



Chapter 3

Land Use Element

3.1 INTRODUCTION

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

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

The following Community Priorities relate most directly to this Element:

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

3.2 AUTHORITY FOR ELEMENT

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

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

3.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

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

GROWTH AND CHANGE

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

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

SPECIFIC PLANS

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



Table 3-1
Existing Land Use Summary¹

Land Use	Acres	Percent of Area
Single-Family Residential	6,560.08	30.50
Multiple-Family Residential	238.35	1.11
Mobile Home	1,036.26	4.82
Commercial Retail	612.15	2.85
Commercial Restaurant	28.66	0.13
Commercial Recreational	20.57	0.10
Commercial Office	127.04	0.59
Commercial Hotel/Motel	1.90	0.01
Commercial	32.64	0.15
Industrial	254.11	1.18
Public/Institutional	229.26	1.07
Parks and Recreation/Open Space	148.53	0.69
Golf Course	518.83	2.41
Miscellaneous (easements, etc.)	41.38	0.19
Cemetery	9.84	0.05
Agricultural	1,011.09	4.70
Vacant	7,291.23	33.90
Roads	3,348.69	15.57
TOTAL CITY ONLY	21,510.60	100.00
Sphere of Influence	5,340.95	
TOTAL WITH SPHERE OF INFLUENCE	26,851.55	
Notes:		
¹ Existing Land Use summary based upon available Riverside County Tax Assessor Data, 2009. Uses defined utilized county land use codes and represent a general description of the existing type of use on a parcel. Does not include the Sphere of Influence.		



Specific Plan 276 (The Triangle)

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

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

**Table 3-2
Specific Plan 276 (The Triangle)**

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

Copper Canyon Specific Plan (SPM 9)

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



Table 3-3
Copper Canyon Specific Plan

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

Creekside Village Specific Plan (SPM 15)

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

Table 3-4
Creekside Village Specific Plan

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family Residential	13.33	7,200	50
Single-Family Residential	29.82	6,000	170
Single-Family Residential	20.25	5,500	110
Single-Family Residential	34.34	5,000	170
Elementary School ¹	10.03		
Greenways/Village Green	4.82		
Open Space (Creek & Buffer)	19.28		
Collector/Major Road ROW	6.49		
Landscaped Slope Banks	4.43		
Runoff Treatment Basins	2.33		
TOTAL	145.12		500
sf = square feet			
Notes:			
¹ Replacing the elementary school with residential lots adds 50 lots for a total of 550 lots.			



Golden City Specific Plan (SPM 5)

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

**Table 3-5
Golden City Specific Plan**

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family 1 Residential ¹	126.7	Minimum 6,000	405
Single-Family 2 Residential	22.1	Minimum 6,000	97
Professional Office Park	42.0		
Fire Station	5.3		
Open Space	34.3		
Neighborhood Park	11.6		
Greenbelts	1.5		
Detention Basins	4.5		
TOTAL	248		502
Notes: ¹ Includes 10 acres for a school site. Reflects development potential per Substantial Conformance No. 1 (99-047) and Amendment No. 1 (2008).			

Greer Ranch Specific Plan (SPM 2)

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

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



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

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

**Table 3-6
Greer Ranch Specific Plan**

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

**Downtown Murrieta Specific Plan
(SPM 8)**

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



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

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

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



**Table 3-7
Downtown Murrieta Specific Plan**

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

¹ Density up to 15 dwelling units may be granted for Single-Family Attached housing projects.

² Assumes 300,000 SF of commercial and 650,000 SF of office.

Murrieta Highlands Specific Plan (SPM 1)

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

**Table 3-8
Murrieta Highlands Specific Plan**

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family Residential	281.4	6,000	872
Single-Family Residential	59.1	7,000	295
Commercial	67.3		
Elementary School	12.6		
Neighborhood Park #1 (East)	12.3		
Neighborhood Park (West)	10.2		
Multi-Purpose Greenbelt	11.9		
Open Space Natural Resource (Knoll)	7.0		
Open Space #2 (Buffer)	20.1		
TOTAL	419.0		1,167

Note: Reflects development potential per Substantial Conformance No. 1.



