality related to aesthetics, light, and glare.

The City and Sphere of Influence contain many natural visual resources, including mountain ranges, hillsides, low-lying valleys, and streams. The City's development pattern has largely been influenced by its transportation infrastructure system, which also contributes to its visual character and quality. Other aesthetic elements include the native vegetation present throughout the scenic hillsides and along stream corridors, strands of large trees, historic areas, and rural residential neighborhoods. Sensitive light and glare receptors in and around the City and the Sphere of Influence are generally represented by residential uses, natural wildlife habitat areas and wildlife corridors, and open space lands adjacent to existing or planned development.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan would result in less than significant impacts to aesthetics, light, and glare, or potentially significant impacts that would be reduced less than significant after mitigation. More specifically, there would be less than significant impact to scenic vistas and scenic highways as future development under the 2011 General Plan would be subject to compliance with the regulations, guidelines, and development review process set forth in the City's development code, as well as Goals and Policies of the 2011



General Plan (Goals LU-1, LU-2, LU-3, LU-9, LU-10, LU-11, LU-12, LU-20, LU-21, LU-22, LU-24, LU-27, CSV-4, CSV-5, CSV-9, ROS-7; Policies LU-1.4, LU-2.1, LU-3.1, LU-3.2, LU-3.3, LU-3.4, LU-3.5, LU-9.1, LU-10.1, LU-10.2, LU-10.5, LU-10.7, LU-10.8, LU-10.9, LU-11.1, LU-11.2, LU-11.3, LU-11.4, LU-11.5, LU-11.6, LU-11.7, LU-11.8, LU-12.1, LU-12.2, LU-12.3, LU-12.4, LU-20.1, LU-20.2, LU-20.3, LU-20.4, LU-20.7, LU-20.8, LU-20.9, LU-21.1, LU-22.1, LU-22.2, LU-22.3, LU-22.4, LU-22.5, LU-24.1, LU-27.1, CSV-4.1, CSV-4.2, CSV-4.3, CSV-4.4, CSV-4.5, CSV-4.6, CSV-4.7, CSV – 5.1, CSV – 5.2, CSV-9.1, CSV-9.2, CSV-9.3, CSV-9.4, CSV-9.5, CSV-9.6, CSV-9.8, CSV-9.9, ROS-7.1, ROS-7.2, ROS 7.3, ROS-7.4) These regulations and guidelines are intended to diminish conflicts between urban development and visual resources, and preserve hills and ridges. Where permitted, development on hillsides within the City would involve careful siting, grading, and design in order to minimize exposure and preserve the City’s vistas.

In addition, the 2011 Certified EIR determined that construction activities for future development pursuant to the 2011 General Plan could cause short term degradation to visual character due to the potential for exposed pads and staging areas for grading, excavation, and construction equipment, as well as temporary structures or associated construction debris. However, these construction related impacts would be short-term and temporary, proceed on a project-by-project basis, and employ measures such as temporary screening to relieve the visual distractions. Moreover, areas of construction would vary within the City such that areas of temporary visual distraction would change throughout the implementation of the 2011 General Plan. Mitigation Measures AES-1, AES-2, and AES-3, which would be incorporated into construction documents, would ensure that this impact would be reduced to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in development of the same land that was analyzed in the 2011 Certified EIR with the same potential impacts to visual character resulting from future construction. Likewise, all future construction related impacts would be short-term and temporary, proceed on a project-by-project basis, and employ measures such as temporary screening to relieve the visual distractions. In addition, mitigation measures (AES-1, AES-2, and AES-3) related to minimizing the impact of construction on the surrounding community would be incorporated into all construction documents to ensure that any impacts would be reduced to less than significant levels. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.



Mitigation Measures Identified in the Certified EIR and Applicable to the Project

- AES-1 For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.
- AES-2 Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.
- AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.

5.2 Agricultural Resources

Section 5.11 of the 2011 Certified EIR evaluated agricultural resources within the City of Murrieta and Sphere of Influence and potential impacts to such resources that could result from implementation of the 2011 General Plan. Most of the land classified as farmland in Murrieta is Farmland of Local Importance, concentrated in the southwest and northeast; or Grazing Land, primarily in the northeast. The majority of the Sphere of Influence is designated as either Farmland of Local Importance or Grazing Land. Several isolated parcels classified as Farmland of Statewide Importance or Prime Farmland are located in the southern portion of the City, west of I-15. Parcels classified as Unique Farmland are present in the northern area of the City. According to the California Department of Conservation, no Williamson Act encumbered properties are located within the City of Murrieta.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan could result in no impact or less than significant impacts to agricultural resources. Specifically, it was determined that no Prime Farmland or Farmland of Statewide Importance was located within the Focus Areas targeted in the 2011 General Plan. Further, while some Unique Farmland was located within the boundaries of the Focus Areas in northern part of the City, agricultural uses would continue to be permitted on those sites. Finally, all future development pursuant to the 2011 General Plan would be required to comply with goals and policies of the Conservation and Land Use Elements (Goals CSV-10, LU-2, LU-20; Policies CSV-10.1, CSV-10.2, CSV-10.3, CSV-10.4, CSV-10.5, CSV-10.6, CSV-10.7, LU-2.1, LU-20.6, LU-20.7) which support



the protection of rural character and the continued potential for agricultural uses in rural residential areas, and also encourage additional, small-scale urban agricultural opportunities to be created throughout the City.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same land analyzed in the 2011 Certified EIR and there is no additional farmland in the proposed Project area requiring analysis. Likewise, future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant or no impact) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

Not Applicable

5.3 Biological Resources

Section 5.10 of the 2011 Certified EIR evaluated biological resources within the City of Murrieta and Sphere of Influence and potential impacts to such resources that could result from implementation of the 2011 General Plan. A number of biological resources are located within the City and Sphere of Influence, including 54 species of plants and wildlife, 27 of which are Special Status Species (Listed) (i.e., Federal or State Endangered or Threatened or California Species of Special Concern), sensitive upland, wetland, and forest communities, and portions of the MSHCP Reserve Area wildlife corridor.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan would result in less than significant impacts to biological resources, specifically relating to special status (listed) species, sensitive vegetation communities, including riparian habitat or federally protected wetlands, wildlife corridors, conflicts with local policies or ordinances protecting biological resources, and conflicts with the MSHCP. The analysis considered: listed, covered species; non-listed, covered species; and non-covered species, among other factors. It was determined that although development pursuant to the 2011 General Plan could result in development of vacant and underutilized parcels that may, directly or indirectly, impact biological resources, such future development would be subject to compliance with Murrieta's MSHCP Implementation Policy, the MSHCP, and General Plan goals and policies



(Goals LU-22, LU-25, CSV-3, CSV-4, CSV-5, CSV-8, CSV-9, ROS-7 Policies LU-22.3, LU-22.4, LU 25.1, CSV-3.5, CSV-4.1, CSV-4.3, CSV-4.4, CSV-4.5, CSV-4.6, CSV-8.1, CSV-8.2, CSV-8.3, CSV-8.4, CSV-8.5, CSV-8.6, CSV-9.1, ROS-7.1, ROS-7.2, ROS-7.3, ROS-7.4), in order to address potential impacts to biological resources. Additionally, due to the conceptual nature of the future development, proposals would require individual assessments of potential project-specific impacts to biological resources. If necessary, project-specific mitigation would be recommended to reduce potential impacts to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same vacant and underutilized land analyzed in the 2011 Certified EIR. Likewise, the impacts of future development projects would be evaluated on a case by case basis. And future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

Not applicable.

