

the future of southern california
Murrieta

General Plan Update

Murrieta General Plan 2035

Adopted July 19, 2011



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Element Adoption Dates

Land Use Element

Adopted July 19, 2011

Economic Development Element

Adopted July 19, 2011

Circulation Element

Adopted July 19, 2011

Infrastructure Element

Adopted July 19, 2011

Healthy Community Element

Adopted July 19, 2011

Conservation Element

Adopted July 19, 2011

Recreation and Open Space Element

Adopted July 19, 2011

Air Quality Element

Adopted July 19, 2011

Noise Element

Adopted July 19, 2011

Safety Element

Adopted July 19, 2011

Housing Element

Adopted June 24, 2011



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Chapter 1: Introduction



Chapter 1

Introduction

1.1 OVERVIEW

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

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

1.2 ABOUT THE GENERAL PLAN

GENERAL PLAN TOPICS

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

The Murrieta General Plan includes the following chapters:

- **Introduction:** Purpose and contents of the General Plan, its relationship to California law, background on Murrieta, the planning process that was followed for the General Plan Update, and the community priorities that shaped the General Plan goals and policies.
- **Vision:** Context for the General Plan, including major policy initiatives behind the General Plan Update.
- **Land Use Element:** Growth, development, redevelopment, conservation, and preservation. Parameters and desired locations for land uses such as residential, commercial, industrial, civic/institutional, parks, and open space are mapped and described.
- **Economic Development Element:** Strength and diversity of the economy, jobs, retail, and revenue for public services.

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

USE AND PURPOSE OF THE GENERAL PLAN

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

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



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

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

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

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

ADMINISTERING THE GENERAL PLAN

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

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

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



AMENDING THE GENERAL PLAN

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

1.3 ABOUT MURRIETA

SETTING

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

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

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

LANDSCAPE

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

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

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



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

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

HISTORY

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

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

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

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

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

² Ibid.

³ Ibid.



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

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

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

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

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

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

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

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

⁷ Ibid 4.



Chapter 1 Introduction

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

By 1886, the town included a post office, depot, large hotel, restaurant, two general stores, a hardware and furniture store, school, livery stable, lumber yard, butcher shop, laundry, blacksmith shop, church, newspaper called *The Era*, and two physicians. By 1890, the town had a population of 800.¹⁰ When Riverside County was formed in 1893, Murrieta was designated one of 12 original judicial townships and the 40th election precinct.¹¹



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

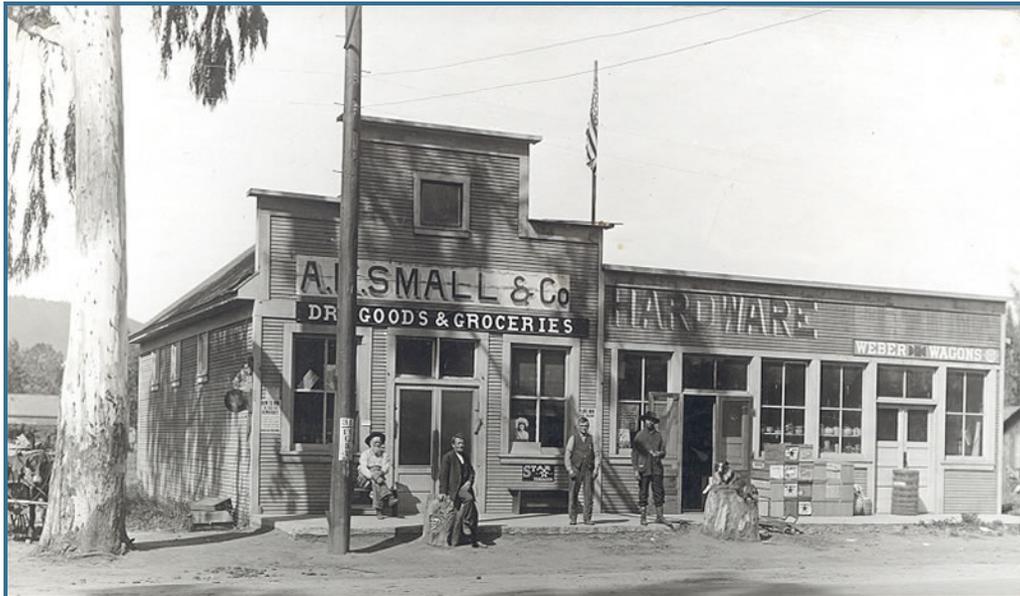
⁸ Ibid 6.

⁹ Ibid 5.

¹⁰ Ibid 6.

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





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

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

¹² Ibid.

¹³ Ibid 5.

¹⁴ Ibid 6.





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

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

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

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





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

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



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

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

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

Murrieta's residential growth continued to increase the population, to approximately 44,280 people in 2000 and 85,000 in 2005. As of 2009, the City's population is estimated to be 100,714.¹⁷

PEOPLE

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

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

¹⁶ Ibid.

¹⁷ California Department of Finance, 2009.



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

ECONOMY

In 2009, employment opportunities in Murrieta are primarily driven by local household demand for products and services. The largest employment sectors are retail trade, with large employers such as Wal-Mart and Home Depot; local government, which includes schools and the City of Murrieta; and health care, including Southwest Healthcare. Together, such local-serving businesses provide nearly 78 percent of the jobs in Murrieta in 2008.¹⁸

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

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

Economic Catalysts

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

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

¹⁸ Source: Stanley R. Hoffman Associates.

¹⁹ Ibid.



The opening of Loma Linda University Medical Center-Murrieta in 2011 is expected to be another economic catalyst as it expands the existing health care cluster. The North Murrieta Business Corridor, where this teaching hospital is located, will be poised for development that complements the facility.

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

1.4 GENERAL PLAN UPDATE PROCESS AND COMMUNITY INPUT

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

UNDERSTANDING MURRIETA

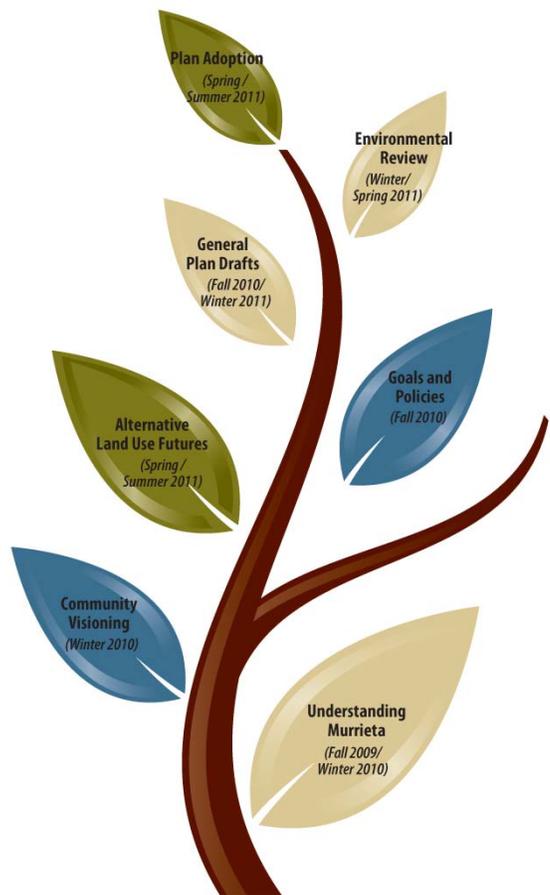
In this initial phase, the General Plan Team reviewed existing plans and studies, conducted site visits, and collected new data needed for the General Plan.

VISIONING PROCESS

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

Outreach

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



Online Survey

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



Workshops

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



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

Feedback on Community Priorities

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

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



LAND USE DIRECTION

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

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

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

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

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

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

Community Workshops

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



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

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



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

City Council and Planning Commission Workshops

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

GOALS AND POLICIES / GENERAL PLAN DRAFTS

“Goals for a Healthy Murrieta” Workshop

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

City Council and Planning Commission Workshops

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

1.5 COMMUNITY PRIORITIES

During the General Plan Update, community members were afforded a number of ways to share their thoughts about Murrieta today and Murrieta in the future. The ten community priorities below describe the vision that members of the public provided for the future of their community, which guided the goals and policies in this General Plan, as well as a summary of comments from the workshops.

- **Sustainable Economy.** Pursue economic vitality and longevity by attracting higher education and growing a base of clean industry, while maintaining the current housing affordability.
- **Transportation.** Improve roadway networks to reduce traffic, and provide a citywide system of bicycle lanes and recreational trails that improve accessibility without a car.



- **Infrastructure and Services.** Improve health care within the City, and continue to provide excellent school, police, fire, library, and recreation services.
- **Community Character.** Protect and foster a strong sense of community and safety, as well as the “small town” feeling.
- **Governance.** Promote community involvement and provide for a fiscally sound future.
- **Recreation and Culture.** Provide abundant parks and facilities for recreational activities, and cultural amenities.
- **Natural Environment.** Protect the natural beauty of the mountains, hills, and waterways.
- **Historic Downtown Murrieta.** Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.
- **Youth Amenities.** Provide ample activities for all ages of youth, and jobs for teens.
- **Rural Areas.** Preserve elements of Murrieta’s rural heritage.

SUSTAINABLE ECONOMY

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

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

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



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

TRANSPORTATION

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

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

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

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

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

INFRASTRUCTURE AND SERVICES

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

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

Health care was a concern — in particular, hospital services — and participants looked forward to the new Loma Linda University Medical Center. Participants desired more opportunities for higher education. They made suggestions for infrastructure, including facilities for water, sewer,



and stormwater. Services suggested by participants included services for the homeless or near-homeless, and animal shelters.

COMMUNITY CHARACTER

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

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

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

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

GOVERNANCE

Promote community involvement and provide for a fiscally sound future.

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

RECREATION AND CULTURE

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

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



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

NATURAL ENVIRONMENT

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

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

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

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

HISTORIC DOWNTOWN MURRIETA

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

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

YOUTH AMENITIES

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

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



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

Suggestions from adults regarding youth included a teen center, activities, sports, mentoring and job skills training.

Teens wrote their own vision statements for Murrieta, presented below.

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

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

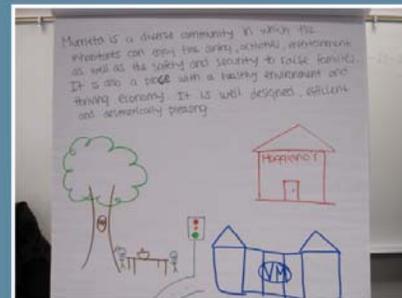
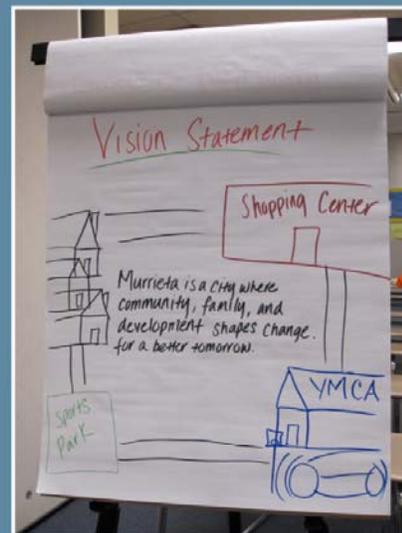
“Murrieta is still a safe place with a variety of entertainment and safe activities for families and kids to enjoy together.”

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

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

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

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



RURAL AREAS

Preserve elements of Murrieta’s rural heritage.