Murrieta Oaks Specific Plan (SPM 10)

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

Table 3-9
Murrieta Oaks Specific Plan

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

Murrieta Springs Specific Plan (SP 309)

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



**Table 3-10
Murrieta Springs Specific Plan**

Land Use	Acres	Density	Dwelling Units	Square Feet
Medium Residential	232.7	4.2 du/ac	967	
Medium High Residential	146.1	5.8 du/ac	854	
High Residential	36.5	10.4 du/ac	381	
Commercial	9.4			108,900 ¹
School	12.7			
Parks	22.7			
Natural Open Space	209.6			
Project Roads	27.3			
TOTAL	697.0		2,202	108,900
du/ac = dwelling unit per acre				
Notes:				
¹ Assumes a 0.25 Floor Area Ratio.				

Santa Rosa Highlands Specific Plan (SPM 20)

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

**Table 3-11
Santa Rosa Highlands Specific Plan**

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



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

The Vineyard Specific Plan (SP 215)

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

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

Table 3-12
The Vineyard Specific Plan

Land Use	Acres	Lot Size (sf)	Dwelling Units
Single-Family Residential	332.5	Minimum 7,200	1,306
Neighborhood Commercial	4.8		
Roads	12.0		
Recreation/Park	16.1		
Open Space	155.6		
TOTAL	521.0		1,306
Note: Reflects development potential per Substantial Conformance No. 4.			



Specific Plan 310

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

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

**Table 3-13
Specific Plan 310**

Land Use	Acres	Density Range	Dwelling Units
Mixed Use	200.8	6	1,096
Commercial Recreation	172.6		
Commercial	42.4		
Medium High Density Residential	291.9	6	1,593
Medium Density Residential	342.6	4	1,261
Low Density Residential	129.8	2	236
Paseo*/Greenbelt**	39.0		
Open Space	93.5		
Golf	218.6		
Parks***	47.6		
Schools (2 Elementary, 1 Middle)	44.0		
Circulation	108.2		
TOTAL	1,734.6	2.41	4,186
Notes: * San Diego Aqueduct Paseo (28.0 acres) ** Within planning areas (11.0 acres) *** Includes two mini-parks (10.0 acres)			



REGIONAL PLANNING CONSIDERATIONS

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

Multiple Species Habitat Conservation Plan

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

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

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

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

- **Murrieta Creek (SU1) and Santa Rosa Plateau (SU6).** Maintain habitat function as riparian and aquatic species live-in habitat and large mammal movement linkage.
- **French Valley/Lower Sedco Hills (SU5) and Warm Springs Creek/French Valley (SCM1).** Maintain habitat Core for narrow endemic plants (saline/alkali and clay), Quino checkerspot butterfly, Riverside fairy shrimp, Los Angeles pocket mouse, western pond turtle, and habitat linkages through the City limits (east-west and north-south) for wildlife movement and plant dispersal.



Airport Land Use Considerations – French Valley Airport

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

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

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

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

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

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

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



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

SPHERE OF INFLUENCE

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

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

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

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

FOCUS AREAS

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



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

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

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

North Murrieta Business Corridor

LOCATION

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

BACKGROUND

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

Clinton Keith/Mitchell

LOCATION

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

BACKGROUND

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



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

Golden Triangle North (Central Murrieta)

LOCATION

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

BACKGROUND

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

South Murrieta Business Corridor

LOCATION

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

BACKGROUND

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

Multiple Use 3 (MU-3)

LOCATION

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

BACKGROUND

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

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

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



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

Downtown Murrieta Specific Plan

LOCATION

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

BACKGROUND

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

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

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

Los Alamos Hills

LOCATION

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

BACKGROUND

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

HISTORY OF LOS ALAMOS HILLS



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

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

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

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

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



Los Alamos Road has a rural character in eastern Murrieta.