5.4 Cultural Resources

Section 5.9 of the 2011 Certified EIR evaluated cultural resources within the City of Murrieta and Sphere of Influence and potential impacts to such resources that could result from implementation of the 2011 General Plan. Cultural resources are represented by the material remnants of human activity in an area and can be either prehistorical (aboriginal/native American) or historical (European and Euro-American). Within the City and the Sphere of Influence, 199 cultural resources have been documented. The significance of each of these resources was not identified, and instead requires consideration on a site- or resource-specific basis.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan could result in potentially significant impacts to cultural resources through the development of vacant and underutilized land, which could unearth previously unknown cultural or tribal cultural resources. Thus, future development would be subject to compliance with General Plan 2035 Conservation Element and Land Use Element goals and policies (Goals CSV-9, CSV-11, LU-11, LU-22, LU-24; Policies CSV-9.1, CSV 11.1 – 11.9, LU 11.1, LU 11.7, LU 22.3 – 22.4, LU 24.1) and Mitigation Measures CR-1



through CR-3, ensuring that future development in the City would not adversely impact cultural resources, thereby concluding less than significant impacts.

Additionally, the 2011 Certified EIR determined that ground-disturbing activities in the City, such as grading or excavation associated with future development, have the potential to disturb as yet unidentified human remains. However, following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, and compliance with General Plan 2035 Conservation Element goals and policies (Goal CSV-11; Policy CSV-11.5) and Mitigation Measures CR-2 and CR-3, impacts of the proposed Project were concluded to be less than significant.

No Changes or New Information Requiring Revision

The City mailed out 28 letters to Tribes to review the proposed Project in regards to Senate Bill 18 and Assembly Bill 52. Two tribal governments responded to these letters to enquire about the Project and both requested to initiate consultation. Consultation has been concluded with one Tribe and the other is still in consultation with City staff. The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same vacant and underutilized land analyzed in the 2011 Certified EIR. Likewise, the impacts of future development projects would be evaluated on a case by case basis. And future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

CR-1 Future development projects shall continue to be evaluated for cultural resources by the City of Murrieta through review by the Eastern Information Center (EIC) and notification of and consultation with the local tribes for new entitlement projects. The projects shall be evaluated for compliance with the California Environmental Quality Act (CEQA) and where feasible, avoidance of cultural resources. If, following review by the EIC and/or tribal consultation, it is determined that there is a potential for impacts to cultural resources, further cultural resources analysis by a qualified professional(s), as defined in Mitigation Measure CR-2, may be required by the City.

CR-2 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing



activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to Mitigation Measure CR-1, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action (refer to Mitigation Measures CR-1 and CR-3). If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

CR-3 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.

5.5 Geology and Soils

Since the certification of the 2011 Certified EIR, a CEQA Guidelines update and approval by the Governor of Assembly Bill 52 (Chapter 532, Statutes 2014) resulted in the relocation of paleontological resource impact analysis from the cultural resource to the geological resource section of the Appendix G checklist. Section 5.08 of the 2011 Certified EIR evaluated geology and soil resources within the City of Murrieta and Sphere of Influence as well as potential impacts to such resources that could result from implementation of the 2011 General Plan. Paleontological resources were analyzed in Section 5.9, Cultural Resources, of the 2011 Certified EIR.

The 2011 Certified EIR identified several surficial deposits and/or bedrock units in the City based on published geologic maps, including artificial fill, colluvial deposits, young axial-channel deposits, young alluvial-valley deposits, pauba-sandstone, pauba-fanglomerate, basalt of the hogbacks, monzogranite to the granodiorite bedrock, gabbro bedrock, and metasedimentary rock. Hazards related to seismic activity were identified based on the City's proximity to known active fault zones, specifically the Elsinore Fault Zone, San Jacinto Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zone. The most common non-earthquake related geologic hazards to be encountered within the city were determined to include expansive soils, collapsed soils, loading settlement, subsidence, and hazardous minerals/radon.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan could result in potentially significant impacts related to seismic, geologic, and soil conditions due to increased exposure of people and structures to potential



seismic and geologic hazards such as strong seismic groundshaking, earthquake-induced landslides, differential subsidence, ground fissuring, and liquefaction. Thus, future development would be subject to compliance with the California Building Standards Code (CBSC), Municipal Code, and Municipal National Pollutant Discharge Elimination System (NPDES) requirements, as well as the goals and policies of the 2011 General Plan Safety Element (Goals SAF-2, SAF-12; Policies SAF-2.1, SAF-2.2, SAF-2.3, SAF-12.1, SAF-12.2, SAF-12.3, SAF-12.4, SAF-12.5, SAF-12.6, SAF-12.7) and Mitigation Measures GEO-1 and GEO-2, set out below. In addition, potential impacts associated with future development would be evaluated on a project-by-project basis in accordance with CEQA. If a specific site were determined to create a significant impact that could not be feasibly mitigated, the site would not be appropriate for development. This process, along with compliance with Federal and State laws, local building codes, and public safety standards would result in less than significant impacts related to potential seismic, geologic, and soil hazards.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the Project may result in the development of the same land analyzed in the 2011 Certified EIR, causing increased exposure of people and structures to potential seismic and geologic hazards. Likewise, the impacts of future development projects would be evaluated on a case by case basis and would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

- GEO-1 Prior to issuance of a Grading Permit for each future development project, a registered geologist or soils engineer shall prepare an area-specific Geologic Study, which shall be submitted to the Public Works or Building and Safety Department for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to fault rupture, groundshaking, landslides, liquefaction or dynamic settling, expansive or collapsible soils, lateral spreading, and other geologic and seismic hazards, if any. All recommendations in the Geologic Study shall be implemented during area preparation, grading, and construction.
- GEO-2 Prior to issuance of any Grading Permit, project applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City



deems necessary to adequately mitigate potential seismic and geotechnical hazards.

5.6 Hazardous Materials

Section 5.14 of the 2011 Certified EIR evaluated hazardous materials within the City of Murrieta and Sphere of Influence and potential impacts of such hazardous materials that could result from implementation of the 2011 General Plan. The term “hazardous material” includes any material that, because of its quantity, concentration, or physical, chemical, or biological characteristics, poses a considerable present or potential hazard to human health or safety, or to the environment. It refers generally to hazardous chemicals, radioactive materials and biohazards materials. “Hazardous waste,” a subset of hazardous material, is material that is to be abandoned, discarded, or recycled and includes chemicals, radioactive and bio-hazardous waste, including medical waste.

Hazardous substance incidents are likely to occur within the City of Murrieta due to the multitude of transportation systems (highways and railways) that traverse the City as well as the many businesses, including agricultural businesses, within and around the City that handle, transport, and/or store hazardous materials. The City also contains 35 regulatory properties listed on the GeoTracker database as leaking underground fuel tank (LUFT) sites. In addition, the French Valley Airport is located adjacent to the City’s eastern boundary. Portions of the City are located within Zone B1, Zone C, Zone D, Zone E, and the height review overlay zone.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan could result in potentially significant impacts from hazardous materials due to an increase in population which may increase demand on public health and safety services in the City. Additionally, future non-residential development pursuant to the 2011 General Plan may consist of additional facilities that use, store, produce or transport hazardous wastes, and therefore would utilize City and County health and safety services and increased exposure to residents who may also be employees of those businesses. However, as the 2011 General Plan did not involve any specific development projects, no specific types of hazards could be identified and the likelihood of a hazard presenting a serious health or safety hazard/risk to the public could not be determined. Compliance with measures established by Federal, State and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage and transport of hazardous materials in the City. In addition, goals and policies in the 2011 General Plan Safety Element and Land Use Element (Goal SAF-1, SAF-8; LU-25 Policies SAF-1.2, SAF-1.3, SAF-1.5, SAF-8.1, SAF-8.2, SAF-8.4, SAF-8.5, SAF-8.6, SAF-8.7, SAF-8.8, SAF-8.9, SAF-8.10, SAF-8.11, SAF-8.12, SAF-8.13, SAF-8.14, LU-25.8, LU-25.9, U-25.10, LU-25-11, LU-25.12) as well as the recommended mitigation measures, would further reduce hazardous materials impacts to a less than significant level.