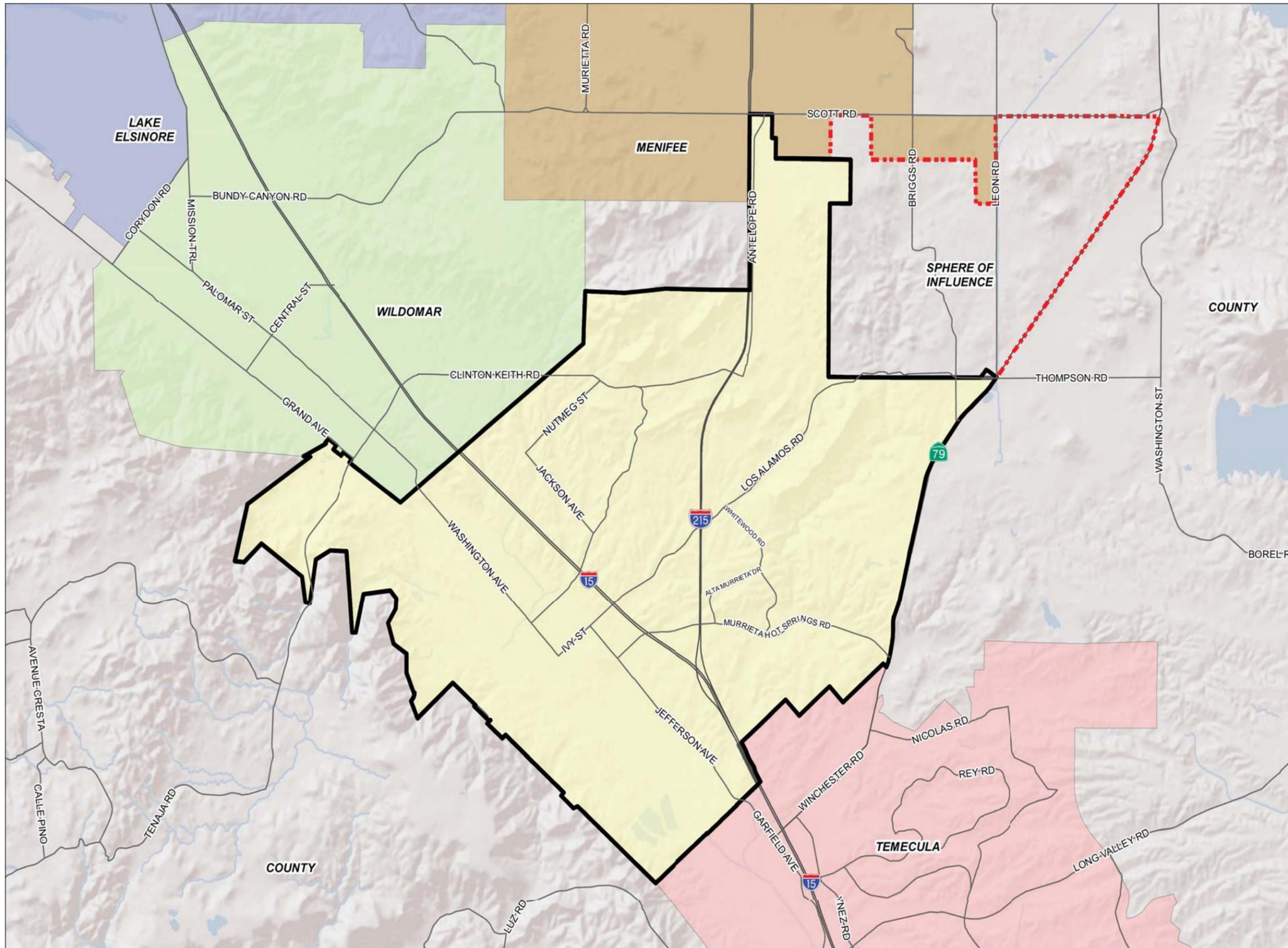
Community members value the “small town” feel around Murrieta, although they want the preservation of rural areas to be balanced with urban growth. Participants also expressed a need for additional infrastructure in rural areas, such as roads, water, and sewer.

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

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

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





LEGEND

-  Murrieta
-  Sphere of Influence



Source: County of Riverside, City of Murrieta, and ESRI - World Shaded Relief.



Chapter 2: Vision



2.1 OVERVIEW

In 2009, the City of Murrieta initiated a comprehensive update of the Murrieta General Plan — the basic policy document that shapes public and private development and the infrastructure that supports it. This General Plan Update addresses current policy issues and sets the course for the next 25 years.

With the General Plan Update, it is the desire to encourage development that increases quality jobs and provides revenue for the City to support the community's priorities. The ten community priorities detailed in Section 1.5, describe the vision that members of the public provided for the future of their community, which guided the goals and policies in this General Plan Update.

Visioning Workshops during the General Plan Update process confirmed that residents value the “sense of community” and “quality of life” in Murrieta because of the advantages it offers, including:

- **Accessibility.** Murrieta is centrally located between San Diego and cities in Los Angeles and Orange Counties. In addition, Palm Springs and the desert communities are less than an hour drive from Murrieta. This provides accessibility to jobs, entertainment, and other regional attractions.
- **Educated Workforce.** Statistics show that the level of education for Murrieta residents is generally higher than other cities, with nearly 32% of its residents with a BA or advanced degree and 63% have attended college.
- **High Quality Schools.** Murrieta's high quality schools consistently exceed the State's exemplary mark!
- **Growing Regional Technology and Medical Hub.** Class A offices and business parks, as well as the new Loma Linda University Medical Center, support the community with resources, services, and employment.
- **Range of Housing.** Murrieta boasts a range of housing, from traditional single-family, estate and equestrian homes, to town-homes.
- **Safety.** The City of Murrieta has consistently been identified as one of the safest cities in California and the United States.

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

2.2 VISION 2035

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

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

EMPHASIS ON ECONOMIC DEVELOPMENT AND QUALITY OF LIFE

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

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

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

The General Plan Update aligns City policy with this emphasis on economic development, by directing public investments in infrastructure and promoting the development of shovel-ready sites. It targets key locations in its north and south freeway corridors for changes in land use and zoning that support the development of medical, educational, commercial, and business



clusters. These key locations include the areas around the Loma Linda University Medical Center-Murrieta and the Murrieta Education Center as the economic catalysts.

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

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

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

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



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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 over the next 25 years. 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, discussion of focus areas, 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 administration of land use decisions within the Sphere of Influence.

Table 3-1, Existing Land Use Summary, provides a breakdown of existing on the ground by use type for the year 2009 and the percentage of area within the City. *Table 3-2, 2006 General Plan Land Use Summary*, lists each general plan designation, the acreage of that use in the City, and the percentage of that use in 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, and identifies what is built on the ground today. Uses are defined utilized county land use codes and represent a general description of the exist type of use on a parcel. Does not include the Sphere of Influence.		



Table 3-2
2006 General Plan Land Use Summary¹

General Plan Land Use	Acres	Percent of Area
Specific Plan	3,906.77	18.16
Rural Residential	2,979.54	13.85
Estate Residential 1	385.59	1.79
Estate Residential 2	180.98	0.84
Estate Residential 3	294.79	1.37
Single-Family 1 Residential	3,556.73	16.53
Single-Family 2 Residential	817.58	3.80
Multi-Family 1, Residential	94.06	0.44
Multi-Family 2, Residential	257.08	1.20
Scenic Highway Commercial	0.19	0.00
Community Commercial	565.61	2.63
Neighborhood Commercial	66.51	0.31
Regional Commercial	320.21	1.49
Recreational/Resort Commercial	7.73	0.04
Professional Commercial	133.55	0.62
Business Park	779.22	3.62
General Industrial	107.82	0.50
General Industrial-A	78.38	0.36
Multiple Use, Area 2	555.05	2.58
Multiple Use, Area 3	370.37	1.72
Civic/Institutional	871.25	4.05
Private Recreation	415.21	1.93
Parks & Recreation	200.37	0.93
Open Space	1,216.95	5.66
Roads	3,348.69	15.57
TOTAL	21,510.23	100.00

Notes:

¹ 2006 General Plan Land Use summary is based upon parcel information contained in the City of Murrieta GIS database. The numbers presented in this table may differ from those described in the 2006 General Plan.



Specific Plan 276

Specific Plan 276 was adopted on October 30, 1990 by the County of Riverside. 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, commonly known as the "Murrieta Springs Mall Specific Plan" 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 3-3, Specific Plan 276](#)). 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 3-3
Specific Plan 276

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 3-4, Copper Canyon Specific Plan](#).



**Table 3-4
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 3-5, 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 3-5
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 3-6, Golden City Specific Plan](#)). The development guidelines provide for a Neo-traditional planned community, providing a close integration of land uses.

Table 3-6
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 3-7, 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 3-7
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

Historic Murrieta Specific Plan (SPM 8)

The Historic Murrieta Specific Plan was adopted in October 2000 and amended February 2003. The Historic Murrieta Specific Plan consists of approximately 250 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 Historic Murrieta.



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

The Specific Plan includes 10 land use districts: Village Rural Residential; Village Residential – Single Family 1; Village Residential – Single Family 2; Village Residential – Multi Family 1; Village Residential – Office; Village Commercial Neighborhood; Village Mixed Use; Village Public/Civic/Institutional; Historic Preservation Overlay District; and Design Guidelines Overlay District. Site development standards and land use regulations are provided for each district. Design guidelines and a streetscape plan with text and illustrations provide an overall vision for Historic Murrieta. At buildout, the Historic Murrieta Specific Plan would allow for 1,031 residential dwelling units, 142,389 square feet of commercial uses, 202,881 square feet of civic/institutional uses, 681,270 square feet of mixed-uses, and 71,715 square feet of office uses. Refer to *Table 3-8, Historic Murrieta Specific Plan*.



Table 3-8
Historic Murrieta Specific Plan

Land Use	Acres	Dwelling Unit/ Acre Range	Dwelling Units	Floor Area Ratio	Square Feet
Village Rural Residential	24.19	0.0 to 0.4	5		
Village Single-Family 1 Residential	67.84	2.1 to 5.0	237		
Village Single-Family 2 Residential	34.33	5.1 to 10.0	248		
Village Multi-Family 1 Residential	11.16	10.1 to 15.0	173		
Village Commercial Neighborhood	13.62			0.23 to 0.25	142,389
Village Public/Civic/Institutional	29.90			0.25	202,881
Village Residential Office	15.87	5.1 to 10.0	48	0.23	71,715
Village Mixed Use	55.78	12.0 to 18.0	320	0.25	681,270
TOTAL	252.79		1,031		

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 3-9, Murrieta Highlands Specific Plan*. The development plan emphasizes a pedestrian-oriented environment with recreational uses that are within walking distances inside the community.

Table 3-9
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 3-10, Murrieta Oaks Specific Plan.

**Table 3-10
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 3-11, Murrieta Springs Specific Plan). The Specific Plan includes land use development standards and design guidelines for the area.



Table 3-11
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.				

Plaza de Murrieta Specific Plan (SPM 20)

The Plaza de Murrieta Specific Plan was adopted in September 2007. The Specific Plan is located on approximately 52.25 acres at the northeast corner of Jefferson Avenue and Lemon Street. The Plaza de Murrieta 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 1.03 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 3-12, Plaza de Murrieta Specific Plan*.

Table 3-12
Plaza de Murrieta 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 3-13, The Vineyard Specific Plan](#). Development standards and design guidelines, including community elements, architectural guidelines, and landscape guidelines are identified in the Specific Plan.

**Table 3-13
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 3-14, Specific Plan 310](#)). The Specific Plan includes planning standards and design guidelines for the area.

Table 3-14
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 nonaviation 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](#)).

As of December 2010, a Master Plan is being prepared for the French Valley Airport. 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 will provide an outline of the necessary development and give 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 8-6, Williamson Act Farmland (2006), in the Conservation Element. None of these contracts are in non-renewal status with the State of California.

MURRIETA REDEVELOPMENT PLAN

The Original Redevelopment Plan for the City of Murrieta was adopted on June 15, 1999. The Original Project Area is comprised of seven subareas totaling 1,133 acres. On July 5, 2006, the City approved the 2006 Amendment to the Original Plan, which added approximately 1,193 acres to the Redevelopment Plan Area, as shown on Exhibit 3-3, Redevelopment Project Area. The purpose of the Amended Plan is to eliminate the conditions of blight existing with the boundaries of the Plan area. Plan objectives for the Amended Project Area include:

- Encourage employment opportunities through environmental and economic improvements resulting from the redevelopment activities.
- Provide for the rehabilitation of commercial structures and residential dwelling units.
- Provide for the participation in the redevelopment of property in the Amended Project Area by owners who agree to so participate in conformity with the Amended Plan.
- Provide for the management of property owned or acquired by the Agency.
- Provide relocation assistance where Agency activities result in displacement.
- Provide public infrastructure improvements and community facilities, such as the installation, construction and/or reconstruction of streets, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Amended Project Area.



- Increase and improve the community's supply of affordable housing.
- Acquire real property.
- Dispose of real property acquired by the Agency in the Amended Project Area, except property conveyed to it by the City.
- Encourage the redevelopment of the Amended Project Area through cooperation of private enterprise and public agencies.

The Redevelopment Plan identifies potential infrastructure improvement projects, community facilities programs, community development programs, and housing programs.

ESTABLISHMENT OF GENERAL PLAN FOCUS AREAS

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

To compliment the economic development vision, the City Council identified four areas in the City for potential land use reevaluation as part of the 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 General Plan Update process, three additional areas were identified: areas designated as Multiple Use 3 (MU-3), Historic Murrieta Specific Plan, and Los Alamos Hills. These areas have been referred to as "Focus Areas" throughout the General Plan Update process; refer to [Table 3-15, 2035 General Plan Focus Areas](#), and [Exhibit 3-4, General Plan 2035 Focus Areas](#).

Table 3-15
2035 General Plan Focus Areas

Focus Area Name	Acres
North Murrieta Business Corridor	816.21
Clinton Keith/Mitchell	279.56
Golden Triangle North (Central Murrieta)	218.16
South Murrieta Business Corridor	580.49
Multiple Use 3 (MU-3)	201.34
Historic Murrieta Specific Plan	250.00
Los Alamos Hills	TBD



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 being considered for potential land use changes generally include vacant, underutilized, or rural residential properties.

The catalysts for reevaluating the land uses 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 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 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 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.

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 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.

Historic Murrieta Specific Plan

LOCATION

The Historic 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 250 acres.



BACKGROUND

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 SETTING THE VISION: KEY CONCEPTS AND VISION FOR GENERAL PLAN

GENERAL PLAN 2035 FOCUS AREAS

Growth and change in Murrieta will primarily occur in key areas identified for change. This focused development strategy will be implemented through the establishment of specific focus areas with individualized approaches for each area.