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

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



3.4 KEY CONCEPTS FOR THE GENERAL PLAN

CITYWIDE BALANCE OF LAND USES

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

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

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

LAND USE AND TRANSPORTATION

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

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

ECONOMIC DEVELOPMENT AND JOB CREATION

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

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





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

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

MIXED USE

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

TRANSIT AND TRANSIT-ORIENTED DEVELOPMENT

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

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

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

Economic development is strongly linked to two other major themes of the General Plan: sustainability, and becoming a



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

3.5 DESCRIPTION OF THE LAND USE PLAN

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

**Table 3-14
General Plan 2035 Land Use Distribution**

Land Use Designation	Acres	Percent of City
Large Lot Residential	2,927.44	13.61%
Single-Family Residential	6,187.11	28.76%
Multiple-Family Residential	878.95	4.09%
Innovation	366.81	1.71%
Commercial	1,340.94	6.23%
Office and Research Park	516.91	2.40%
Business Park	717.35	3.33%
Industrial	185.47	0.86%
Civic and Institutional	1,064.81	4.95%
Parks and Open Space	3,824.14	17.78%
Mixed Use	59.68	0.28%
Roads	3,441.07	16.00%
TOTAL CITY ONLY	21,510.68	100.00%
Sphere of Influence ¹	5,340.95	
TOTAL WITH SPHERE OF INFLUENCE	26,851.63	

Notes:

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



MURRIETA GENERAL PLAN LAND USE DESIGNATION SYSTEM

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

Residential Land Uses

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

Non-Residential Land Uses

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



2035 PROJECTIONS

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

**Table 3-15
General Plan 2035 Land Use Summary**

Land Use Designation	Acres	Density Standard (du/ac)	Intensity Standard (FAR)	2035 Estimated Buildout	
				DU	SF
Large Lot Residential	2,927.44	0.4 - 1.0		908	
Single-Family Residential	6,187.11	1.1 - 10.0		29,964	
Multiple-Family Residential	878.95	10.1 – 30.0		16,366	
Innovation	366.81		0.6 - 2.5		5,113,038
Commercial	1,340.94		0.25 – 0.75	4	18,691,631
Office and Research Park	516.91		0.6 -2.5	20	6,079,482
Business Park	717.35		0.4 – 0.6		9,999,285
Industrial	185.47		0.4 – 0.5		2,585,303
Civic and Institutional	1,064.81		0.5 – 1.0		1,391,494
Parks and Open Space	3,824.14				16,508
Mixed Use	59.68	30.0	1	731	1,195,844
Roads	3,441.07				
TOTAL CITY ONLY	21,510.68			47,993	45,072,585
Sphere of Influence	5,340.95				
TOTAL WITH SPHERE OF INFLUENCE	26,851.63				

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



RESIDENTIAL LAND USE DESIGNATIONS

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

- **Large Lot Residential (0.1 – 1.0 du/ac).** Large Lot Residential provides for very-low density residential development on land that may have limited access to urban services. Typical development consists of single-family detached housing and accessory buildings, often with the keeping of horses and other farm animals and/or small agricultural plantings.
- **Single-Family Residential (1.1 – 10.0 du/ac).** Single-Family Residential provides for traditional single-family detached and attached housing. Typical development consists of a single-family detached home for each legal lot. The Single-Family Residential designation also provides for small lot development such as zero lot line.
- **Multiple-Family Residential (10.1 - 30 du/ac).** Multiple-Family Residential provides for attached and detached apartments and condominiums. Typical development consists of townhomes, condominiums, apartments, senior housing, and stacked flats. Multiple-Family Residential encourages the development of integrated projects that provide complementary open spaces and amenities on-site.

Base Land Use Density

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

Housing Affordability Bonus

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



NON-RESIDENTIAL LAND USE DESIGNATIONS

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

- **Commercial (0.25 – 0.75 FAR).** The Commercial designation provides for a broad mix of commercial retail, service, and office uses that serve the local and regional consumer. Typical uses include retail stores, personal services, restaurants, motor fuels, business offices, and lodging intended to meet the needs of city residents, travelers, and the daily employment population.
- **Office and Research Park (0.60 – 2.5 FAR).** The Office and Research Park designation provides for a variety of employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, and technological advancement. Retail and service uses are limited to those that best meet the needs of the local businesses and their employees. Development will reflect the high freeway visibility of the areas and the appropriate buffering of adjacent residential areas.
- **Business Park (0.40 – 0.60 FAR).** The Business Park designation provides for employment uses, including office, research and development, educational facilities, and light manufacturing. Development should create a campus-like business or industrial park setting. Retail and service uses are typically limited to areas along major streets.
- **Innovation (0.6 – 2.5 FAR).** The Innovation designation provides for a wider variety and intensity of non-residential uses allowed elsewhere in the City with the goal of providing a cutting edge and campus-like mixed-use business setting. The Innovation designation provides for employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, education, technological advancement, makers labs (such as people using digital tools to design new products), craftsman products (such as furniture and window design/construction), and hotels. The designation also provides for a limited amount of commercial uses for the sale of products made in facilities on-site and restaurants that support the employment and primary uses.
- **Industrial (0.40 – 0.50 FAR).** The Industrial designation provides for both indoor and outdoor employment intensive industrial uses, including product assembly, warehousing/distribution and manufacturing. The designation also provides for more intensive uses, some of which may introduce potential environmental impacts such as noise, dust and other nuisances. Impacts should be mitigated through site design and appropriate screening and buffering.
- **Civic and Institutional (0.5 – 1.0 FAR).** The Civic and Institutional designation provides for public and quasi-public uses such as hospitals, government offices, schools, museums, libraries, public safety facilities, water and sewer treatment plants, and publicly or privately owned places intended for public assembly.