In addition, the 2011 Certified EIR determined that structures and individuals within the flight pattern of the French Valley Airport could be subjected to the potential of off-airport accidents and additional noise. However, the 2011 General Plan did not recommend any land use changes for the areas within the French Valley Airport Compatibility Zones. Further, land use restrictions for each of the compatibility zones provide the necessary limitations to reduce the potential impacts of off-airport accidents to persons and property on the ground while specific land use regulations regarding FAA notification imaginary surfaces, aircraft noise, and building heights have been implemented to reduce impacts of aircraft overflight to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same land analyzed in the 2011 Certified EIR, causing potential increase in impacts from hazardous materials. Likewise, the impacts of future development projects would be evaluated on a case by case basis and would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

- HHM-1 The Community Development Department, in cooperation with the Murrieta Fire & Rescue and the Riverside County Community Health Agency, Materials Management Division, shall provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.
- HHM-2 The Community Development Department, in cooperation with the Murrieta Fire & Rescue and the Riverside County Community Health Agency, Materials Management Division, provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.
- HHM-3 Prior to development approval on a project-by-project basis, the project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water,



and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.

HHM-4 The project applicant shall comply with the requirements of the Federal Aviation Administration (FAA) should any portions of the development be within a height overlay review zone or encroach within an imaginary surface surrounding the French Valley Airport. A Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the FAA in accordance with Federal Aviation Regulations Part 77.

5.7 Mineral Resources

Section 5.12 of the 2011 Certified EIR evaluated mineral resources within the City of Murrieta and Sphere of Influence and potential impacts to such resources that could result from implementation of the 2011 General Plan. Within the City, five mineral resource sites were identified, containing clay, sand and gravel, feldspar, feldspar/silica, and gold. One geothermal resource was also identified. Within the Sphere of Influence, three mineral resource sites were identified containing feldspar, gold, and stone (crushed/broken). According to the State of California Department of Conservation DOGGR, no underlying oil fields were present in the General Plan Planning Area, or in outlying areas.

The 2011 Certified EIR evaluated the significance of mineral resources within the City and Sphere of Influence using the State Mining and Reclamation Act of 1975 (California Public Resources Code Section 2710 et seq.) (SMARA) MRZ classification system. Mineral resources within the City and Sphere of Influence were classified as follows:

- For industrial materials, the City and its Sphere of Influence are classified as MRZ-4, an area of unknown mineral resource significance.
- For aggregate resources, most of the City and the Sphere of Influence are classified as MRZ-3a, an area containing known mineral occurrences of undetermined mineral resource significance.
- Land west of I-15 is classified as MRZ-1, an area of no mineral resource significance.

MRZ-3a areas are considered to have a moderate potential for the discovery of economic mineral deposits. The MRZ-3 classification indicates potentially significant mineral deposits that can be reclassified as significant mineral deposits through either a petition or regular periodic review by the State. This reclassification can occur in the



event of a change in the mineral resources, or if a threat to the extraction of mineral deposits develops.

The 2011 Certified EIR determined that development pursuant to the 2011 General Plan would result in less than significant impacts to mineral resources. This is because it is unknown, and therefore unlikely, that the MRZ-4 area contains significant mineral resources, and while the MRZ-3a classification represents an area that has the potential for mineral deposits, no resources have yet been identified. Similarly, while mineral resources have been identified within the City and Sphere of Influence, no mineral resource recovery sites are known to exist. Therefore future development pursuant to the 2011 General Plan is not anticipated to result in the loss of availability of a known mineral resource or impacts to mineral resource recovery sites. In addition, the 2011 Certified EIR determined that future development pursuant to the 2011 General Plan would be subject to compliance with the City's Development Code, which includes provisions for the regulation of surface mining operations, as well as Conservation Element goals and policies (Goal CSV-6; Policy CSV-6.1), ensuring that future development in the City would not adversely impact mineral resources. No mitigation measures were required.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same land analyzed in the 2011 Certified EIR, the same potential for mineral deposits exists, and no new resources have been identified. In addition, future development would be required to comply with applicable federal, state, and local regulations and relevant General Plan goals and policies. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project
Not Applicable.

5.8 Noise

Section 5.7 of the 2011 Certified EIR summarized the existing noise conditions within the City of Murrieta and Sphere of Influence, and evaluated potential impacts to such conditions that could result from the implementation of the 2011 General Plan. Sources of noise include mobile sources such as freeways and streets, aircraft, and railways, as well as stationary sources such as construction, commercial, and industrial facilities. Noise measurements were taken throughout the City of Murrieta at 10 locations, selected as representative samples of the more urbanized portions of the City.



The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan would result in less than significant impacts after mitigation. Future development pursuant to the 2011 General Plan would generate varying degrees of noise and groundborne vibration during construction activities. The extent and timing of future construction activities within the City were unknown at the time of the 2011 Certified EIR, however, it was determined unlikely that the City would experience intensive construction activity with implementation of the 2011 General Plan. In addition, it was determined that future development pursuant to the 2011 General Plan would generate additional traffic and would potentially increase ambient noise levels at existing land uses along roadways. Actual noise exposure levels would vary depending on a combination of factors, such as variation in daily traffic volumes, shielding provided by existing and proposed structures, and meteorological conditions.

Future development pursuant to the 2011 General Plan would be required to comply with all applicable federal, state, and local regulations as well as 2011 General Plan goals and policies (Goals N-1, N-2, N-3, N-4, LU-25; Policies N-1.1, N-1.2, N-1.3, N-1.4, N-2.1, N-2.2, N-2.3, N-2.4, N-2.5, N-2.6, N-2.7, N-2.8, N-2.9, N-2.10, N-3.1, N-3.2, N-3.3, N-3.4, N-3.5, N-3.6, N-4.1, N-4.2, N-4.3, N-4.4, N-4.5, N-4.6, LU-25.2, LU-25.3, LU-25.8, LU-25.9). In addition, future development projects would be individually reviewed for project specific impacts. If project-specific significant impacts are identified, specific mitigation measures would be placed on the project as conditions of approval to ensure compliance with the appropriate land use compatibility criteria. Thus the 2011 Certified EIR concluded that any impacts related to noise would be reduced to less than significant levels with mitigation.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same vacant and underutilized land analyzed in the 2011 Certified EIR. This may create additional noise and vibrations related to future construction and impact long-term ambient noise conditions from mobile and stationary sources. As in the 2011 Certified EIR, future development pursuant to the proposed Project would continue to be reviewed on an individual basis for project-specific significant impacts. If project-specific impacts are identified, specific mitigation measures would be placed on the project as conditions of approval. In addition, all future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.



Mitigation Measures Identified in the Certified EIR and Applicable to the Project

NOI-1 The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels.

- Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers).
- The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.
- Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.

NOI-2 Residential projects located within the 55 CNEL noise contour for the French Valley Airport shall be subject to review by the Riverside County Airport Land Use Commission and shall be required to ensure interior noise levels from aircraft operations are at or below 45 dB CNEL.

5.9 Population, Housing, and Employment

Section 5.2 of the 2011 Certified EIR identified the existing population, housing, and employment statistics for the City of Murrieta and evaluated potential impacts that could result from implementation of the 2011 General Plan. More specifically, the impact analysis evaluated how buildout of the 2011 General Plan would induce population growth in the city, both directly and indirectly, using data from the Southern California Association of Governments (SCAG), U.S. Census 1990 and 2000, and California Department of Finance.