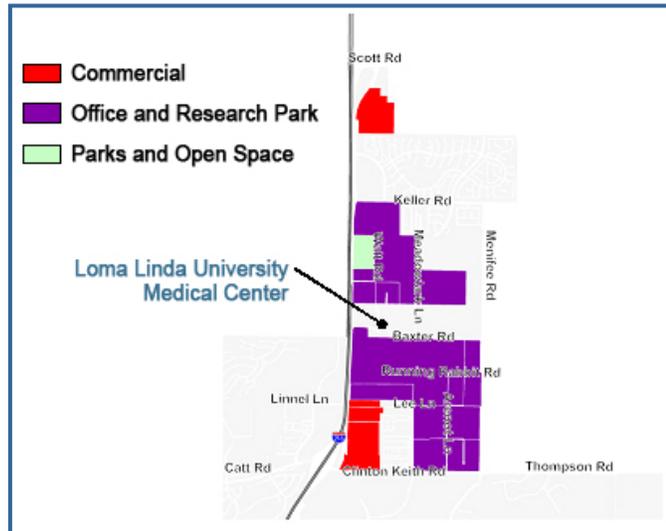


North Murrieta Business Corridor

VISION

The North Murrieta Business Corridor Focus Area is intended to:

- Provide a mix of Office and Research Park and Commercial uses.
- Create a signature look as the northern gateway into the City.
- Become a major employment center in the northern part of the City.
- Provide high-quality and accessible health care in the City with the Loma Linda University Medical Center and medical-related uses.
- Provide opportunities for a medical campus along with a high technology/office/research employment center in the area generally bounded by I-215 Freeway on the west, Keller Road on the north, Menifee Road on the east, and Clinton Keith Road on the south.
- Provide commercial uses that support medical, business, and employment needs in the Focus Area, such as restaurants or hotels.



It is anticipated that a range of building heights will be permitted within the Focus Area with heights of two to three stories adjacent to residential areas increasing up to maximums between five and ten stories in more centrally located areas near the five-story Loma Linda University Medical Center, along the I-215 Freeway frontage, or adjacent to business park uses.

New development anticipated in this Focus Area under the General Plan 2035 includes an additional 1,672,843 square feet of commercial uses and 7,666,185 square feet of office and research uses.



**DESIRED CHARACTER OF NORTH MURRIETA
BUSINESS CORRIDOR FOCUS AREA**



DESIRED CHARACTER OF NORTH MURRIETA
BUSINESS CORRIDOR FOCUS AREA



DESIRED CHARACTER OF NORTH MURRIETA BUSINESS CORRIDOR FOCUS AREA

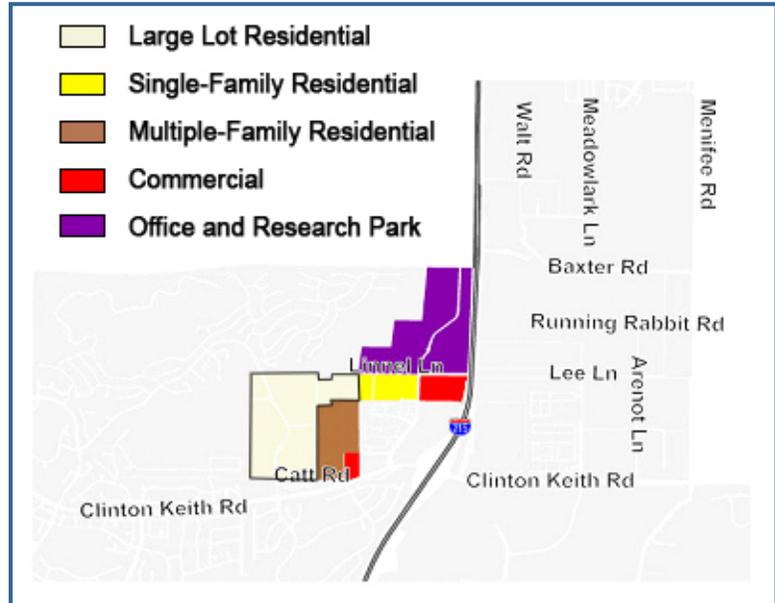


Clinton Keith/Mitchell

VISION

The Clinton Keith/Mitchell Focus Area is intended to:

- Provide a mix of Large Lot, Single-Family and Multiple-Family Residential, Commercial, and Office and Research Park uses.
- Maintain large lot residential areas generally west of Duster Road.
- Provide a mix of Single-Family and Multiple-Family residential uses generally east of Mitchell Road and south of Linnel Lane.
- Provide shopping opportunities east of McElwain Road and west of the I-215 Freeway.
- Provide office and research park uses north of Linnel Lane and west of the I-215 Freeway.



The Single-Family and Multiple-Family Residential uses will provide a transition of residential densities from the large lot residential area generally east of Mitchell Road and south of Linnel Lane to the shopping and employment centers north of Linnel Lane and east of McElwain Road.

The Office and Research Park uses have the potential to support the Loma Linda University Medical Center and related uses proposed in the North Murrieta Business Corridor Specific Plan, as well as provide centers for more locally-oriented businesses. It is anticipated that building heights would be a maximum of two to three stories.

The Commercial uses have visibility and access from the I-215 Freeway as well as close proximity to surrounding residential uses; thus providing both local and regional access to the shopping centers.

New development anticipated in this Focus Area under the General Plan 2035 includes 869 new residential units, and an additional 265,155 square feet of commercial/office uses and 1,045,404 square feet of office and research uses.



DESIRED CHARACTER OF CLINTON KEITH/MITCHELL FOCUS AREA



DESIRED CHARACTER OF CLINTON KEITH/MITCHELL FOCUS AREA

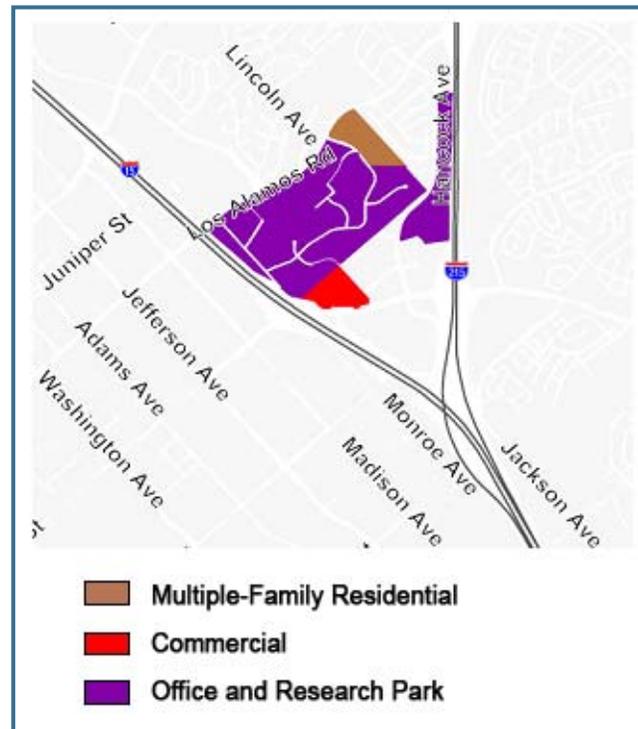


Golden Triangle North (Central Murrieta)

VISION

The Golden Triangle North (Central Murrieta) Focus Area is intended to:

- Provide a mix of Multiple-Family Residential (existing), Commercial, and Office and Research Park uses.
- Become an office and technology park employment center with some areas reserved for commercial uses.
- Provide office and research park uses in Central Murrieta north of the I-15 Freeway, east of Los Alamos Road, and generally west of Hancock Avenue to support the Rancho Springs Medical Center and complement the Crossroads Corporate Center.
- Provide shopping opportunities to support the employment uses in the Focus Area, as well as for the community.
- Eliminate the MU-1 general plan designation and redesignate those areas in the General Plan as Multiple-Family Residential, Office and Research Park, or Commercial.



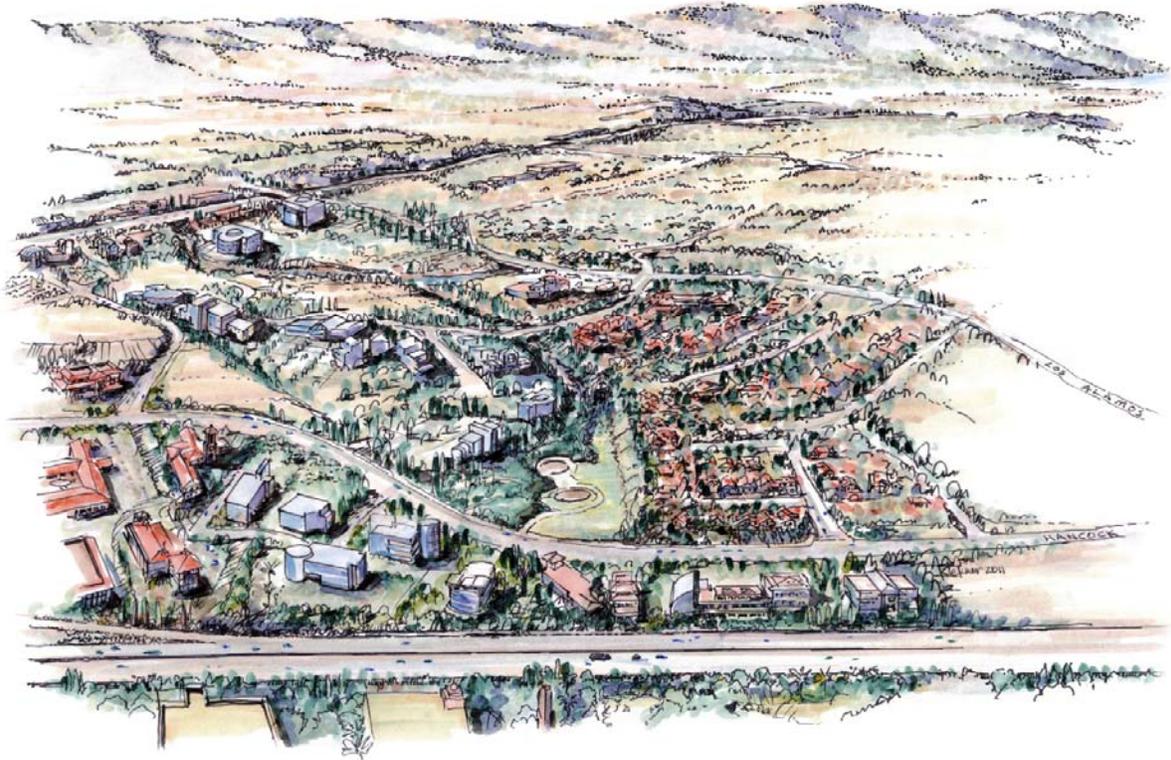
The Office and Research Park uses have the potential to support the Rancho Springs Medical Center, as well as provide opportunities for a range of technology and research uses. It is anticipated that building heights for the Office and Research Park uses could range in height up to a maximum between five and ten stories.

The Commercial uses have visibility from the I-15 Freeway as well as close proximity to surrounding residential and employment uses; thus providing both local and regional access to the shopping centers.

New development anticipated in this Focus Area under the General Plan 2035 includes an additional 244,872 square feet of commercial uses and 2,193,678 square feet of office and research uses.



**DESIRED CHARACTER OF THE GOLDEN TRIANGLE NORTH
(CENTRAL MURRIETA) FOCUS AREA**



DESIRED CHARACTER OF THE GOLDEN TRIANGLE NORTH
(CENTRAL MURRIETA) FOCUS AREA



DESIRED CHARACTER OF THE GOLDEN TRIANGLE NORTH
(CENTRAL MURRIETA) FOCUS AREA

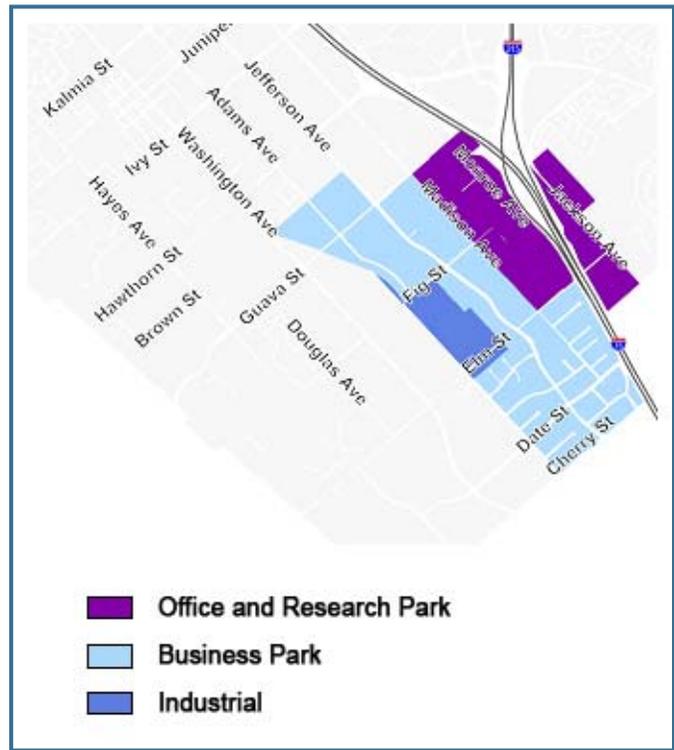


South Murrieta Business Corridor

VISION

The South Murrieta Business Corridor Focus Area is intended to:

- Create a signature look as the southern gateway into the City.
- Provide a mix of Office and Research Park, Business Park, and Industrial Uses.
- Become a major employment center in the southern part of the City.
- Provide additional opportunities for Class A office buildings.
- Maintain the Business Park designation to promote and intensify the uses along the Jefferson Avenue corridor.
- Eliminate the MU-2 general plan and zoning designations and redesignate those areas in the General Plan as either Office and Research Park or Business Park.