MIXED USE LAND USE DESIGNATIONS

Mixed Use

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

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

OPEN SPACE AND RECREATION LAND USE DESIGNATIONS

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

Parks and Open Space

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



GENERAL PLAN AND ZONING CONSISTENCY

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

**Table 3-16
General Plan 2035 and Zoning Consistency**

General Plan Land Use	Density/Intensity Standard	Consistent Zoning Classifications ²
Residential Land Use		
Large Lot Residential	0.1 - 1.0 du/ac	RR ER-1
Single-Family Residential	1.1 - 10.0 du/ac	ER-2 ER-3 SF-1 SF-2
Multiple-Family Residential	10.1 - 30 du/ac	MF-1 MF-2 MF-3
Non-Residential Land Use		
Commercial	0.25 - 0.75 FAR	NC CC RC
Office and Research Park	0.6 - 2.5 FAR	O ORP
Business Park	0.4 – 0.6 FAR	BP
Innovation	0.6 – 2.5 FAR	INN
Industrial	0.4 - 0.5 FAR	GI GI-A
Civic and Institutional	0.5 - 1.0 FAR	C & I
Other Land Use		
Mixed Use	1.0 FAR 30 du/ac	
Parks and Open Space	N/A	P & R O S
Sphere of Influence ¹	N/A	N/A
Notes:		
¹ Sphere of Influence area is currently under County control and is provided in this table for illustrative purposes only.		
² Zoning Classifications as defined in the City’s Development Code. Refer to Chapter 16 of the Murrieta Municipal Code.		



3.6 GOALS AND POLICIES

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

BALANCING COMMUNITY CHANGE WITH THE EXISTING ENVIRONMENT

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

POLICIES

- LU-1.1 Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2035 on the General Plan Land Use Policy Map (Exhibit 3-4).
- LU-1.2 Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.
- LU-1.3 Establish a range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- LU-1.4 Provide for the development of complementary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development.
- LU-1.5 Encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations.
- LU-1.6 Promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.
- LU-1.7 Ensure necessary capital improvements are in place prior to new development or completed concurrently.



- LU-1.8 Ensure that fiscal impacts associated with growth and change are evaluated to ensure the City’s ability to provide vital services is not compromised.
- LU-1.9 Discourage lands designated for employment-generating uses to be converted to other uses without careful consideration of the overall economic strategy and the jobs-housing balance implications.
- LU-1.10 Apply the following provisions when cases arise regarding the location of land use designation boundaries:
 - Where land use designation boundaries follow street lines or other identifiable property or boundary lines, those lines shall be construed to be those of the land use designation boundary.
 - Where land use designation boundaries are indicated within street lines or identifiable rights-of-way or creeks, the centerline there of shall be construed to be that of the land use designation boundary.

PRESERVATION OF RURAL COMMUNITY HERITAGE

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

POLICIES

- LU-2.1 Provide for the keeping of horses and other livestock, as well as farming or agricultural operations, on appropriate larger lot residential property to preserve the community’s heritage.
- LU-2.2 Encourage provisions for the stabling of horses, including as a commercial use, for citizens who are not able to keep horses at their residences.



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

- LU-3.1 Maintain and enhance the character of single-family residential neighborhoods.
- LU-3.2 Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, establish and/or maintain standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses.
- LU-3.3 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
- LU-3.4 Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.
- LU-3.5 Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood.