The 2011 Certified EIR determined that buildout of the 2011 General Plan could result in development potential of approximately 44,484 DU and a population projection of approximately 133,452 persons. The non-residential (i.e. commercial, industrial, etc.) land use development potential was estimated at approximately at 50.2 million square



feet with an employment projection of approximately 130,153 jobs. This would result in an increase of approximately 10,734 DU and 32,199 persons and 110,275 jobs.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan would result in less than significant impacts to population, employment and housing. While, overall the population growth would be approximately 32 percent over existing conditions, future development would be subject to compliance with the regulations, guidelines, and development review process set forth in the City's development code, as well as Goals, and Policies of the 2011 General Plan (Goals LU-1, ED-2, ED-5; Policies LU-1.1, LU-1.2, LU-1.3, LU-1.4, LU-1.5, LU-1.6, LU-1.7, LU-1.8, LU-1.9, ED-2.6, ED-2.7, ED-2.8, ED-2.9, ED-5.1, ED-5.2, ED-5.3, ED-5.4, Housing Element Policies 1.1, 1.6, 5.1, 5.2, 5.5). Additionally, the city's growth level would remain generally consistent with SCAG's growth forecasts.

No Changes or New Information Requiring Revision

While the proposed Project would increase the number of dwelling units by 1,572, there would also be a reduction of 2,405,601 square feet of non-residential uses. As such, the growth forecast between the prior 2011 General Plan and the proposed Focused General Plan Update is relatively consistent. Therefore, these changes are not likely to induce a substantial population growth from that which was analyzed in the Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

Not applicable.

5.10 Public Resources

FIRE PROTECTION

Section 5.17, Fire Protection, of the 2011 Certified EIR included an analysis of fire protection services within the City of Murrieta and Sphere of Influence, and evaluated potential impacts to such services that could result from implementation of the 2011 General Plan. 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 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 4.5-2, High Fire Hazard Zones.

The 2011 Certified EIR determined that the 2011 General Plan would result in less than significant impact to fire protection services after mitigation. Fire protection levels would



be considered adequate if existing emergency response time and staffing levels could be maintained and if the Murrieta Fire & Rescue (MFR) fire service standards and fire flow requirements are met. The MFR indicated that the 2011 General Plan would not create significant changes to its services and did not recommend any mitigation measures beyond the goals and policies in the 2011 General Plan and existing regulations. Further, while future development pursuant to the 2011 General Plan and the associated increases in population would result in additional demands on existing fire services, this development would be required to comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire flows, and hydrants, as well as 2011 General Plan goals and policies (Goals SAF-5, SAF-6; Policies SAF-5.1, SAF-5.2, SAF-5.3, SAF-5.4, SAF-5.5, SAF-6.1, SAF-6.2, SAF-6.3, SAF-6.4, SAF-6.5, SAF-6.6, SAF-6.7, SAF-6.8, SAF-6.9.). Individual projects would be reviewed by the MFR to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments would not reduce the staffing, response times, or existing service levels within the City.

In addition, the 2011 Certified EIR determined that while areas targeted for new development or intensification of development were not located within designated high fire hazard zones, areas throughout the city, including those targeted for development still have the potential to be subject to large scale wildland fire hazards. The MFR requires development, as part of a project's conditions of approval, to install Class A roofing, noncombustible siding, and/or 100-foot fuel buffer zones to protect communities from wildland/urban interface fires. Further, 2011 General Plan goals and policies (Goal SAF-7; Policies SAF-7.1, SAF-7.2, SAF-7.3, SAF-7.4, SAF-7.5) specifically address wildland fires. This coupled with Mitigation Measures FP-1 through FP-4 (below) reduce impacts to a less than significant level. Therefore, the 2011 Certified EIR determined that implementation of the 2011 General Plan would result in a less than significant impact to fire protection services.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts discussed in the 2011 Certified EIR for fire protection services. Future development pursuant to the proposed Project may result in the development of the same vacant and underutilized land analyzed in the 2011 Certified EIR. Likewise, the impacts of future development projects would be evaluated on a case by case basis. Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. In addition, future development pursuant to the proposed Project would be required to comply with all applicable federal, state, and local regulations and General Plan goals and policies as well as all identified mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.



Since the 2011 Certified EIR, the State has passed new legislation (Senate Bill 1241) regarding fire hazard planning and mitigation. SB 1241 revises the Safety Element requirements for state responsibility areas and very high fire hazard severity zones and require the Safety Element to be reviewed and updated as necessary to address the risk of fire in state responsibility areas and very high fire hazard severity zones. The proposed Project incorporates additional policies (see Section 3.0 Project Description) into the Safety Element in order to address the requirements of SB 1241.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

- FP-1 The MFR shall review future development projects to determine if a Fuel Modification Plan is required. If required, project applicants shall prepare the Fuel Modification Plan in accordance with Fire Department requirements prior to the issuance of a grading or building permit.
- FP-2 Brush clearance shall be conducted prior to initiation of construction activities in accordance with MFR requirements.
- FP-3 Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process.
- FP-4 Adequate water availability shall be provided to service construction activities.

POLICE PROTECTION

Section 5.18, Police Protection, of the 2011 Certified EIR included an analysis of police protection services within the City of Murrieta and evaluated potential impacts to such services that could result from implementation of the 2011 General Plan. The Police Department (Department) is organized into two main Divisions: Operations and Support. The Operations Division includes Traffic, Patrol, and officers who oversee several other types of programs. The Support Services Division includes Code Enforcement, Investigation, the Records Bureau, the Special Enforcement Team, the Dispatch Center, and programs geared towards youth and schools.

The 2011 Certified EIR determined that the General Plan buildout would occur over a 25-year period and the Murrieta Police Department would effectively plan for increases in population and police protection service demand. The following goals and policies in the 2011 General Plan (Safety Element Goals SAF-9, SAF-10, SAF-11 and their associated policies), and continued collection of DIF Fees would reduce impacts resulting from the General Plan 2035 to a less than significant level. No service shortfall requiring additional personnel or equipment is anticipated as a result of the implementation of the proposed 2011 General Plan. It was further determined that no mitigation measures beyond the goals and policies identified in the 2011 General Plan were required.



No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts discussed in the 2011 Certified EIR for police protection services. Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. In addition, the goals/policies from the 2011 General Plan referenced above and continued collection of DIR Fees would reduce impacts from the proposed Project to a less than significant level. No service shortfall requiring additional personnel or equipment is anticipated as a result of the implementation of the proposed Project. No mitigation measures beyond the goals and policies identified in the General Plan 2035 are required. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

Not applicable.

SCHOOL FACILITIES

Section 5.19, School Facilities, of the 2011 Certified EIR included an analysis of school facilities within the City of Murrieta and evaluated potential impacts to such services that could result from implementation of the 2011 General Plan. The City of Murrieta is served by four public school districts. The primary school district is the Murrieta Valley Unified School District, with the exception of residents in the areas east of I-215 and north of Clinton Keith Road. The Menifee Union School District, Perris Union High School District, and Hemet Unified School District also provide school services and facilities to students in these areas.

The 2011 Certified EIR determined that based on future plans for school facilities in the MVUSD, MUSD, PUSD, HUSD, prior approved bonds, and collection of development impact fees on a case-by-case basis (Mitigation Measure SCH-1), school facility impacts would be reduced to a less than significant level. No goals or policies in the 2011 General Plan pertain specifically to school facilities.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. The proposed Project would allow for an increase in residential uses which could increase the need for school facilities. However, based on future plans for school facilities in the MVUSD, MUSD, PUSD, HUSD, prior approved bonds, and collection of development impact fees on a case-by-case basis (Mitigation



Measure SCH-1) discussed in the 2011 Certified EIR, school facility impacts would be reduced to a less than significant level. No mitigation measures beyond those in the 2011 Certified EIR are required. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Murrieta that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.