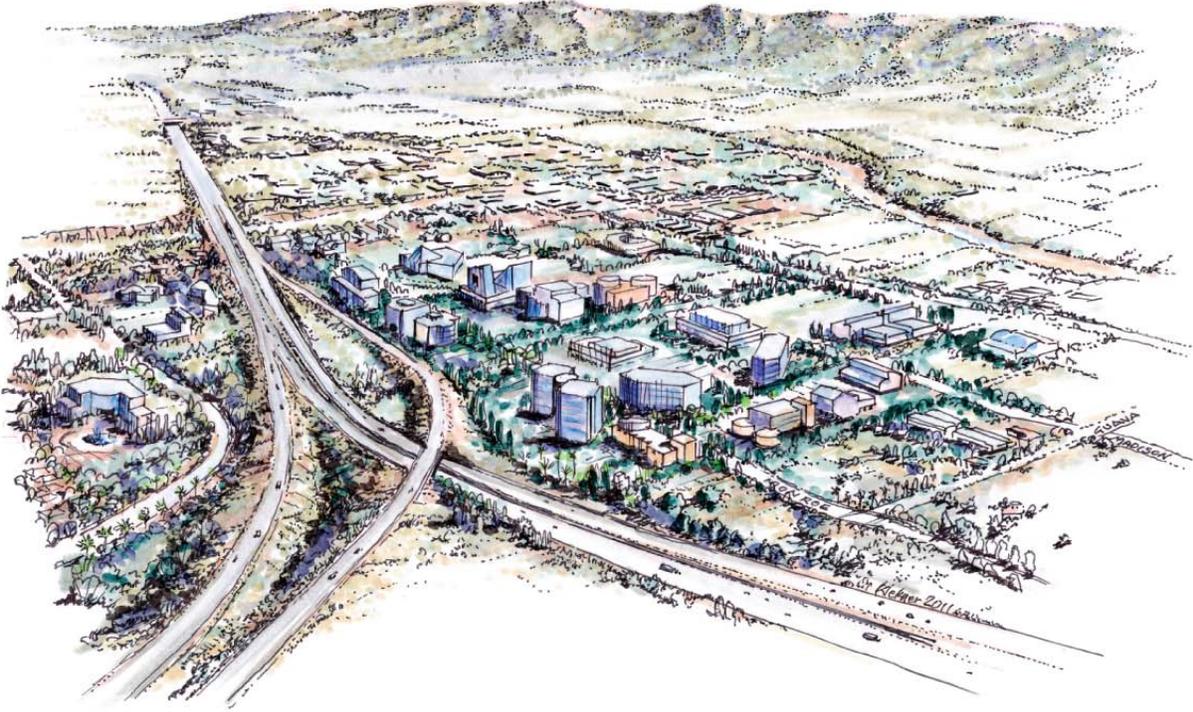
The Office and Research Park uses will be primarily located west of the I-15 Freeway, south of Guava Street, east of Madison Avenue, and north of Elm Street. The building heights in this area could range in height up to a maximum of five to six stories.

The Business Park and Industrial uses will occupy the remainder of the Focus Area. The maximum buildings heights would be consistent with existing business park and industrial uses, ranging from two to three stories.

New development anticipated in this Focus Area under the General Plan 2035 includes an additional 3,126,582 square feet of office and research uses and 2,393,221 square feet of business park uses.



**DESIRED CHARACTER OF THE SOUTH MURRIETA
BUSINESS CORRIDOR FOCUS AREA**



**DESIRED CHARACTER OF THE SOUTH MURRIETA
BUSINESS CORRIDOR FOCUS AREA**



**DESIRED CHARACTER OF THE SOUTH MURRIETA
BUSINESS CORRIDOR FOCUS AREA**



DESIRED CHARACTER OF THE SOUTH MURRIETA BUSINESS CORRIDOR FOCUS AREA



DESIRED CHARACTER OF THE MULTIPLE USE 3 FOCUS AREA



DESIRED CHARACTER OF THE MULTIPLE USE 3 FOCUS AREA



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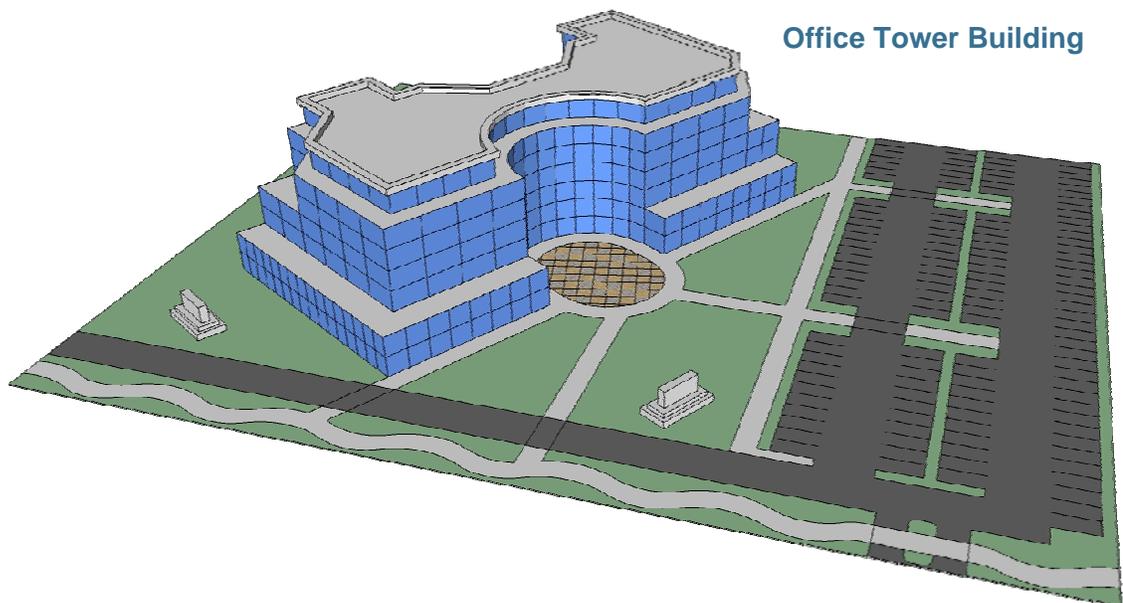
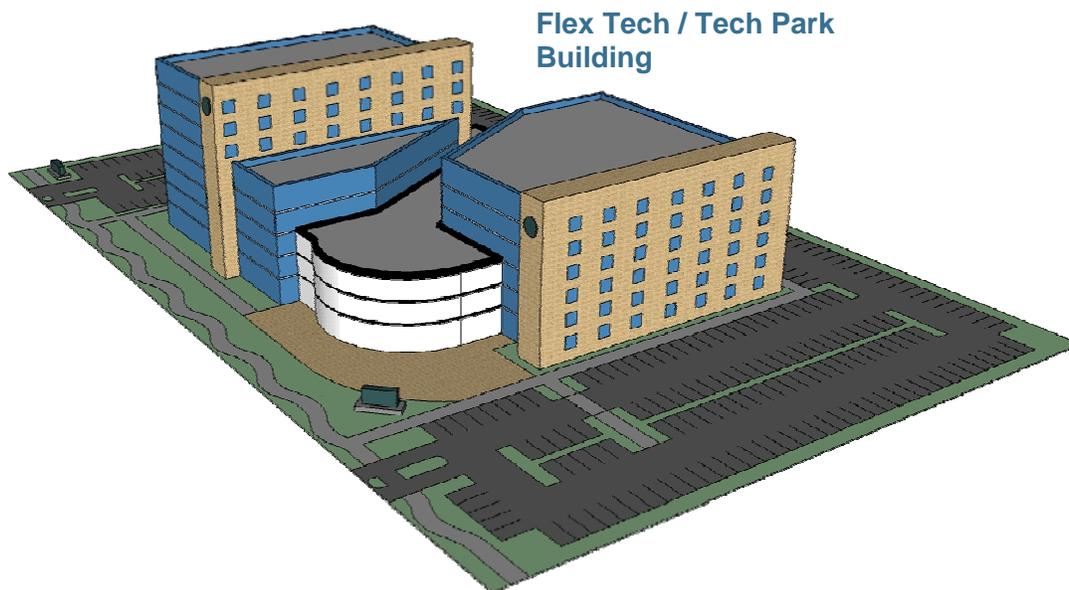


DESIRED CHARACTER OF THE MULTIPLE USE 3 FOCUS AREA



BUILDING TYPOLOGIES ENVISIONED WITHIN THE FOCUS AREAS

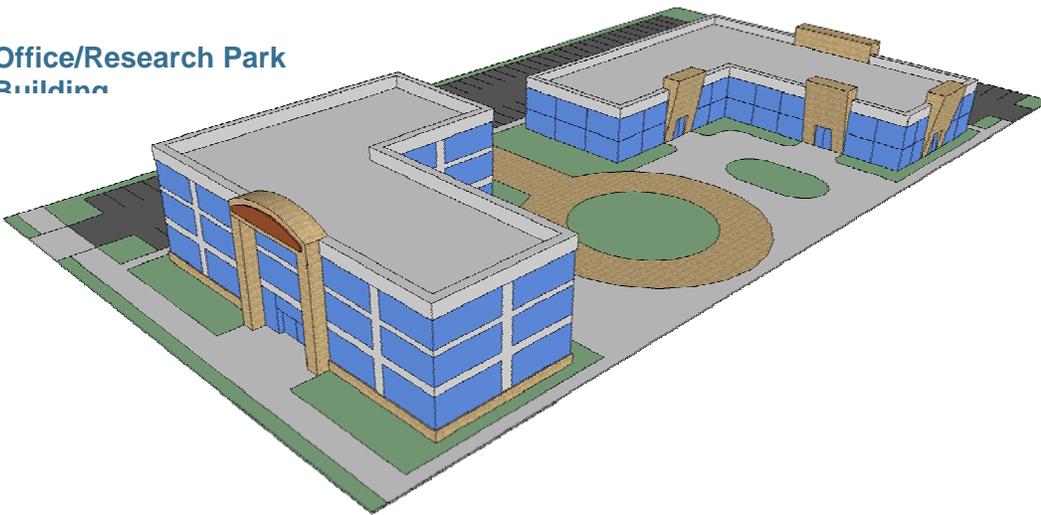
The following buildings are provided to give further clarification of the desired building typologies within the Focus Areas; specifically the North Murrieta Business Corridor, Golden Triangle North (Central Murrieta), and South Murrieta Business Corridor Focus Areas. Not all of these buildings would be appropriate in all of the Focus areas; however, each building typology may be appropriate in multiple Focus Areas. Residential, commercial, and civic/institutional buildings are not identified here.



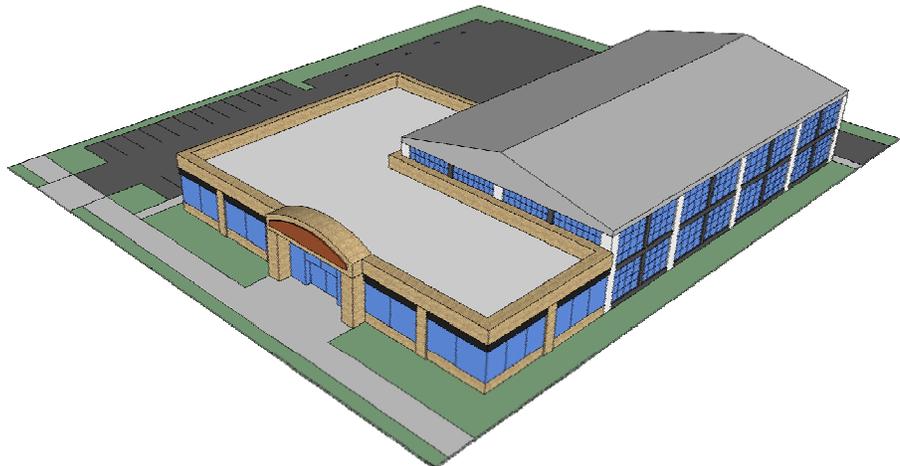
Hotel Building



Office/Research Park Building



Industrial Building



Historic Murrieta Specific Plan

VISION

Key Guiding Principles of the Historic Murrieta Specific Plan area include:

- Creating of a Cultural and Governmental Center
- An Attractive Town Center
- A Historic and Pedestrian Scaled Environment
- Proactive Economic Development

The City of Murrieta seeks to continue the enhancement of the Historic Murrieta area through continued introduction of a complementary mix of residential, retail, civic and job-creating uses.

Additional development anticipated under the General Plan 2035 includes 512 new residential units, an additional 521,413 square feet of commercial uses, and an additional 251,102 square feet of office and research uses. This development potential is in addition to the development potential assumed for the Specific Plan.

Los Alamos Hills

VISION

The property owners within the Los Alamos Hills area may develop and submit a Specific Plan that would maintain the rural core of the Los Alamos community west of Warm Springs Creek, while providing certain needed local services. With the Specific Plan, property owners are looking to develop a land use plan that both reflects the rural character of the area, but provides for transitional land uses between the rural land uses and more intense development near Winchester Road. The existing open space, future development pattern, and circulation system established for the area is intended to maintain and preserve the majority of area as a picturesque area, whose topography and setting contribute to the rural agricultural enclave. The Specific Plan would identify the needs and providers of infrastructure.