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

- LU-4.1 Provide for housing opportunities that address the needs of those who currently live or desire to live in Murrieta.
- LU-4.2 Monitor the housing needs of the existing and future labor force and engage the business community to attract employees and new businesses to Murrieta.
- LU-4.3 Locate multiple-family housing adjacent to jobs, retail, schools, open space, public transportation, and transportation corridors.



HIGH QUALITY INDUSTRIAL AREAS

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

POLICIES

- LU-5.1 Support redevelopment and transition of obsolete industrial and manufacturing sites for commercial, flex-tech, and/or mixed-use development, reflective of current market demand.
- LU-5.2 Promote quality design and development practices that reduce environmental impacts.
- LU-5.3 Monitor the appearance of industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.

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

POLICIES

- LU-6.1 Encourage flexibility in land use regulations to respond to requirements of new and emerging business and industry types.
- LU-6.2 Ensure land use policy is supplemented by predictable land use regulations.
- LU-6.3 Continue to implement a fast-track development program that streamlines land use approvals and the permit process for businesses that promote the City’s economic goals and policies.
- LU-6.4 Establish the North Murrieta Business Corridor as a regional center for medical services and research.
- LU-6.5 Actively seek private sector investment of high quality job creators that support and enhance the Loma Linda University Medical Center, Kaiser Permanente, and Rady Children’s Hospital.
- LU-6.6 Support the future development and expansion of the Loma Linda University Medical Center campus.
- LU-6.7 Encourage the development of “flex tech” uses in the Business Park and Industrial use areas.



- LU-6.8 Update the Development Code to limit commercial uses in the Business Park and Industrial Use areas.
- LU-6.9 Encourage the development of a job-creating center of office, research, technology, and commercial activity to complement the regional orientation of the land use plan for the area bounded by the I-15 and I-215 freeways and Murrieta Hot Springs Road.
- LU-6.10 Encourage opportunities for retail, office, and research uses to complement and serve existing uses in the North Murrieta Business Corridor Focus Area.
- LU-6.11 Revitalize private and public lands in need of redevelopment or those that are underdeveloped due to lack of public facilities and revitalization.

VITAL COMMERCIAL CENTERS

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

POLICIES

- LU-7.1 Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.
- LU-7.2 Encourage revitalization and enhancement of existing underperforming commercial areas through site planning and redevelopment to maximize use of existing development.
- LU-7.3 Promote physical improvement of existing retail centers.
- LU-7.4 Discourage the construction of marginal, disjointed strip center commercial development within the City.
- LU-7.5 Provide convenient freeway access for regionally-serving commercial centers to attract a regional customer base.
- LU-7.6 Focus commercial retail centers adjacent to major transportation corridors.
- LU-7.7 Look for ways to provide incentives to encourage lot consolidation and parcel assemblage to provide expanded opportunities for coordinated commercial development.
- LU-7.8 Encourage consolidation of parking and reciprocal access agreements between adjacent business and commercial center property owners.



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

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

MIXED USE AND TRANSIT-ORIENTED DEVELOPMENT

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

POLICIES

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

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

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

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

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

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

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



- LU-8.7 Amend the Development Code to implement mixed use zoning districts that provide development standards for mixed use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses, building heights; and parking standards.
- LU-8.8 Evaluate mixed use projects to ensure that there is an adequate mix of uses on the site and in the area.
- LU-8.9 Continue to support and actively participate with the High Speed Rail Authority to plan future high-speed rail service and to address urban design, noise, and compatibility issues around the proposed Murrieta station(s).

SUSTAINABLE AND HEALTHY LAND USE PATTERNS AND URBAN DESIGN

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

POLICIES

- LU-9.1 Encourage human-scale urban design on the neighborhood, block, and building scale.
- LU-9.2 Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial, mixed use or transit-oriented development areas.
- LU-9.3 Encourage new neighborhoods to be built on a pedestrian-scale, within walking distance of parks, neighborhood-serving commercial areas, and other neighborhood amenities.
- LU-9.4 Differentiate between areas zoned as neighborhood commercial and community commercial, encouraging unique, pedestrian-oriented, and neighborhood-serving uses in the neighborhood commercial zone.
- LU-9.5 Promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places.
- LU-9.6 Provide pedestrian-oriented urban design through creative use of site development standards.
- LU-9.7 Encourage development patterns to become more conducive to short, local, and walkable trips, which could increase opportunities for physical activity and decrease time spent driving.