5.11 Recreational Facilities

Section 5.20 of the 2011 Certified EIR identified existing parks and recreational facilities within the City of Murrieta and Sphere of Influence, and evaluated potential impacts to such resources that could result from the implementation of the 2011 General Plan. As of June 2009, the Community Services Department was responsible for approximately 1,350 acres of open space, streetscape, slope, trails, and parkland. This included 48 parks and recreation facilities on 467.24 acres.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan could result in significant and unavoidable impacts to parks and recreational facilities. Per the City's adopted standard of 5 acres of parkland per 1,000 residents, the 2011 Certified EIR identified an existing deficit of 34 acres of parkland. Future development pursuant to the 2011 General Plan would introduce approximately 3,346 new dwelling units, along with buildout of existing undeveloped residential areas for a total of 10,734 dwelling units throughout the City, resulting in an approximate population increase of 32,199 persons citywide. It was concluded that this increase in population would create new demand on current recreational infrastructure including parks, facilities, and programs and increase the parkland deficit.

Future development pursuant to the 2011 General Plan would be reviewed on an individual basis to determine their potential impact on parks and recreational facilities within the City. In addition, implementation of 2011 General Plan goals and policies (Goals ROS-1, ROS-2, ROS-3, ROS-4, ROS-5, ROS-6, ROS-7, ROS-8, CIR-8; Policies ROS-1.1, ROS-1.2, ROS-1.3, ROS-1.4, ROS-2.1, ROS-2.2, ROS-2.3, ROS-3.1, ROS-3.2, ROS-3.3, ROS-3.4, ROS-3.5, ROS-3.6, ROS-3.7, ROS-4.1, ROS-4.2, ROS-4.3, ROS-4.4, ROS-5.1, ROS-5.2, ROS-5.3, ROS-5.4, ROS-6.1, ROS-6.2, ROS-6.3, ROS-6.4, ROS-6.5, ROS-7.1, ROS-7.2, ROS-7.3, ROS-7.4, ROS-8.1, ROS-8.2, ROS-8.3, ROS-8.4, ROS-9.1, ROS-9.2, ROS-9.3, ROS-9.4, ROS-9.5, CIR-8.11, CIR-8.12) would ensure the provision for new developments to mitigate impacts to parkland and



recreational facilities. Payment of park facilities fees and/or dedication of parkland by future developments would further reduce potential park impacts. However, with the City's existing parkland deficiency and future growth associated with the 2011 General Plan, impacts were determined to be significant and unavoidable.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same vacant and underutilized land analyzed in the 2011 Certified EIR. Further, while the proposed Project reduces non-residential square footage by 2,405,601 square feet, it allows for an additional 1,572 dwelling units. This increase in residential density would increase the demand for residential resources, including parkland and recreational facilities, and would further increase the parkland deficiency. As in the 2011 Certified EIR, future development pursuant to the proposed Project would continue to be reviewed for potential impacts on parks and recreational facilities and would further be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. However, because of the existing parkland deficiency and future growth associated with the proposed Project, the proposed Project would still result in potential significant unavoidable impacts to parks and recreational facilities. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (significant unavoidable) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

Not applicable.

5.12 Tribal Cultural Resources

Since the certification of the 2011 Certified EIR, a CEQA Guidelines update and approval by the Governor of Assembly Bill 52 (Chapter 532, Statutes 2014) have provided additional analysis and requirements related to tribal cultural resources. On July 1, 2015, tribal cultural resources were added as a separate environmental topic to Appendix G of the CEQA Guidelines with two checklist questions. Assembly Bill 52 ([AB 52] Gatto, 2014) requires lead agencies to begin consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project, if they have requested to be notified of projects subject to AB 52 and responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.



Section 5.9, Cultural Resources, of the 2011 Certified EIR included an analysis of cultural (and tribal cultural) resources within the City of Murrieta and Sphere of Influence, and evaluated potential impacts to such resources that could result from implementation of the 2011 General Plan. Cultural resources are represented by the material remnants of human activity in an area and can be either prehistorical (aboriginal/native American) or historical (European and Euro-American). Within the City and the Sphere of Influence, 199 cultural (and tribal cultural) resources have been documented. The significance of each of these resources was not identified, and instead requires consideration on a site- or resource-specific basis.

The 2011 Certified EIR determined that future development pursuant to the 2011 General Plan could result in potentially significant impacts to cultural and tribal cultural resources through the development of vacant and underutilized land, which could unearth previously unknown cultural or tribal cultural resources. Thus, future development would be subject to compliance with General Plan 2035 Conservation Element and Land Use Element goals and policies (Goals CSV-9, CSV-11, LU-11, LU-22, LU-24; Policies CSV-9.1, CSV 11.1 – 11.9, LU 11.1, LU 11.7, LU 22.3 – 22.4, LU 24.1) and Mitigation Measures CR-1 through CR-3, ensuring that future development in the City would not adversely impact cultural or tribal cultural resources, thereby concluding less than significant impacts.

Additionally, the 2011 Certified EIR determined that ground-disturbing activities in the City, such as grading or excavation associated with future development, have the potential to disturb as yet unidentified human remains. However, following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, and compliance with General Plan 2035 Conservation Element goals and policies (Goal CSV-11; Policy CSV-11.5) and Mitigation Measures CR-2 and CR-3, impacts were concluded to be less than significant.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in the development of the same vacant and underutilized land analyzed in the 2011 Certified EIR. Likewise, the impacts of future development projects would be evaluated on a case by case basis. And future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project



- CR-1 Future development projects shall continue to be evaluated for cultural resources by the City of Murrieta through review by the Eastern Information Center (EIC) and notification of and consultation with the local tribes for new entitlement projects. The projects shall be evaluated for compliance with the California Environmental Quality Act (CEQA) and where feasible, avoidance of cultural resources. If, following review by the EIC and/or tribal consultation, it is determined that there is a potential for impacts to cultural resources, further cultural resources analysis by a qualified professional(s), as defined in Mitigation Measure CR-2, may be required by the City.
- CR-2 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to Mitigation Measure CR-1, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action (refer to Mitigation Measures CR-1 and CR-3). If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.
- CR-3 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.

5.13 Water Supply

Section 5.15 of the 2011 Certified EIR evaluated impacts to water supplies and distribution systems that could result from the implementation of 2011 General Plan. Impacts include an increase in the City’s population and businesses, and thus, an overall increase in total water demand. In addition, portions of the City include “key hole” areas that are not located within a water district and operate on individual well systems. The City relies on water connection services provided by four water districts: Rancho California Water District (RCWD), Elsinore Valley Municipal Water District (EVMWD), Western Municipal Water District (WMWD), and Eastern Municipal Water District (EMWD). The Urban Water Management Plans (UWMP) for all four water



districts provide a long-range (25-year) assessment of water supply and recommended operational improvements for each service area, which includes the City of Murrieta.

