



## 4.0 New Environmental Analysis

Section 4.0, New Environmental Analysis, evaluates the impacts associated with implementation of the proposed Project. This section contains a detailed environmental analysis of the existing conditions, proposed Project impacts, recommended mitigation measures, and unavoidable adverse impacts for a number of environmental topic areas. Mitigation measures that are incorporated into the proposed Project in the form of goals and policies are described and additional mitigation measures, which may be required to mitigate proposed Project impacts, are recommended.

### 4.1 Land Use and Planning

#### 4.1.1 Regulatory Setting

No significant changes in the land use regulatory setting have occurred since the 2011 General Plan EIR. However, the proposed Project also includes policy revisions to address changes in State law enacted since the adoption of the 2011 General Plan. Key policy updates since the 2011 General Plan addressed in the proposed Project include:

- Wildfire risks and preparation (SB 1249)
- Climate adaptation and resiliency (SB 379)
- Transitioning to VMT analysis from LOS for traffic (SB 743)
- Environmental justice (SB 1000)

#### 4.1.2 Environmental Setting

No significant changes in the environmental setting have occurred since the 2011 General Plan EIR.

#### 4.1.3 Significance Threshold Criteria

Land use and planning impacts resulting from the implementation of the proposed Project may be considered significant if they would result in the following:

- Physically divide an established community?
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?



Based on these significance thresholds and criteria, the proposed Project's effects have been categorized as either "no impact," a "less than significant impact," or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

#### 4.1.4 Project Impacts and Mitigation Measures

##### □ IMPLEMENTATION OF THE PROPOSED PROJECT COULD DISRUPT OR PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY.

**Level of Significance Before Mitigation:** Less Than Significant Impact

**Impact Analysis:** Implementation of the proposed Project would not result in any direct impacts regarding land use compatibility within the City. The purpose of the General Plan, General Plan Land Use Policy Map and Zoning Map is to provide for a compatible pattern of development. A primary focus of the proposed Project is to evaluate the Office Research Park designation and modify the organization and location of land use designations and zoning classifications in key areas of the City. The proposed Project involves land use changes within six areas as discussed in Section 3.0, Project Description.

**Area One** is located in the southern portion of the City west of I-15. Area One and environs include limited residential uses, commercial uses, business park uses, industrial uses as well as vacant or underutilized properties. The proposed uses would help to create a major employment area. The potential uses would be compatible with uses within the existing area. Thus, the proposed land use changes would not divide an established community.

**Area Two** is located in the southernmost portion of the City east of I-15. Area Two and environs include residential and commercial uses as well as vacant or open space areas and portions of the Warm Springs Creek. Commercial uses are located along the east side of Jackson Avenue which runs parallel to I-15. A mobile home park is located south of Elm Street and east of the I-15. Open space areas and Warm Springs Creek are located within the eastern and southern portions of Area Two. East and north of Area Two are residential, vacant lands, and open space areas. The proposed project would allow a mix of employment uses, residential uses and open space. Portions of Warm Springs Creek and surrounding open space areas will be protected from development and help to provide a buffer to residential areas located west and east of the creek. Thus, the proposed land use changes would not divide an established community.

**Area Three** is bordered by Murrieta Hot Springs Road to the south, Sparkman Drive to



the west, Medical Center Drive to the north, and Hancock Avenue to the east. Existing uses in Area Three and environs include commercial uses, offices and vacant/open space areas. The potential commercial uses would be compatible with existing uses within the area. Thus, the proposed land use changes would not divide an established community.

**Area Four** is bordered by Whitewood Road and I-215 to the west, Baxter Road to the north, Menifee Road to the east, and Los Alamos Road to the southeast. Existing land uses in Area Four and environs include residential uses, open space/undeveloped areas, commercial uses, and a high school. Proposed uses would allow for employment uses, residential uses and open space and parks. Thus, the proposed land use changes would not divide an established community.