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

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

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

POLICIES

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

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

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

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

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

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

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

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

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



COMMUNITY DESIGN

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

POLICIES

- LU-11.1 Study and determine areas in the City where rural character can be created, enhanced, or preserved.
- LU-11.2 Endeavor to establish distinctive themes and character for individual focus areas or other areas, as appropriate, within the community.
- LU-11.3 Enhance the positive qualities that give residential, commercial, and industrial areas their unique identities, while also allowing flexibility for innovative design.
- LU-11.4 Preserve the unique character and integrity of the City's traditional residential neighborhoods.
- LU-11.5 Improve the appearance and function of regional commercial centers through improved site design, landscaping, and architectural integrity.
- LU-11.6 Seek to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable.
- LU-11.7 Prepare and implement design guidelines for special districts or areas with unique character in the City of Murrieta, as appropriate.
- LU-11.8 Develop a design palette for multiple-family and mixed use buildings.
- LU-11.9 Ensure that the design of buildings in the North Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.
- LU-11.10 Ensure that the design of buildings in the South Murrieta Business Corridor help to create a distinctive and cohesive look to reinforce this Focus Area as a major gateway into the City.
- LU-11.11 Ensure that uses are designed to reflect the natural topography.
- LU-11.12 Ensure appropriate buffers are provided between Rural, Single-Family, and Multiple-Family Residential uses.



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

FOCUS AREAS

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

POLICIES

- LU-12.1 Provide for the highest level of retail and job-creating uses in areas adjacent to the I-15 and I-215 freeways. This includes the North Murrieta Business Corridor, Golden Triangle North (Central Murrieta), and South Murrieta Business Corridor Focus Areas.
- LU-12.2 Allow for Office and Research Parks and Innovation developments of a more intense nature in terms of height than other areas of the City.

RURAL CHARACTER

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

POLICIES

- LU-13.1 Maintain the existing 2.5-acre minimum residential parcel size west of Warm Springs Creek.
- LU-13.2 Establish development standards for all new construction to ensure high quality rural development in the area west of Warm Springs Creek.
- LU-13.3 Establish unifying visual elements, such as split rail fencing, mature native trees, and well-spaced homes, as a means of distinguishing the Los Alamos Hills area as a rural historic enclave within Murrieta for the area west of Warm Springs Road.
- LU-13.4 Encourage the construction of homes and accessory structures, west of Warm Springs Creek that are compatible with surrounding residential uses and the rural character of the Los Alamos Hills area.



- LU-13.5 Consider Specific Plan land use regulations for the area west of Warm Springs Creek that allow the grouping of building sites on larger properties with steep terrain or other site constraints, while adhering to a maximum density of one dwelling unit per each 2.5 acres of lot area.
- LU-13.6 Allow the keeping of personal livestock for both commercial and non-commercial purposes pursuant to the standards in the City's Development Code, and as may be modified through a Specific Plan.
- LU-13.7 Allow commercial farms, tree crops and other agricultural uses on lots of at least 2.5 acres in size consistent with Los Alamos' long history as an agricultural community.
- LU-13.8 Allow for the creation of entry monuments that are rural in character to announce the arrival into the Los Alamos Hills area.
- LU-13.9 Discourage features such as small lots, conventional sidewalks, or conventional street lights, west of Warm Springs Creek.
- LU-13.10 Encourage the minimal use of outdoor lighting to maintain the nighttime dark sky in the rural Los Alamos Hills area.
- LU-13.11 Bring together the property owners in the Los Alamos Hills area to determine the land area to be included in a future Specific Plan.
- LU-13.12 Bring together the property owners to develop a consensus-based Specific Plan.
- LU-13.13 Encourage the Los Alamos Hills community groups, such as the Citizens for Quality of Life in Murrieta (CQLM), and property owners to work together with infrastructure providers and the City to identify infrastructure needs and costs, as well as financing options and timing for roads, road improvements, and water and sewer infrastructure, throughout the future Los Alamos Hills Specific Plan area.