The 2011 Certified EIR determined that the four water districts would have adequate water supplies based on normal, dry and multiple dry years and water shortage contingency plans to meet the future regional water needs, including the growth anticipated with the 2011 General Plan, through 2030. Future development would be reviewed by the City on a project-by-project basis to ensure adequate water supplies are available to accommodate future projects. In addition, it is anticipated that future development within “key hole” areas would annex to the appropriate water district for service and connection to the infrastructure systems. New development would be required to pay its share of the costs of infrastructure improvements necessary to accommodate the proposed Project. The 2011 General Plan includes policies (CSV 1.1 – 1.6, CSV 2.1 – 2.5, CSV 9.1 – 9.6, 9.8, 9.9; CSV 15.5 – 15.6; INF 1.1 – INF 1.10, NF 1.21 – 1.24) to ensure that a reliable water supply can be provided within the City’s service area. The 2011 General Plan policies promote conservation, protection, and management of water resources to meet long-term community needs and compliance with requirements from the State and appropriate agencies regarding comprehensive water conservation measures to ensure sufficient water supplies for human consumption, sanitation, and fire protection. With adherence to the 2011 General Plan policies and the City of Murrieta *Municipal Code Water Efficient Landscape Ordinance*, compliance with the applicable UWMPs, coordination between the City and water districts and that Murrieta would only use 2.36 percent of the anticipated water from these four water districts, water supply and infrastructure impacts associated with the 2011 General Plan would be reduced to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts discussed in the 2011 Certified EIR. Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. The Water Study for the Murrieta General Plan Update and Eastern Municipal Water District Potential Annex Area prepared by Jacobs (June 2019) concludes that the proposed decrease in water demands from the 2011 General Plan is approximately one percent, under the proposed Project. In addition, with adherence to the policies from the 2011 General Plan referenced above, the City of Murrieta Municipal Code Water Efficient Landscape Ordinance, compliance with the applicable UWMPs, coordination between the City and water districts, water supply and infrastructure impacts associated with the proposed Project remains unchanged (less than significant level) from that cited in the 2011 Certified EIR.

The proposed Project does not include any annexations into the EMWD; however, the Water Study for the Murrieta General Plan Update and Eastern Municipal Water District Potential Annex Area prepared also includes a facilities assessment of a particular “key hole” area located within the City as shown on Exhibit 3-3 and shown as “Potential



EMWD Annexation Area”. The information pertaining to this “key hole” area is for informational purposes only as the Project does not include any annexations.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

Not applicable.

5.14 Wastewater

Section 5.16, Wastewater, of the 2011 Certified EIR identifies the nature and location of wastewater conveyance and treatment facilities and existing related infrastructure for the City of Murrieta; it provides an analysis of projected impacts to wastewater conveyance and treatment facilities, as well as the estimated demands that could result from the implementation of the 2011 General Plan. Wastewater collection for the City is provided by the same four water districts that deliver potable water to the City: RCWD, EVMWD, WMWD, and EMWD. Only RCWD and EMWD provide wastewater treatment.

The 2011 Certified EIR determined that implementation of the 2011 General Plan could potentially result in additional development, resulting in an increase in the City’s population and businesses, and thus, an overall increased demand on the existing sewer system from increased sewage flows. In addition, portions of the North Murrieta Business Corridor, South Murrieta Business Corridor, and the Golden Triangle North Focus Areas, along with parcels in the “key hole” area, which includes the Los Alamos Hills are not located within a water district and operate on individual septic systems. It is anticipated that future development within these areas would annex to the appropriate water district for service and connection to the infrastructure systems. In addition, there are a number of locations within the City that have no or limited infrastructure in place which include, but are not limited to, areas designated as Rural Residential, as well as the Northern Murrieta Business Corridor, Clinton Keith/Mitchell, Golden Triangle North, South Murrieta Business Corridor, and Multiple Use Area 3 Focus Areas. Individual developments would be reviewed by the City of Murrieta and the applicable water district to determine if sufficient sewer capacity exists to serve the specific development. The applicable water district would charge fees for the privilege of connecting to their sewerage systems or increasing the strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. The fees are required to construct new sewer infrastructure and/or incremental expansions to the existing sewerage system to accommodate individual development, which would mitigate the impact of the development on the sewerage system.

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. The water districts would only allow new developments to connect to their sewer systems if there is sufficient capacity or planned expansions of its facilities to accommodate new developments proposed. Therefore, new development would not be permitted to exceed the capacity of wastewater conveyance systems or treatment



facilities, since adequate capacity must be demonstrated in order to contribute flows to the system.

The 2011 Certified EIR determined that with the anticipated expansion of the EMWD and RCWD treatment facilities, City coordination with the water districts, implementation of the 2011 General Plan policies (INF – 1.1 - 1.10; INF – 1.21; CSV – 1.1 - CSV-1.4 and CSV-1.6), and mitigation measures (WW-1, WW-2, and WW-3) requiring individual development projects to verify sufficient wastewater transmission and treatment plant capacity is available to serve the proposed development, impacts would be reduced to a less than significant level. Furthermore, the 2011 General Plan would only use approximately 6.79 percent of the anticipated wastewater collection from EMWD and RCWD's Santa Rosa Water Reclamation Facility. Therefore, impacts are less than significant in this regard; however the 2011 Certified EIR includes Mitigation Measures that have been recommended for future development projects to ensure that impacts remain at less than significant levels.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. While the proposed Project would allow for an increase in residential uses of 1,572 dwelling units, it also includes a reduction of 2,405,601 square feet of non-residential uses. With the anticipated expansion of the EMWD and RCWD treatment facilities, City coordination with the water districts, implementation of the existing General Plan goal and policies, and mitigation measures (WW-1, WW-2, and WW-3) from the 2011 Certified EIR requiring individual development projects to verify sufficient wastewater transmission and treatment plant capacity is available to serve the proposed development, impacts would remain less than significant. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

- WW-1 Prior to issuance of a wastewater permit for any future development project, the Project Applicant shall pay applicable connection and/or user fees to RCWD, EVMWD, WMWD, or EMWD.
- WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.



WW-3 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the RCWD, EVMWD, WMWD, or EMWD has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.

5.15 Solid Waste

Section 5.21, Solid Waste, of the 2011 Certified EIR identified the potential solid waste impacts associated with the implementation of the 2011 General Plan and compared the solid waste generation of the 2011 General Plan with the capacity of the existing landfills that accept solid waste from the City of Murrieta.

The 2011 Certified EIR determined that the majority of solid waste generated within the City is disposed of at El Sobrante Landfill. The El Sobrante Landfill has a daily permitted capacity of 16,054 tons/day. In 2009, the City disposed of approximately 50,215 tons of solid waste in this landfill (approximately 137.6 tons per day). This represents approximately 0.0086 percent of this landfill's permitted daily capacity. The 2011 Certified EIR states that implementation of the 2011 General Plan would generate an additional 348,541 lbs/day or 175 tons/day of solid waste, or 63,875 tons of solid waste per year which represents an approximate 0.0026 percent increase of the combined daily permitted capacity all landfills currently serving the City.

The 2011 Certified EIR determined that the City had a diversion rate of 49 percent in 2006 and in December 2008, the California Integrated Waste Management Board found Murrieta to be in compliance with state requirements, having made a "good faith" effort to meet the 50 percent reduction goal. Compliance with City and County waste reduction programs and policies would reduce the volume of solid waste entering landfills. Individual development projects within the City would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent. Nonetheless, buildout associated with implementation of the 2011 General Plan would increase the volume of solid waste generated in the City that is diverted to existing landfills, thus contributing to the acceleration of landfill closures or the use of more distant sites. However, the closure dates for the various landfills range from 2013 until 2067. Combined remaining capacities at the landfills would be adequate to accommodate the buildout of the 2011 General Plan 2035. The 2011 General Plan Conservation Element includes policies (CSV 13-1 – 13.7) address opportunities to reduce solid waste generation and disposal within the City. Additionally, future developments resulting from the implementation of the 2011 General Plan would be reviewed on a project-by-project basis to ensure that solid waste disposal services and landfill facilities would be available to serve the development. All development projects would be required to comply with Federal, State, and local statutes and regulations related to solid waste. Therefore, per the 2011 Certified EIR, implementation of 2011 General Plan would result in less than significant impacts.