Additional development anticipated in this area under the General Plan 2035 includes 828 new residential units and an additional 157,453 square feet of commercial uses.

CITYWIDE BALANCE OF LAND USES

The City of Murrieta has experienced rapid growth over the last 20 years. The majority of growth within the City has been 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 recent 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, 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.



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

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.

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

MIXED USE

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

TRANSIT AND TRANSIT-ORIENTED DEVELOPMENT

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

Transit-oriented development (TOD) or transit village is a district with frequent public transit, taller buildings, a mix of commercial and residential, and a lot of people walking. In a transit village decisions about density, building heights, street design, sidewalk widths, crosswalks, flow of traffic and parking are made with the intent of encouraging people to walk and use public transit rather than giving priority to cars. The basic idea behind a transit village is that for buses, light rail and subways to be convenient for riders, they must run frequently. In order to run frequently, they need to have a lot of passengers going to the same place. Higher density areas have more destinations, drawing more passengers and therefore making more frequent transit economically feasible for the transit agency and more convenient for the people using it. A transit village is not a one-size-fits-all model for development, but rather a way of coordinating local land use and transportation planning to reinforce each other.



3.5 DESCRIPTION OF THE LAND USE PLAN

California State law requires General Plans to define land use designations, standards to measure density/intensity of land use, and provide a diagram to identify the physical location of each land use. The Land Use Plan is the primary guidance for implementing the General Plan through zoning. *Table 3-16, 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 3-16
General Plan 2035 Land Use Distribution**

Land Use Designation	Acres	Percent of City
Residential Land Use		
Large Lot Residential	3,126.87	14.54
Single-Family Residential	6,517.17	30.30
Multiple-Family Residential	611.20	2.84
Non-Residential Land Use		
Commercial	1354.34	6.30
Office and Research Park	1357.63	6.31
Business Park	823.40	3.83
Industrial	108.69	0.51
Civic and Institutional	999.14	4.64
Other Land Use		
Parks and Open Space	3,220.85	14.97
Mixed Use	42.70	0.20
Roads	3,348.69	15.57
TOTAL CITY ONLY	21,510.60	100.00
Sphere of Influence ¹	5,340.95	
TOTAL WITH SPHERE OF INFLUENCE	26,851.55	

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 show on *Exhibit 3-5, General Plan 2035 Land Use Policy Map*. Associated density/intensity standards and estimated buildout are provided in *Table 3-18, 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

New growth associated with the General Plan 2035 is generally anticipated to occur within the identified Focus Areas. *Table 3-17, Focus Area Land Use Projections*, provides a summary of the growth over existing conditions that would occur within each Focus Area.

Table 3-17
Focus Area Land Use Projections

Focus Area	Acres	Residential (DU)	Commercial (SF)	Office & Research (SF)	Business Park (SF)	Industrial (SF)	Civic & Institutional Uses (SF)
North Murrieta Business Corridor	816.21		1,672,843	7,666,185			
Clinton Keith/Mitchell	279.56	869	265,155	1,045,404			
Golden Triangle North (Central Murrieta)	218.16		244,872	2,193,678			
South Murrieta Business Corridor	580.49			3,126,582	2,393,221		
Multiple Use 3 (MU-3)	201.34	1,137	800,710	434,336	291,802		2,028
Historic Murrieta Specific Plan	250.00	512	521,413	251,102			
Los Alamos Hills	TBD	828	157,453				
TOTAL	2,345.76	3,346	3,662,446	14,807,287	2,685,023	0	2,208



Table 3-18, 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 3-18* include the Focus Area growth anticipated with the General Plan 2035 (as presented in *Table 3-17*), 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 3-18
General Plan 2035 Land Use Summary¹**

Land Use Designation	Acres	Density Standard (du/ac) ²	Intensity Standard (FAR) ³	2035 Estimated Buildout	
				DU	SF
Large Lot Residential	3,126.87	0.4 - 1.0		977	
Single-Family Residential	6,517.17	1.1 - 10.0		31,581	
Multiple-Family Residential	611.20	10.1 – 30.0		11,379	
Commercial	1,335.03		0.25 – 0.75	4	18,683,477
Office and Research Park	1,376.94		0.6 -2.5	20	16,465,371
Business Park	823.40		0.4 – 0.6		11,403,714
Industrial	108.69		0.4 – 0.5		1,498,300
Civic and Institutional	999.14		0.5 – 1.0		1,168,369
Parks and Open Space	3,220.85				16,508
Mixed Use	42.70	30.0	1.0	523	853,913
Roads	3,348.69				
TOTAL CITY ONLY	21,510.68			44,484	50,189,652
Sphere of Influence	5,340.95				
TOTAL WITH SPHERE OF INFLUENCE	26,851.63				

Notes:

¹ This table summarizes projected buildout of the General Plan and is based upon analysis to determine. Buildout calculations described in this table are estimates and not considered a theoretical buildout of the General Plan’s land use. Buildout assumptions described in this table are the basis of analysis for the General Plan Program Environmental Impact Report, provided under separate cover.

² du/ac = dwelling units per acre

³ 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.
- **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 3-19, 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 3-19
General Plan 2035 and Zoning Consistency¹**

General Plan Land Use	Density/Intensity Standard	Consistent Zoning Classifications ³
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
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 ²	N/A	N/A
Notes:		
¹ This table summarizes projected buildout of the General Plan. Buildout calculations described in this table are estimates and not considered a theoretical buildout of the General Plan’s land use. Buildout assumptions described in this table are the basis of analysis for the General Plan Program Environmental Impact Report, provided under separate cover.		
² Sphere of Influence area is currently under County control and is provided in this table for illustrative purposes only.		
³ 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, the City’s Municipal Code, and Redevelopment Plan.

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 Use Policy Map (Exhibit 3-5).
- 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.

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.

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.



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.

REDEVELOPMENT

GOAL LU-12 *Effective use of redevelopment as a tool for economic development and community improvement.*

POLICIES

- LU-12.1 Continue to prioritize commercial, industrial, and residential revitalization within the redevelopment project area.



- LU-12.2 Revitalize private and public lands in need of redevelopment or those that are underdeveloped due to lack of public facilities and revitalization.
- LU-12.3 Provide yearly review of the City’s redevelopment program under the California Community Redevelopment Law to coordinate and pursue community improvement and revitalization activities.
- LU-12.4 Ensure conditions of blight are evaluated, as needed, to ensure the Redevelopment Plan is reflective of community needs.

FOCUS AREAS

GOAL LU-13 *A focused development and economic development strategy that emphasizes specialized land use policies within identified Focus Areas.*

POLICIES

- LU-13.1 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.

NORTH MURRIETA BUSINESS CORRIDOR FOCUS AREA

GOAL LU-14 *The North Murrieta Business Corridor will become an employment center for high-quality medical, high technology, and research jobs.*

POLICIES

- LU-14.1 Establish the North Murrieta Business Corridor as a regional center for medical services and research.
- LU-14.2 Support the future development and expansion of the Loma Linda University Medical Center campus.
- LU-14.3 Actively seek private sector investment of high quality job creators that support and enhance the Loma Linda University Medical Center.
- LU-14.4 Encourage opportunities for complementary retail and service uses to serve local residents and the daytime employment population.



- LU-14.5 Provide for Office and Research Park developments of a more intense nature in the North Murrieta Business Corridor Focus Area in terms of height than other areas of the City.
- LU-14.6 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.

Refer to related policies in the Land Use Element: Policy LU-3.2 regarding buffering residential uses from incompatible uses.

CLINTON KEITH/MITCHELL FOCUS AREA

GOAL LU-15 *The Clinton Keith/Mitchell area will provide for a mix of land uses, including high-quality residential, regional-serving commercial, and job-creating uses.*

POLICIES

- LU-15.1 Ensure appropriate buffers are provided between Rural, Single-Family, and Multiple-Family Residential uses.
- LU-15.2 Ensure adequate buffers are provided between residential and non-residential uses.
- LU-15.3 Ensure that Office and Research Park uses are designed to reflect the natural topography.
- LU-15.4 Encourage opportunities for retail, office, and research uses to complement and serve the uses in the North Murrieta Business Corridor Focus Area.
- LU-15.5 Encourage a range of retail uses that serve the local residents.

GOLDEN TRIANGLE NORTH (CENTRAL MURRIETA) FOCUS AREA

GOAL LU-16 *The Golden Triangle North (Central Murrieta) area will become a local and regional generator of commerce.*

POLICIES

- LU-16.1 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-16.2 Provide for Office and Research Park developments of a more intense nature in the Golden Triangle North (Central Murrieta) Focus Area in terms of height than other areas of the City.

SOUTH MURRIETA BUSINESS CORRIDOR FOCUS AREA

GOAL LU-17 *The South Murrieta Business Corridor will become a center of commerce that provides a complementary mix of high-quality business park, industrial, and office development.*

POLICIES

- LU-17.1 Encourage the expansion of a job-creating center of office, research, technology, business park, and industrial activity within the area generally bounded by the I-15 freeway on the east, Cherry Street on the south, Washington Avenue on the west, and Brown Street on the north.
- LU-17.2 Encourage the development of “flex tech” uses in the Business Park and Industrial use areas.
- LU-17.3 Provide for Office and Research Park developments of a more intense nature in the South Murrieta Business Corridor Focus Area in terms of height than other areas of the City.
- LU-17.4 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-17.5 Update the Development Code to limit commercial uses in the Business Park and Industrial Use areas.

MULTIPLE USE 3 (MU-3) AREA FOCUS AREA

GOAL LU-18 *A mix of residential, retail, and job-creating uses.*

POLICIES

- LU-18.1 Ensure appropriate buffers are provided between Rural, Single-Family, and Multiple-Family Residential uses both within and adjacent to the Multiple Use 3 Area Focus Area.
- LU-18.2 Ensure adequate buffers are provided between residential and non-residential uses both within and adjacent to the Multiple Use 3 Area Focus Area.



- LU-18.3 Encourage a range of retail uses that serve local residents and the region.
- LU-18.4 Encourage Office and Research Park uses that are complementary to the Civic Center and the Historic Downtown Specific Plan.

LOS ALAMOS HILLS FOCUS AREA

Future Specific Plan for Los Alamos Hills Area

GOAL LU-19 *Preparation of a Specific Plan for the Los Alamos Hills area.*

POLICIES

- LU-19.1 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-19.2 Bring together the property owners to develop a consensus-based Specific Plan.
- LU-19.3 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.

Rural Character

GOAL LU-20 *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-20.1 Maintain the existing 2.5-acre minimum residential parcel size west of Warm Springs Creek.
- LU-20.2 Establish development standards for all new construction to ensure high quality rural development in the area west of Warm Springs Creek.
- LU-20.3 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-20.4 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-20.5 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-20.6 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-20.7 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-20.8 Allow for the creation of entry monuments that are rural in character to announce the arrival into the Los Alamos Hills area.
- LU-20.9 Discourage features such as small lots, conventional sidewalks, or conventional street lights, west of Warm Springs Creek.
- LU-20.10 Encourage the minimal use of outdoor lighting to maintain the nighttime dark sky in the rural Los Alamos Hills area.

Land Use Transitions

GOAL LU-21 *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-21.1 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-22 *Natural and visual resources are valued resources to maintain the rural character of the Los Alamos Hills.*

POLICIES



- LU-22.1 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-22.2 Encourage new construction and landscape design that utilizes grading techniques to mimic the natural terrain.
- LU-22.3 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-22.4 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-22.5 Encourage new development to replace or supplement with native tree species as opportunities arise.
- LU-22.6 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-23 *A circulation system that provides adequate access for all property owners in the Los Alamos Hills area.*

POLICIES

- LU-23.1 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-23.2 Explore the use of traffic calming measures, as appropriate.



HISTORIC MURRIETA SPECIFIC PLAN AREA

GOAL LU-24 *Historic Murrieta as the City’s cultural, civic and community center.*

POLICIES

- LU-24.1 Preserve and enhance the historic Murrieta area as the governmental and cultural focal point of the City.
- LU-24.2 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-24.3 Encourage the location of civic, institutional, office uses, and other job-creating uses in Historic Murrieta. Supportive commercial activities and residential development should be encouraged.
- LU-24.4 Encourage the development of community amenities such as libraries, museums, galleries, theaters, and other cultural activities within the historic Murrieta area.
- LU-24.5 Encourage a broader mix of uses, including entertainment, along Washington Street, while maintaining the small-town character.
- LU-24.6 Encourage mixed-use development projects within the Historic Downtown that create a pedestrian style living environment and encourage use of mass transit.
- LU-24.7 Update the Historic Murrieta Specific Plan to enable the area to serve its functional role, and to carry forward a program of infrastructure development.

INTERAGENCY COORDINATION

GOAL LU-25 *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-25.1 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-25.2 Establish a strong role in the implementation of Proposition 1A with the California High Speed Rail Authority (CHSRA).