LAND USE TRANSITIONS

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

POLICIES

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

NATURAL RESOURCES

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

POLICIES

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

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

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

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

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

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



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

CIRCULATION

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

POLICIES

- LU-16.1 Support the development of a circulation plan and road standards for the existing and proposed road system within the Los Alamos Hills area that reflects the land uses and development intensity within a Specific Plan.
- LU-16.2 Explore the use of traffic calming measures, as appropriate.

DOWNTOWN MURRIETA SPECIFIC PLAN AREA

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

POLICIES

- LU-17.1 Preserve and enhance the historic Murrieta area as the governmental and cultural focal point of the City.
- LU-17.2 Continue the expansion of a traditional town development pattern with a grid street design and urban land use intensities to support a pedestrian-oriented environment.
- LU-17.3 Encourage the location of civic, institutional, office uses, and other job-creating uses in downtown Murrieta. Supportive commercial activities and residential development should be encouraged.
- LU-17.4 Encourage the development of community amenities such as libraries, museums, galleries, theaters, and other cultural activities within downtown Murrieta area.
- LU-17.5 Encourage a broader mix of uses, including entertainment, along Washington Street, while maintaining the small-town character.
- LU-17.6 Encourage mixed-use development projects within downtown Murrieta that create a pedestrian style living environment and encourage use of mass transit.



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

INTERAGENCY COORDINATION

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

POLICIES

- LU-18.1 Provide a strong role in the development of regional planning efforts by ensuring local land use issues are adequately addressed at the regional level.
- LU-18.2 Establish a strong role in the implementation of Proposition 1A with the California High Speed Rail Authority (CHSRA).
- LU-18.3 Continue coordination with the California Department of Transportation (Caltrans) related to the local impacts of change and development of the I-15 and I-215 Freeways as well as other local transportation routes and areas of influence under the jurisdiction of Caltrans.
- LU-18.4 Continue coordination with the Riverside County Transportation Commission (RCTC) to ensure regional and sub-regional transportation efforts reflect Murrieta’s unique attributes.
- LU-18.5 Comply with procedures and programs of the County of Riverside and the Local Agency Formation Commission for future annexations.
- LU-18.6 Consider the future annexation of the Sphere of Influence area.
- LU-18.7 Seek out the formation of multi-jurisdictional partnerships with local, State, and Federal agencies and/or private interests. The City shall cooperate with the Riverside County Flood Control and Water Conservation District (RCFCWCD), Army Corps of Engineers, and the Riverside County Board of Supervisors in the development of waterways, tributaries, detention basins, and watershed management.
- LU-18.8 Establish land use patterns that protect the public from impacts (noise, potential accidents) associated with the French Valley Airport, through the following:



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

- LU-18.9 Work closely with the Riverside County Airport Land Use Commission and other involved agencies in the development and review of the French Valley Airport Land Use Plan and other planning and environmental studies.
- LU-18.10 Submit tentative tract maps and parcels maps to the Riverside County Airport Land Use Commission for consistency review. This is applicable to properties designated as Large Lot Residential and Single-Family Residential in the General Plan and that are located within Compatibility Zones C and D in the French Valley Airport Land Use Compatibility Plan.
- LU-18.11 Submit commercial development and places of assembly to the Riverside County Airport Land Use Commission for consistency review with the applicable average and single-acre population intensity limits in the French Valley Airport Land Use Compatibility Plan for properties within Compatibility Zones B1, C, and D.
- LU-18.12 Require new development in compatibility zones that is 10 acres or larger in area shall incorporate open space area in compliance with the Riverside County Airport Land Use Compatibility Plan Section 4.2.4 and in compliance with the applicable compatibility zones requirements in the French Valley Airport Land Use Compatibility Plan.

DEVELOPMENT IN ADJACENT JURISDICTIONS

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

POLICIES

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



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

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

CODE ENFORCEMENT

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

POLICIES

- LU-20.1 Review the Development Code and determine which sections are outdated to meet current trends, regulations, adopted community visions, and the General Plan 2035 land use designations, and revise as necessary.
- LU-20.2 Provide equitable, consistent, and effective code enforcement services that resolve complaints citywide, addressing quality of life issues that come from poorly maintained properties.
- LU-20.3 Ensure adequate staffing for Code Enforcement to maintain and streamline enforcement efforts.
- LU-20.4 Provide public education about property maintenance and Development Code requirements.

3.7 IMPLEMENTATION OF THE ELEMENT

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

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