No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. While the proposed Project would allow for an increase in residential uses of 1,572 dwelling units, it also includes a reduction of 2,405,601 square feet of non-residential uses. In addition, combined remaining capacities at the landfills would be adequate to accommodate the buildout of the proposed Project. Conservation Element policies (CSV 13-1 – 13.7) address opportunities to reduce solid waste generation and disposal within the City. Additionally, future developments resulting from the implementation of the proposed Project would be reviewed on a project-by-project basis to ensure that solid waste disposal services and landfill facilities would be available to serve the development. All development projects would be required to comply with Federal, State, and local statutes and regulations related to solid waste. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

5.16 Electricity and Natural Gas

Section 5.22 of the 2011 Certified EIR evaluated potential electricity and natural gas impacts associated with implementation of the 2011 General Plan. Electrical power is provided within the City of Murrieta by Southern California Edison (SCE). The City of Murrieta receives its natural gas service from Southern California Gas Company (SCG), a subsidiary of Sempra Energy.

The 2011 Certified EIR determined that implementation of the 2011 General Plan would result in an increased electricity demand and that SCE would be able to serve the projected buildout resulting from implementation of the 2011 General Plan. It is anticipated that service demands created by implementation of the 2011 General Plan are within the service parameters of SCE current and future transmission and service infrastructure. SCE would update existing facilities or add new facilities in the City as needed throughout the life of the 2011 General Plan. Financial responsibility for any updates or additional facilities would be in accordance with SCE's rules and tariffs. All new developments that require new electricity lines to be installed would be required to pay applicable fees assessed by SCE to extend electricity lines to serve a specific project site. SCE would not provide service to new developments if there were not adequate electricity supplies and infrastructure to maintain existing service levels and meet the anticipated electricity demands of the specific development requesting service. In addition, all new construction in the State of California is subject to the energy conservation standards set forth in *Title 24*, Parts 6 and 11 of the *California Code of Regulations*. These are prescriptive standards that establish maximum energy consumption levels for the heating and cooling of new buildings. Furthermore, the 2011 General Plan includes policies related to conservation and energy efficiency in the Infrastructure and Conservation Elements (INF 1.2, 1.5, 1.7; CSV 12.1). Adherence to these building practices would reduce the demand for electricity. Therefore, the 2011



Certified EIR determined that implementation of the 2011 General Plan would result in less than significant impacts.

The 2011 Certified EIR determined that implementation of the 2011 General Plan would result in an increased natural gas demand and that SCG would be able to serve the projected increase. Each project would be reviewed on a case-by-case basis, which means that natural gas sources and infrastructure to serve the project(s) would be planned for well in advance of project construction. Additionally, Infrastructure and Conservation Elements policies (INF 1.2, 1.5, 1.7; CSV 12.1) would also be applicable to all future development projects requiring natural gas. Therefore, the 2011 Certified EIR determined that implementation of the 2011 General Plan would result in less than significant impacts.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts discussed in the 2011 Certified EIR for electricity and natural gas. While the proposed Project would allow for an increase in residential uses of 1,572 dwelling units, it also includes a reduction of 2,405,601 square feet of non-residential uses. In addition, each project would be reviewed on a case-by-case basis, which means that electricity and natural gas sources and infrastructure to serve the project(s) would be planned for well in advance of project construction. Infrastructure and Conservation Elements policies referenced above would also be applicable to all future development projects requiring electricity and natural gas. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

5.17 Hydrology, Drainage, and Water Quality

Section 5.13 of the 2011 Certified EIR evaluated the existing conditions related to hydrology, drainage, and water quality within the City of Murrieta and the potential for hydrologic and drainage impacts that could result from implementation of the 2011 General Plan.

Water Quality

The 2011 Certified EIR determined that the 2011 General Plan could contribute to water quality degradation from run-off and chemical releases at future construction sites. However, new development and significant reconstruction projects within the City would be required to comply with Title 15 of the City's Municipal Code, which contains regulations to meet Federal and State water quality requirements related to storm water runoff. Furthermore, the 2011 General Plan Infrastructure and Conservation Elements contain policies (INF-1.1, 1.2, 1.4, 1.6, 1.15, INF 1.18-1.19 and CSV 4.1-4.6) to reduce water quality impacts. The 2011 General Plan also requires the continued compliance with Federal, State, and regional governments and agencies to protect and improve the



quality of local and regional groundwater resources available to the City. New development projects would be required to meet Federal, State, and local water quality standards and implement mitigation (if necessary) to reduce impacts to less than significant. Compliance with the City's Municipal Code Title 15, Riverside County DAMP, City of Murrieta WQMP, Riverside County MS4 permit, goals, and policies of the 2011 General Plan 2035, and Mitigation Measures HYD-1 and HYD-2 would reduce water quality and waste discharge impacts to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in development of the same land that was analyzed in the 2011 Certified EIR with the same potential impacts to water quality.

Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. New development and significant reconstruction projects within the City would be required to comply with Title 15 of the City's Municipal Code, which contains regulations to meet Federal and State water quality requirements related to storm water runoff. Furthermore, the 2011 General Plan Infrastructure and Conservation Elements contain policies (INF-1.1, 1.2, 1.4, 1.6, 1.15, INF 1.18-1.19 and CSV 4.1-4.6) to reduce water quality impacts. The 2011 General Plan also requires the continued compliance with Federal, State, and regional governments and agencies to protect and improve the quality of local and regional groundwater resources available to the City. New development projects would be required to meet Federal, State, and local water quality standards and implement mitigation (if necessary) to reduce impacts to less than significant. Compliance with the City's Municipal Code Title 15, Riverside County DAMP, City of Murrieta WQMP, Riverside County MS4 permit, goals, and policies of the 2011 General Plan, and Mitigation Measures HYD-1 and HYD-2 would reduce water quality and waste discharge impacts to a less than significant level. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the 2011 Certified EIR and Applicable to the Project

HYD-1 Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the San Diego RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City



Engineer for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the “maximum extent practicable.” All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.

HYD-2 Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Public Works and the City Engineer, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Riverside County DAMP and the Murrieta WQMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.

Groundwater Depletion

The 2011 Certified EIR determined that the 2011 General Plan could contribute to the depletion of groundwater and the increased population from the buildout of the 2011 General Plan would result in an ultimate increase in the demand for water supplies. However, not all of water districts serving the City obtain 100 percent of their water from groundwater basins and multiple districts have recharge plans in place. Additionally, the 2011 General Plan Conservation Element includes policies (CVS- 1.1 – CVS-1.6) that identify the protection and conservation of its existing and future water resources. The 2011 Certified EIR determined that compliance with the goals and policies in the 2011 General Plan Conservation Element would ensure impacts are at less than significant levels.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in development of the same land that was analyzed in the 2011 Certified EIR with the same potential impacts to groundwater depletion. Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. Compliance with policies in the 2011 General Plan Conservation Element (CVS- 1.1 – CVS-1.6) would ensure impacts are at less than significant levels. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts



identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the 2011 Certified EIR and Applicable to the Project

Not applicable.

Drainage System Capacity

The 2011 Certified EIR determined that implementation of the 2011 General Plan could contribute to runoff, which may exceed the capacity of the existing drainage system. However, new development projects associated with implementation of the 2011 General Plan would be required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate new development. The City's annual CIP, as well as goals and policies (INF-1.1, 1.2, 1.4, 1.6, 1.15, INF 1.18-1.19; CSV 1.1 – CVS-1.6, and CVS 4.1-4.6) ensure that project-related storm water mitigation techniques are employed and monitored, are included in the 2011 General Plan. Furthermore, implementation of the required mitigation measures would ensure new development projects are designed to result in less than significant impacts related to the drainage system capacity. Compliance with the City's *Municipal Code*, the policies included in the 2011 General Plan Conservation Element, and Mitigation Measures HYD-1 and HYD-2 (referenced above in Water Quality) would ensure drainage system capacity impacts are reduced to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in development of the same land that was analyzed in the 2011 Certified EIR with the same potential impacts to runoff which may exceed the capacity of the existing drainage system. Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. Compliance with the policies in the 2011 General Plan Conservation Element would ensure impacts are at less than significant levels. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the 2011 Certified EIR and Applicable to the Project

Not applicable.