- LU-25.3 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-25.4 Continue coordination with the Riverside County Transportation Commission (RCTC) to ensure regional and sub-regional transportation efforts reflect Murrieta's unique attributes.
- LU-25.5 Comply with procedures and programs of the County of Riverside and the Local Agency Formation Commission for future annexations.
- LU-25.6 Consider the future annexation of the Sphere of Influence area.
- LU-25.7 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-25.8 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-25.9 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-25.10 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-25.11 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-25.12 Require new development 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-26 *The City understands that development on lands adjacent to the City's corporate boundary can profoundly affect Murrieta residents and businesses.*

POLICIES

- LU-26.1 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-26.2 Monitor planning and environmental assessments for development projects in adjacent jurisdictions and participate in public hearings for the projects.

CODE ENFORCEMENT

GOAL LU-27 *The quality and character of the City is preserved and enhanced by compliance with relevant codes and regulations.*

POLICIES

- LU-27.1 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-27.2 Provide equitable, consistent, and effective code enforcement services that resolve complaints citywide, addressing quality of life issues that come from poorly maintained properties.



- LU-27.3 Ensure adequate staffing for Code Enforcement to maintain and streamline enforcement efforts.
- LU-27.4 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.



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LEGEND

Specific Plans

- A** Copper Canyon
- B** The Vineyard
- C** Plaza de Murrieta
- D** Historic Murrieta
- E** Greer Ranch
- F** Murrieta Oaks
- G** SP 276
- H** Murrieta Highlands
- I** Golden City
- J** Murrieta Springs
- K** Creekside Village
- L** SP 310

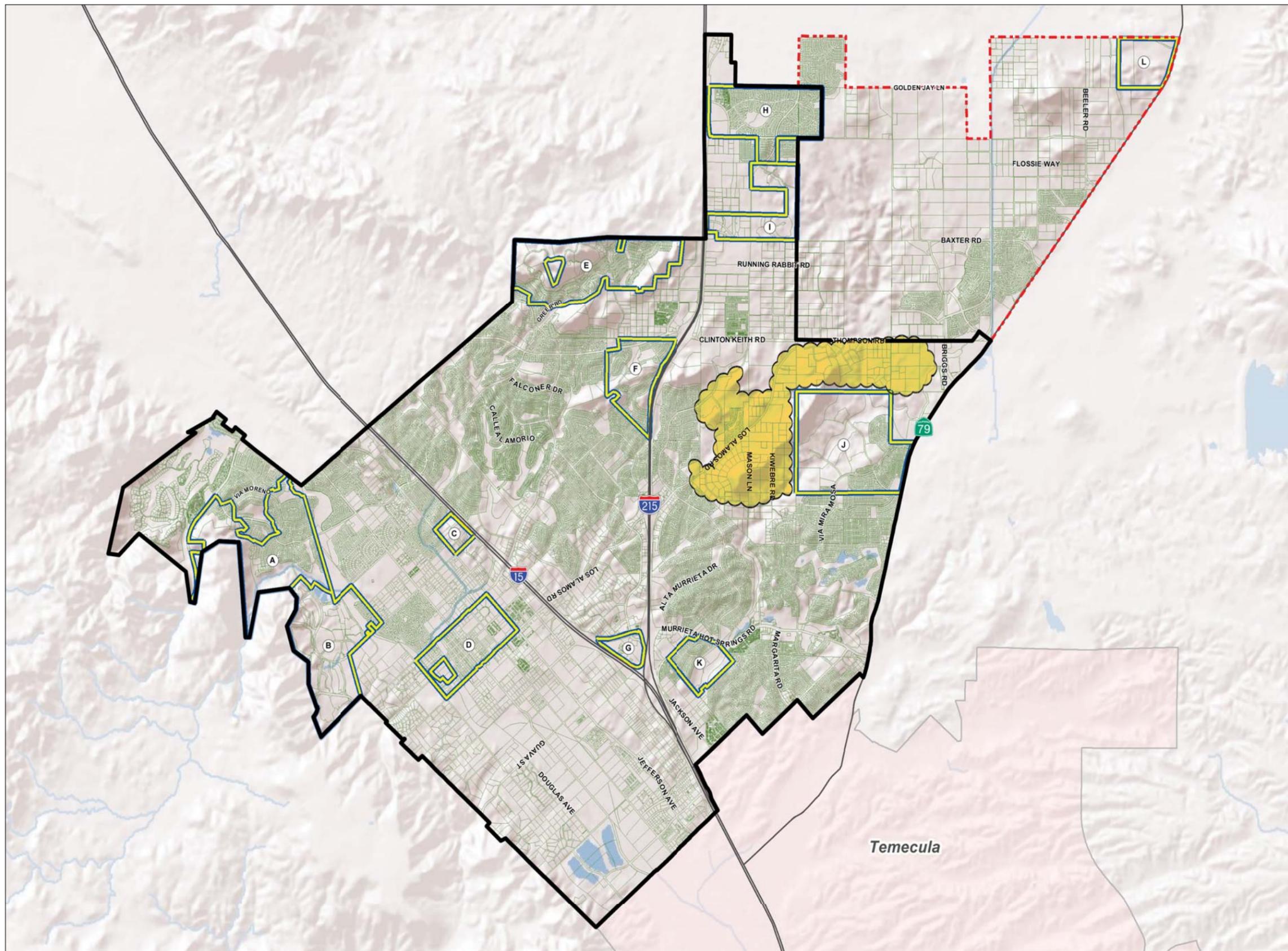
Specific Plan Boundary

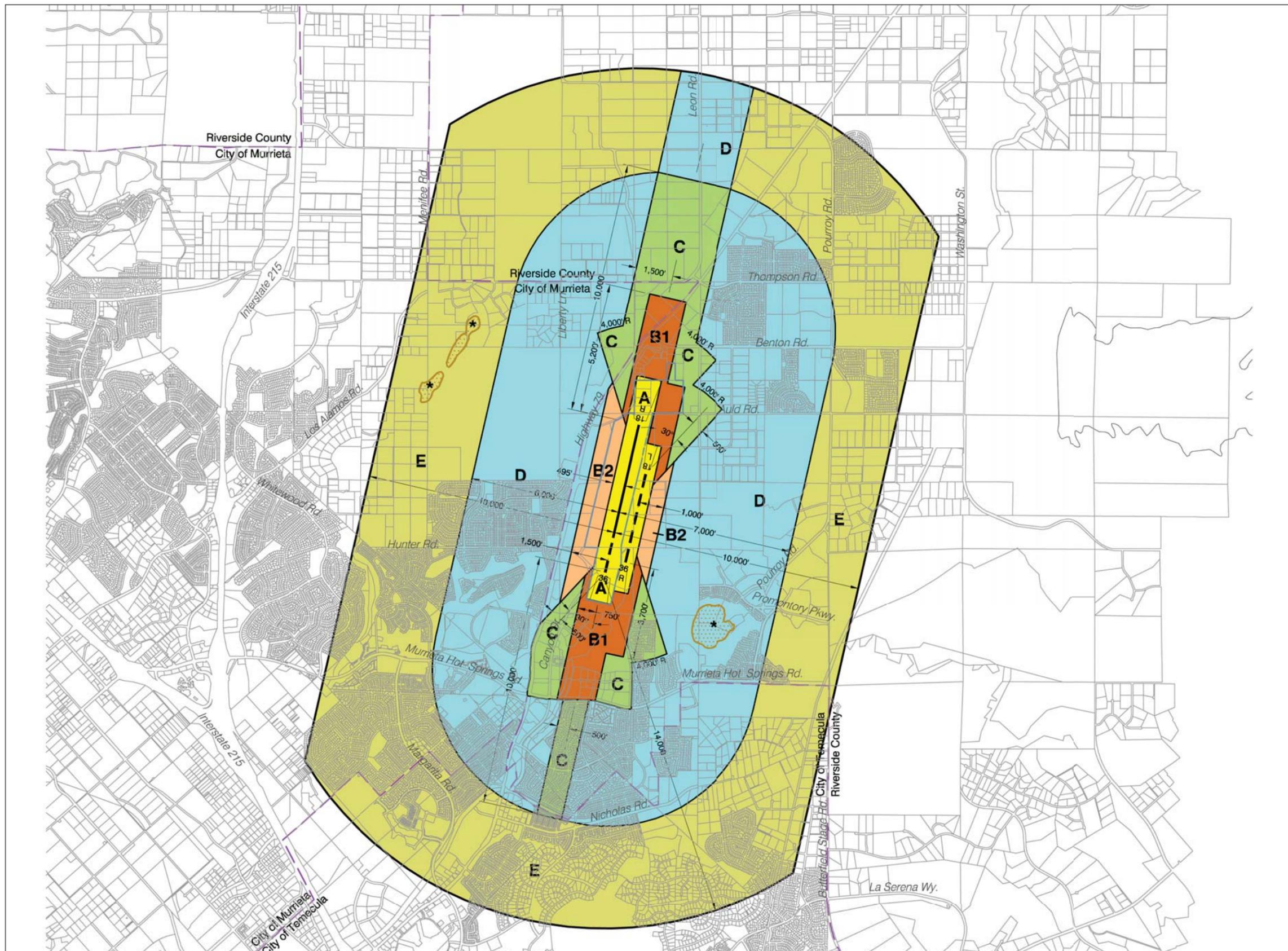
Parcels

Future Specific Plan



Source: City of Murrieta.





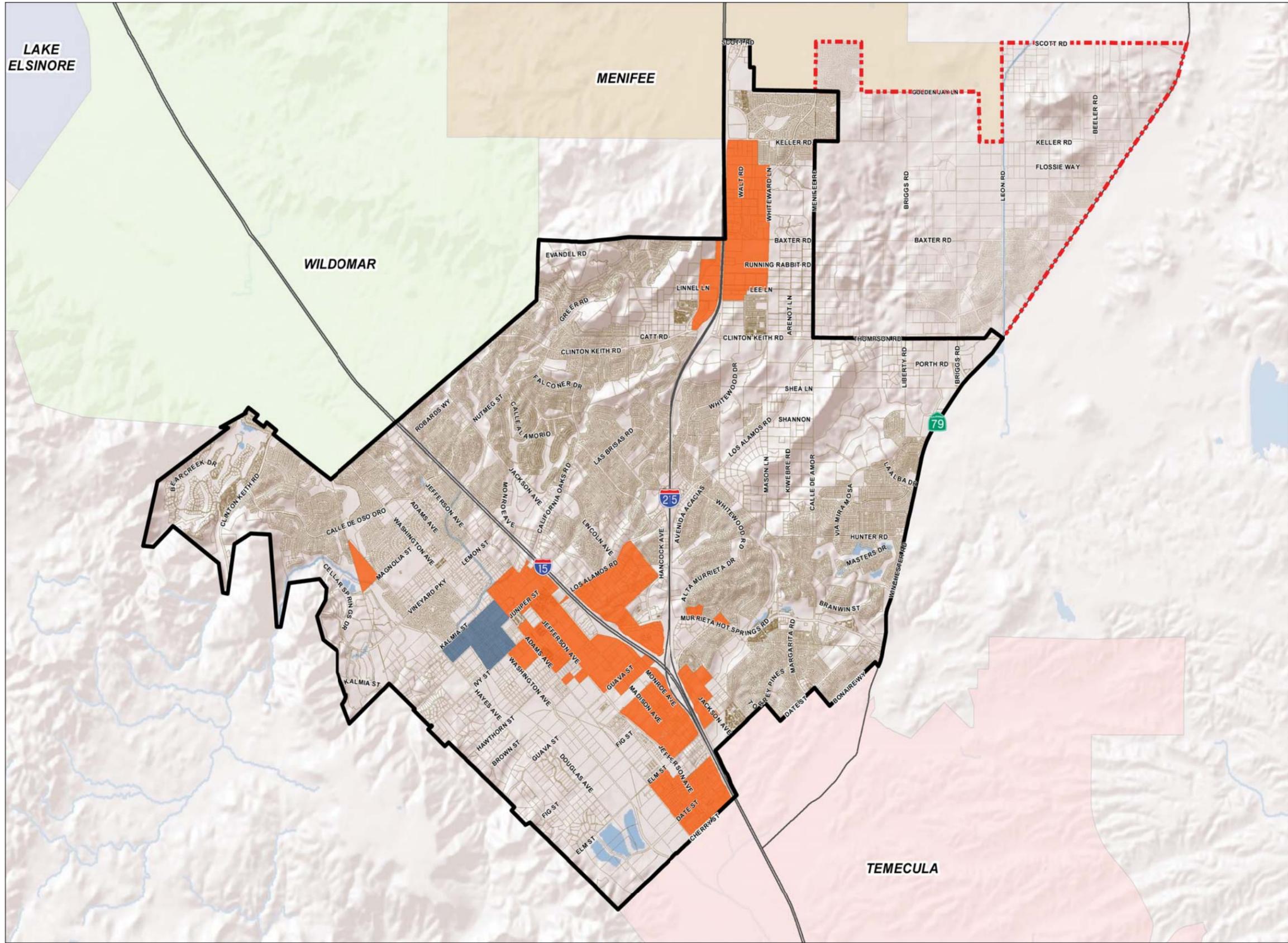
LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A (Runway Protection Zone and Within Building Restriction Line)
 - Zone B1 (Inner Approach/Departure Zone)
 - Zone B2 (Adjacent to Runway)
 - Zone C (Extended Approach/Departure Zone)
 - Zone D (Primary Traffic Patterns and Runway Buffer Area)
 - Zone E (Other Airport Environs)
 - ★ Height Review Overlay Zone
- Boundary Lines**
- - - Airport Property Line
 - - - City Limits

Note
 Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

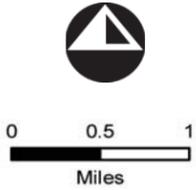


Source: Table 2A, Basic Compatibility Criteria, Riverside County Airport Land Use Commission, October 2007.