**Area Five** is bordered by the City's boundary with the County of Riverside to the north, open space areas to the west, I-215 to the east, and Linnel Lane to the south. Area Five is largely undeveloped. The area contains several single family houses of varying size and condition as well as a cell tower. Open space areas are located to the west and north of Area Five. Commercial uses, undeveloped land and residential uses are located south of Area Five. Proposed uses would allow for residential uses and employment uses. The potential uses would be compatible with existing uses within the area. Thus, the proposed land use changes would not divide an established community.

**Area Six** is bordered by Big Dipper Way, Via Mira Mosa, and Ariel Street to the south, Maximillian Avenue to the east, Donald Road to the north, and open space areas to the west. Area Six includes open space/undeveloped lands. Existing residential uses are located north, east, and south of Area Six. The potential uses would include open space. The potential uses would be compatible with existing uses within the area. Thus, the proposed land use changes would not divide an established community.

The proposed General Plan 2035 Land Use Policy Map (Exhibit 3-3) and the proposed Zoning Map (Exhibit 3-5), in Section 3.0, establish consistent and compatible development intensities to ensure existing and future land uses would not negatively impact adjacent and surrounding uses. Implementation of the proposed Project would not result in any direct impacts regarding land use compatibility with surrounding jurisdictions. Further, the goals and policies identified in the 2011 General Plan and the proposed Project are designed to preserve and improve existing and future physical development by ensuring that adjacent land uses are compatible with one another. Therefore, impacts would be less than significant in this regard.

**Mitigation Measures:** No mitigation measures beyond the goals and policies in the proposed Project are required.

**Level of Significance After Mitigation:** Not Applicable.



## Land Use Plan, Policy, or Regulation

- **IMPLEMENTATION OF THE PROPOSED PROJECT COULD CAUSE A SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO A CONFLICT WITH ANY LAND USE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?**

**Level of Significance Before Mitigation:** Less Than Significant Impact.

**Impact Analysis:** Implementation of the proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed Project addresses new State laws since 2011 including: wildfire risks and preparation (SB 1249), climate adaptation and resiliency (SB 379); transitioning to Vehicle Miles Travelled analysis from Level of Service for traffic (SB 743); environmental justice (SB 1000) and the dissolution of redevelopment agencies. The proposed Project also includes a revised mix and location of land use designations and zoning classifications within the six key areas along with a new land use designation, Innovation, and a new zoning classification (Innovation) that offer a greater variety of allowable uses than the existing Office Research Park designation. The proposed Project would have a beneficial effect by making the General Plan and the Development Code a more effective tool to review future projects and to coordinate with other jurisdictions and regulatory agencies on regional planning and environmental matters. In addition, the proposed Innovation zoning classification is consistent with the proposed Project's new Innovation land use designation. The zoning code amendment also includes map revisions to ensure consistency with the proposed General Plan Land Use Policy Map. Therefore, impacts would be less than significant in this regard.

**Mitigation Measures:** No mitigation measures beyond the goals and policies in the proposed Project are required.

**Level of Significance After Mitigation:** Not Applicable.



## 4.1.5 Cumulative Impacts and Mitigation Measures

- **DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE LAND USE IMPACTS.**

**Level of Significance Before Mitigation:** Less Than Significant Impact.

**Impact Analysis:** The proposed Project establishes the vision for the City to focus its efforts to attract a variety of businesses and industries, higher educational institutions, and health care facilities, while preserving its existing residential areas. The proposed uses and their distribution will help to stimulate economic development within major employment areas and allow for additional housing and parks/open space areas. 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 2011 General Plan and the proposed Project is relatively consistent. In addition, all future developments under the proposed Project would be required to mitigate land use impacts on a project-by-project basis. Therefore the incremental impact of the proposed Project, when considered in combination with development within the subregion, would not result in cumulatively considerable land use impacts.

**Mitigation Measures:** No mitigation measures beyond the goals and policies in the proposed Project are required.

**Level of Significance After Mitigation:** Not Applicable.

## 4.1.6 Significant Unavoidable Impacts

Land Use impacts associated with implementation of the proposed Project would be less than significant by adherence to and/or compliance with goals and policies in the proposed Project. No significant unavoidable land use impacts would occur as a result of buildout of the proposed Project.

## 4.1.7 Sources Cited

City of Murrieta General Plan and Environmental Impact Report, 2011.