Drainage Patterns

The 2011 Certified EIR determined that the 2011 General Plan does not propose altering any drainage patterns. All applicable standards would be applied to future development projects to ensure that they are not constructed in a way that would alter a stream or river, or result in substantial erosion or flooding. No mitigation measures beyond the policies identified in the 2011 General Plan are required. Therefore, less than significant impacts would occur in this regard.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. Compliance with the policies in the 2011 General Plan would ensure impacts are at less than significant levels. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the 2011 Certified EIR and Applicable to the Project

Not applicable.

Flooding

The 2011 Certified EIR determined a total of 1,021.2 acres in the City of Murrieta are within the 100-year flood zone. However, development associated with implementation of the 2011 General Plan would be subject to the City's Municipal Code. Chapter 15.56.040, Methods of Reducing Flood Loss, establishes provisions to ensure damage from floods within the City is minimized. Chapter 15.16.070, General Provisions, and Chapter 15.56.120, Administration, establishes flood zones in accordance with FEMA, and administrative procedures regarding development within or around flood zones. Additionally, the 2011 General Plan Safety Element includes the following policies (SAF-3.1 – 3.6) to address flooding and flood hazards within the City. It is anticipated that with implementation of these policies and the City's Municipal Code, flood hazards within the City would be reduced to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in development of the same land that was analyzed in the 2011



Certified EIR with the same potential impacts to groundwater depletion. Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. However, development associated with implementation of the proposed Project would be subject to the City's Municipal Code. Chapter 15.56.040, Methods of Reducing Flood Loss, establishes provisions to ensure damage from floods within the City is minimized. Chapter 15.16.070, General Provisions, and Chapter 15.56.120, Administration, establishes flood zones in accordance with FEMA, and administrative procedures regarding development within or around flood zones. Additionally, the 2011 General Plan Safety Element includes the policies (SAF-3.1 – 3.6) to address flooding and flood hazards within the City. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the 2011 Certified EIR and Applicable to the Project

Not applicable.

Dam Inundation

The 2011 Certified EIR determined that the 2011 General Plan the City of Murrieta is subject to potential flooding in the event of dam failure. Portions of the City of Murrieta are subject to potential dam inundation zones associated with Lake Skinner and Diamond Valley Lake. However, Dam failure is considered an extremely remote possibility. In addition, development associated with implementation of the 2011 General Plan would be subject to the provisions of Chapter 15 of the City's Municipal Code, which provides development provisions to reduce flooding. The 2011 General Plan Safety Element includes policies (SAF-4.1 – 4.3) that would minimize the potential for flooding to impact property and human life. Thus, less than significant impacts are anticipated in this regard. Furthermore, flooding risk for Murrieta is addressed in the City's Emergency Management Plan. Compliance with the City's Municipal Code, the policies included in the 2011 General Plan Safety Element, and the City's Emergency Management Plan would result in flood impacts being reduced to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in development of the same land that was analyzed in the 2011 Certified EIR with the same potential impacts to dam inundation.



Although the proposed Project would allow for an increase in residential uses, it also encompasses a decrease in allowable non-residential uses. Compliance with the policies in the 2011 General Plan Safety Element would ensure impacts are at less than significant levels. Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR. Thus, the proposed Project is consistent with the impacts identified in the 2011 Certified EIR and the level of impact (less than significant) remains unchanged from that cited in the 2011 Certified EIR.

Mitigation Measures Identified in the 2011 Certified EIR and Applicable to the Project

Not applicable.

Inundation by Seiche, Tsunami or Mudflow

The 2011 Certified EIR determined that the possibility of seiches and tsunamis impacting the City is considered remote due to the great distance to large bodies of water. The nearest large body of water is Lake Elsinore, located approximately 6¼ miles northwest. Therefore, no impacts are anticipated to occur in this regard.

The 2011 Certified EIR determined that there is the potential for mudflow to occur with flood events. All future construction associated with the implementation of the 2011 General Plan would meet all applicable Federal, State, and local building, seismic, water quality, flood, and drainage standards, as previously discussed above. Additionally, 2011 General Plan Safety Element includes policies to address flooding and flood hazards within the City. It is anticipated that with implementation of these policies and the City's *Municipal Code*, mudflow hazards within the City would be reduced to a less than significant level.

No Changes or New Information Requiring Revision

The proposed Project does not change the potential impacts or mitigation measures discussed in the 2011 Certified EIR. Future development pursuant to the proposed Project may result in development of the same land that was analyzed in the 2011 Certified EIR with the same potential impacts to mudflow.

Anticipated to occur in regard to seiches and tsunamis remains unchanged (no impact). All future construction associated with the implementation of the proposed Project would meet all applicable Federal, State, and local building, seismic, water quality, flood, and drainage standards, as previously discussed above. Additionally, the 2011 General Plan Safety Element includes policies to address flooding and flood hazards within the City. It is anticipated that with implementation of these policies and the City's *Municipal Code*, mudflow hazards within the City would remain unchanged (less than significant). Therefore, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in the 2011 Certified EIR.



Mitigation Measures Identified in the 2011 Certified EIR and Applicable to the Project

Not applicable.

5.18 Energy

According to the newly approved update to Appendix G of the CEQA Guidelines (December 2018), a project would have a significant effect on the environment if the project would: 1) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. 2) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Section 7.4, Energy Conservation, of the 2011 Certified EIR evaluated the wasteful, inefficient, and unnecessary consumption of energy caused by the implementation of the 2011 General Plan.

The 2011 Certified EIR determined that the 2011 General Plan could facilitate development of various commercial, office and research park, business park, industrial, and civic/institutional uses but that there are no unusual characteristics of the 2011 General Plan that would necessitate the use of construction equipment that is less energy-efficient than at comparable construction sites. Additionally, fuel consumption associated with vehicle trips generated by future development within Murrieta would not be considered inefficient, wasteful, or unnecessary in comparison to other cities in the region. In addition, the 2011 General Plan includes policies (CSV-12.1 – CSV-12.8, CSV-14.1 to CSV-14.4) to prioritize energy conservation, green building and the generation of energy from renewable sources, as part of an overall strategy to reduce greenhouse gas emissions.

No Changes or New Information Requiring Revision

The proposed Project does not change the conclusions discussed in the 2011 Certified EIR related to energy conservation. Future development pursuant to the proposed Project may result in the development of the same land analyzed in the 2011 Certified EIR. Likewise, future development would be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures. The proposed Project's land use plan also incorporates a reorganized mix of land uses which will help to reduce vehicle miles travelled. Additionally, the proposed General Plan incorporates additional policies (CSV-2.6, CSV-2.7, CSV-9.10, CSV-12.9, CSV-12.10, CSV-12.11) that help to further prioritize energy conservation, green building and the generation of energy from renewable sources. And, the project's update to the Climate Action Plan supports the states goals for energy efficiency as well. Therefore, no new or substantially greater impacts would occur with

Issue Areas Not Discussed in Detail



implementation of the Project when compared to the conclusions identified in the 2011 Certified EIR, resulting in a less than significant impact.

Mitigation Measures Identified in the Certified EIR and Applicable to the Project

Not Applicable.