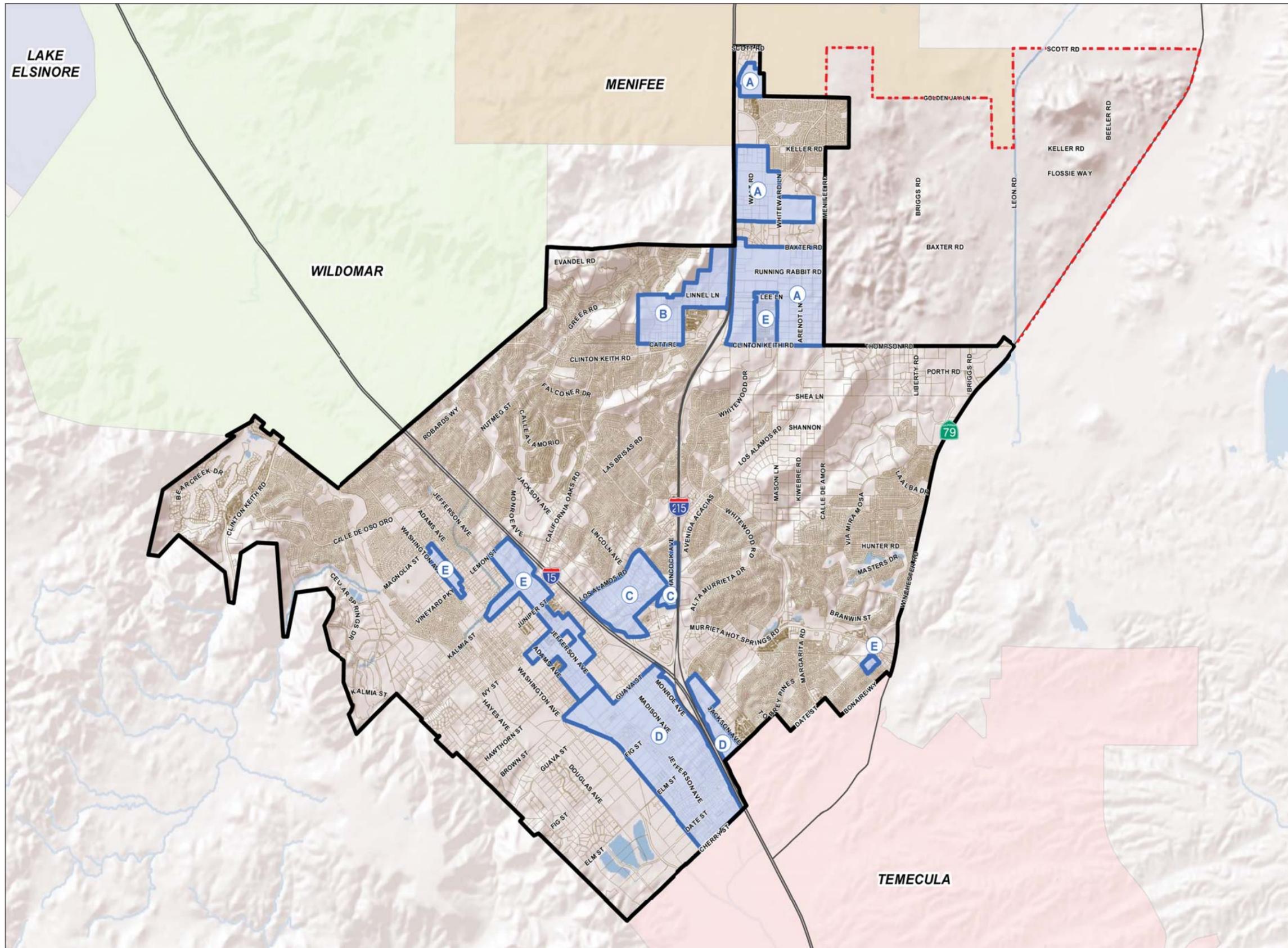


LEGEND

- Project Area
- County Redevelopment Area
- City Redevelopment Area
- Sphere of Influence
- City Boundary

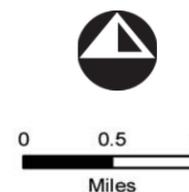


Source: County of Riverside, City of Murrieta, and ESRI - World Shaded Relief.

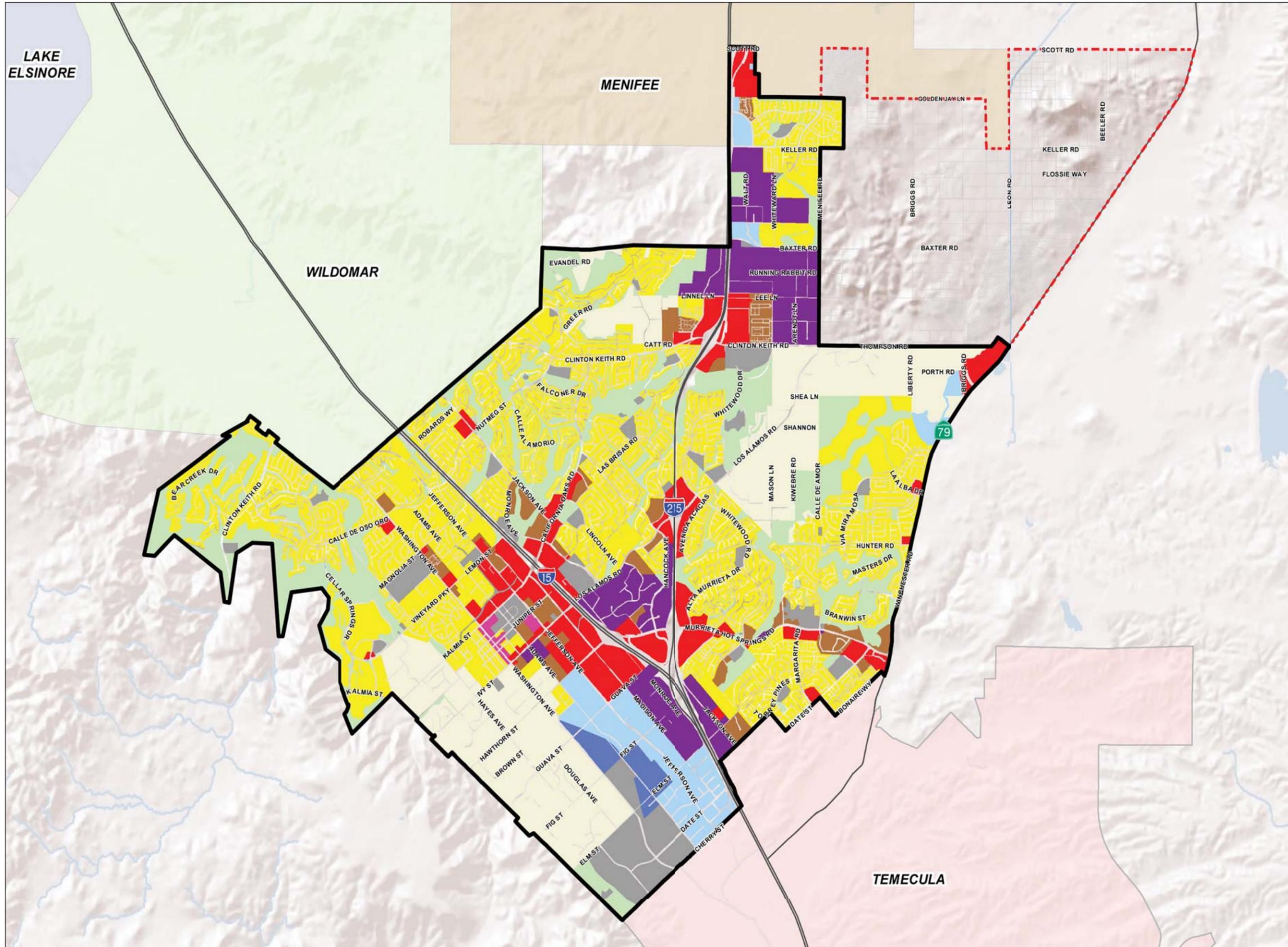


LEGEND

- A North Murrieta Business Corridor
- B Clinton Keith / Mitchell
- C Golden Triangle North
- D South Murrieta Business Corridor
- E Multiple Use Area (MU-3)
- Focus Areas
- Parcels
- Sphere of Influence
- City Boundary



Source: City of Murrieta.



LEGEND

- Large Lot Residential
- Single-Family Residential
- Multiple-Family Residential
- Commercial
- Office and Research Park
- Business Park
- Industrial
- Civic and Institutional
- Mixed Use
- Parks and Open Space

Cities

- Temecula
- Lake Elsinore
- Menifee
- Sedco Hills
- Wildomar
- Murrieta Sphere of Influence
- City of Murrieta



Source: City of Murrieta.



Chapter 4: Economic Development Element



4.1 INTRODUCTION

Economic development has been identified by City leaders as the key priority of the City and the focus for the General Plan 2035. The purpose of the Economic Development Element is to identify current economic development conditions and to demonstrate how the land use plan will promote business activity and employment growth within the City, consistent with the priorities identified by City leaders and the community. The Economic Development Element establishes goals and policies to promote fiscal stability, expand the City's employment base, and enhance the City's revenues in order to provide quality services to the community. These goals and policies provide for the implementation of the vision of Murrieta as a regional economic job center and premier commercial hub. The Economic Trends and Conditions Background Report (January 2010) and Retail Market and Fiscal Impact Analyses (January 2011) prepared by Stanley R. Hoffman Associates serve as the basis for direction in this Element and can be found in Appendix R and Appendix S, respectively.

The following Community Priorities relate most directly to this Element:

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

4.2 AUTHORITY FOR ELEMENT

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

4.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The community visioning efforts conducted as part of the General Plan Update along with the Economic Trends and Conditions background report have identified key considerations and challenges facing Murrieta in regards to the current economic climate and the City's future economic development potential.

- **Existing Economic Climate.** Murrieta, along with other cities within California and across the United States are facing challenging times associated with the recent economic downturn. Historically, Murrieta benefited from the housing boom preceding the downturn, which resulted in growth in household demand for local services and retail development. However, starting in 2006 residential activity began to dramatically decrease within Murrieta. The economic downturn has also resulted in a loss of jobs within the City, primarily concentrated in local serving sectors, such as retail, construction, and accommodation and food services. Thus, the City is now faced with the challenge of identifying new sources of growth which are more diversified and adaptable to recessionary pressures.
- **Regional Location.** Murrieta has an excellent regional location with the “center” of the City at the confluence of the I-15 and I-215 Freeways. This location provides opportunities for future rail transit, including High Speed Rail, that will serve broader destinations. The transit opportunities allow for transit-oriented development serving Western Riverside County. Along with affordable housing and attractive vacant land prices, Murrieta is well positioned to capture a competitive share of future regional economic growth.
- **Lack of High-Skilled Employment Opportunities.** Murrieta residents represent a highly skilled and educated workforce. However, local job opportunities within Murrieta do not adequately serve this workforce, resulting in high levels of out-commuting. The employment, labor, and commute data indicates that residents with higher education and occupational skills are largely commuting outside of the City for work. Approximately 87 percent of the City's labor force commutes to areas outside of the City. In comparison to other surrounding regions and communities, Murrieta has had a noticeably higher share of local-serving jobs. These jobs



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



are typically categorized as lower to medium skilled. The concentration of local-serving jobs has resulted in lower average wages in Murrieta when compared to Southern California.

- **Retail Trends.** Murrieta's retail sales per capita is performing approximately six percent below the County of Riverside average and approximately 35 percent below the comparison with the subregional average. Murrieta's retail centers are generally comprised of community oriented, big-box centers. The City lacks a true regional shopping center. As a result, Murrieta is not capturing its fair share of household expenditures from within the City and its environs. This is particularly true for general merchandise and apparel. General merchandise, apparel, household furnishings and appliances and other specialty retail stores are key components of regional retail centers and have implications for the City's fiscal health given the importance of sales tax revenues. Further, per capita sales in eating and drinking places are also lower in Murrieta when compared to the subregion. The lack of restaurants, including higher-end restaurants was identified by the community as an opportunity. The City should also evaluate its long-term opportunities to capture a higher proportion of the automotive retail category in the future, notwithstanding the restructuring that is taking place in the automotive industry.



There may be opportunities for Murrieta to capture more automotive retail sales, in the long-term.

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



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

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

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

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



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

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



Opportunities to capture a higher proportion of the automotive retail category in the future should also be pursued.

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

4.5 GOALS AND POLICIES

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

POLICIES

- ED-1.1 Promote the City's location between two interstate freeways to create a regional hub of an intensity and scale commensurate with its regional orientation, high visibility, and gateway location.
- ED-1.2 Encourage the development and integration of a mix of uses in a "main street" setting that includes retail anchored department stores, entertainment, hotel, office, retail, residential, and transit-oriented development and/or mixed uses that provide a regional draw.
- ED-1.3 Encourage transit-oriented development within this area to support future transit opportunities.

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

POLICIES

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



- ED-2.2 Improve the ongoing fiscal revenue and cost structure of the City, particularly revenue growth potential associated with hotel, retail, and restaurant land use development, business activities, and redevelopment/revitalization programs.
- ED-2.3 Require fiscal impact analysis, as appropriate, for any development project requesting public funding, infrastructure participation, or revenue sharing.
- ED-2.4 Actively seek to replace vacating businesses with users capable of generating similar or greater fiscal revenue streams.
- ED-2.5 Review the City's fiscal revenue and cost structure on a periodic basis, using the established fiscal analysis framework, so that staff-level assessment can be provided in a quick, cost-effective, and accurate manner.
- ED-2.6 Review city-sponsored programs and services to ensure that residents and businesses are provided high quality services in a cost-effective manner.
- ED-2.7 Create a program that allows long-range public facilities financing for projects that provide economic and other benefits to the City; link capital improvements with General Plan priorities as part of the annual CIP process.
- ED-2.8 Include a financing plan for infrastructure and related capital improvements for large-scale development projects that are consistent and coordinated with the City master plans.
- ED-2.9 Maintain an updated system of development impact and processing fees and charges.
- ED-2.10 Strive to limit the burden of taxes and special assessment on residential development to a maximum of 2.0 percent of the total assessed value in concert with other taxing entities.

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

- ED-3.1 Support a diverse range of business activities including professional/technical, information, technology-focused manufacturing, research and development, including medical research and research institutions, educational services, medical/health services, and financial services.
- ED-3.2 Promote Murrieta as a center for medical/health services and technology through active encouragement and recruitment of medical office, medical research, and health care facilities around the Loma Linda University Medical Center, South Murrieta Business Corridor, and confluence of the I-15/I-215 Freeways.



- ED-3.3 Create incentives to attract new businesses and industries that provide employment opportunities that match the education and occupational skill levels of Murrieta residents.
- ED-3.4 Develop an economic base that attracts jobs and exports products and services by capitalizing on the City's strategic location and relatively lower land prices between greater Los Angeles/Orange County metro and San Diego market regions.
- ED-3.5 Encourage companies that are involved in the manufacture of products for export, including international export, to invest and locate in the City.
- ED-3.6 Encourage the development of technology incubators to promote entrepreneurship and support start-up companies.
- ED-3.7 Work with area universities to promote technology start-ups and encourage technology transfer-related companies to locate within the City.

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

POLICIES

- ED-4.1 Encourage retail development projects that can realistically satisfy community-wide and regionally-based demand for goods and services.
- ED-4.2 Encourage retail development, expansion, and remodeling projects that can effectively reverse or minimize outflows of local resident expenditures to retail facilities beyond the City limit.
- ED-4.3 Support a concentration of retail centers in functional nodes at freeway intersection locations to maximize exposure and convenient access within the regional trade area environment.
- ED-4.4 Support high-volume retail outlets along the Madison Avenue Corridor from Guava Street north to California Oaks/Kalmia Road, and on major intersecting streets.
- ED-4.5 Create a unified urban design, marketing, and imaging strategy to strengthen the Madison Avenue commercial corridor.
- ED-4.6 Encourage the development of a mix of moderate to high-end restaurants throughout the City, particularly in concert with business, entertainment, and cultural developments.



- ED-4.7 As the economy improves, encourage continued development of a multi-dealer automotive sales center that satisfies regional demand for automotive purchases, captures sales tax, and takes advantage of the auto center's freeway exposure and access.
- ED-4.8 Encourage retail developments to locate in areas where they can be most effective in terms of meeting the needs of local households and encourage mixed use, which can create neighborhood centers of activity.
- ED-4.9 Allow retail development, in areas not currently designated for commercial land use by the General Plan, only after a thorough evaluation of their market potential for success.

GOAL ED-5 An improved jobs/housing balance.

POLICIES

- ED-5.1 Encourage flex-tech buildings within business corridors and higher intensity office uses along freeway corridors with adequate visibility, convenient access, and future transit-oriented opportunities.
- ED-5.2 Encourage the concentration of compatible employment-generating uses, such as professional office, research and development, and health-related services.
- ED-5.3 Encourage a mix of housing types by price and rental ranges that are commensurate with the range of wage and household types attracted by a diversified economic base.
- ED-5.4 Encourage housing that is within economic reach of all income levels and living styles inclusive of age-restricted housing, estate and ranch properties, single-family detached, single-family attached, town homes, condominium flats, and apartments.

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

POLICIES

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



- ED-6.2 Support the development of technical colleges and training institutions that build job skills commensurate with the growth of the economic base, particularly in the emerging health care services industry and the need for doctors, nurses, and other trained personnel.
- ED-6.3 Coordinate and collaborate with the Murrieta Valley Unified School District, community colleges, and employers to develop specialized technical and vocational training programs to help match the skills of area residents with employer needs.
- ED-6.4 Support professional development and continuing education programs so that working adults can expand their skills and embrace lifelong learning.

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

POLICIES

- ED-7.1 Encourage the development of tourist and entertainment-type facilities such as hotels, dinner house restaurants, performing arts center, museums, a music and festival park, an amusement park, mineral hot springs, golf courses, and visitor information centers.
- ED-7.2 Encourage the development of business-oriented hotels that capitalize on the superior freeway locations in Murrieta and the expanding office, professional and technical job base.
- ED-7.3 Encourage development and business activities that capitalize on natural amenities and resources of the area such as trail and tour guides, campgrounds, rodeos, equestrian breeding and training farms, nature and open space preserves.
- ED-7.4 Promote and encourage future development of a full-service resort that incorporates local amenities and attractions, such as the mineral hot springs and the nearby vineyards and wineries.
- ED-7.5 Explore opportunities to capitalize on Murrieta's proximity to Temecula Valley wine country.

GOAL ED-8 Strategic approach to economic growth.

POLICIES

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



- ED-8.2 Support a business friendly environment for new businesses to locate in Murrieta and existing businesses to flourish.
- ED-8.3 Formulate and implement strategies that are responsive to critical economic goals of the community and monitor and update these goals annually through the Economic Development Department.
- ED-8.4 Explore opportunities for business assistance and incentive programs to attract businesses to the City.
- ED-8.5 Establish a Business Retention and Expansion program that supports existing and future businesses.
- ED-8.6 Establish a priority for implementation programs while maintaining flexibility to adjust to market-based conditions, as necessary; coordinate with General Plan priorities.
- ED-8.7 Periodically assess the ability of the City to meet the growth needs of office and research and development firms.
- ED-8.8 Maintain economic information and development opportunities on the City's website and create interactive links with the real estate brokerage and development industry.
- ED-8.9 Continue to work with the Murrieta Chamber of Commerce to promote the continued economic growth of the City and provide businesses with the tools and services to succeed.
- ED-8.10 Continue to consult with technical networking organizations to market Murrieta and encourage new businesses and industries to locate in the City.
- ED-8.11 Work with property owners to promote the vision of the community as a future job-rich center.

GOAL ED-9

A coordinated and stable regional economic environment.

POLICIES

- ED-9.1 Coordinate implementation efforts with other economic development programs carried out by other implementation agencies including, but not limited to: Murrieta Redevelopment Agency, Murrieta Chamber of Commerce, Temecula Chamber of Commerce, Riverside County Economic Development Agency, Western Riverside County Council of Governments, San Diego Association of Governments, San Diego North Economic Development Council, San Diego Regional Economic Development Corporation, Southwest California Economic Alliance, and Southwest California Economic Development Corporation.



- ED-9.2 Where possible, capitalize on economic development efforts already occurring within the region and maintain active economic development partnerships with other local and regional governments and agencies.
- ED-9.3 Ensure that future annexations are fiscally and economically beneficial to the City and are accomplished through a coordinated effort between the City, LAFCO, and other interested agencies.
- ED-9.4 Continue to partner with Temecula to market and promote the “Twin Cities” as a job center between the Los Angeles/Orange County and San Diego metro areas.

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

POLICIES

- ED-10.1 Encourage compatible economic development activities that support the historic nature and unique character of Historic Downtown Murrieta and strengthens its citywide and regional draw.
- ED-10.2 Encourage the development of neighborhood level retail uses and personal services within Historic Downtown Murrieta that serve the surrounding residents and businesses.
- ED-10.3 Provide opportunities for mixed-use commercial and residential development to render Historic Downtown Murrieta a commercially viable entity consistent with its functional scale.
- ED-10.4 Complete development of a Civic Center complex within Historic Downtown Murrieta on the Town Square site.
- ED-10.5 Consider opportunities for the development of higher-density and mixed-use residential uses to support commercial development within the Historic Downtown.
- ED-10.6 Consider opportunities to incorporate entertainment and cultural/art venues and activities within Historic Downtown Murrieta.
- ED-10.7 Utilize redevelopment assistance and special programs to attract retailers and encourage new mixed-use development within the area.

4.6 IMPLEMENTATION OF THE ELEMENT

Implementation of the Economic Development Element requires coordination between the City of Murrieta, adjacent and regional jurisdictions, and local businesses and residents. There are a number of activities that assist and contribute to the implementation of the Element. Murrieta



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





Chapter 5: Circulation Element



Chapter 5

Circulation Element

5.1 INTRODUCTION

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

The following Community Priorities relate most directly to this Element:

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

5.2 AUTHORITY FOR ELEMENT

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

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

5.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The community visioning efforts conducted as part of the General Plan Update along with the Traffic and Circulation background report have identified key considerations and challenges facing Murrieta in regards to the circulation and mobility within and through the City.

- **Traffic Congestion.** The community has identified traffic congestion as one of the challenges within the City. Traffic congestion on local roadways, freeways, and freeway intersections was identified as a concern. The community suggested more connections for Clinton Keith, Diaz, Winchester, Washington, and Ynez, as well as more freeway overpasses and north/south connectivity to Temecula. Future east-west connections between I-15, I-215, and SR-79 (Winchester Road) will also be important.

Roadway Segments

The existing conditions analysis determined the following roadway segments are currently operating at an unacceptable level of service (LOS D, E, or F) per the City of Murrieta's Level of Service standards.

Level of Service D

- Kalmia Street between Monroe Avenue and Jackson Avenue
- Jefferson Avenue north of Kalmia Street and north of Elm Street
- Murrieta Hot Springs Road immediately east of I-15
- Nutmeg Street east of Jackson Avenue
- Winchester Road south of Auld Road

Level of Service E

- Kalmia Street between Madison Avenue and I-15
- Murrieta Hot Springs Road immediately west of Hancock Avenue
- Murrieta Hot Springs Road from Jackson Avenue to east of Whitewood Road

Level of Service F

- California Oaks Road between I-15 and Monroe Avenue
- Kalmia Street west of Adams Avenue
- Murrieta Hot Springs Road at I-215 and west of Winchester Road



An important east-west connection, Kalmia Street currently experiences unacceptable levels of congestion on some segments, for instance between I-15 and Madison Avenue.



Intersections

Of the 50 existing study intersections identified for analysis, it was determined that all 50 intersections currently operate at an acceptable level of service (LOS D or better) per the City of Murrieta's Level of Service standards.

- **Limited Transportation Modes.** The community has stated their desire to utilize other modes of transportation (outside of the automobile) within the City and the greater region. There are currently no active railways in the City of Murrieta. However, public transit service in and around the City of Murrieta is provided by the Riverside Transit Agency (RTA). The RTA currently offers five fixed bus routes in the City. In addition to fixed and commuter bus services, the City also offers a Dial-A-Ride (DAR) service. Potential mode opportunities identified by the community include a trolley system, improved bus service, and rail connections. Other opportunities for regional commuter service include High Speed Rail and Metrolink, with potential stations located within the City.
- **Lack of a Connected Bicycle/Trail System.** Community members identified the need for a city-wide system of bicycle lanes, as well as recreational trails (including equestrian trails) that connect parks and open space, and key destinations within the City (such as the Historic Downtown), allowing access to amenities without the need to drive.

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

MANAGEMENT OF TRAFFIC



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

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



EXPANDED AND EFFICIENT TRANSPORTATION MODES

The Circulation Element promotes a balanced transportation system, encouraging the use of all alternative transportation modes. A major opportunity for new and expanded modes of transportation within and around Murrieta is regional transit, such as Metrolink and High Speed Rail (HSR). The California High Speed Rail Authority is currently conducting Preliminary Alternatives Analysis to determine the feasibility of several alignments being considered for the Los Angeles-San Diego Section of the HSR. Preliminary route alignment shows a station in Murrieta near the I-15 and I-215 freeway interchange or potentially to the south closer to the City's boundary with Temecula. Additionally, there is consideration for extending Metrolink service south along the I-15 and I-215 freeways with stations potentially being located within Murrieta. The introduction of regional commuter transit within the City could provide for the possibility of a multi-modal transit station with bus transit service and associated transit-oriented development.

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

CONNECTED AND ENHANCED NETWORK OF BICYCLE, PEDESTRIAN, AND MULTI-USE TRAILS

Connecting and enhancing the City's existing bicycle, pedestrian, and trails system is a key priority of the General Plan. An important component of facilitating this is through the creation and implementation of a master plan for non-motorized travel throughout the City, including multi-use trails, off-street paved bikeways, on-street bikeways, and related amenities. The Circulation Element identifies measures to implement bicycle and pedestrian networks in the City, allowing residents to travel from neighborhoods to key destinations without having to use their personal automobiles. The City's existing and proposed multi-purpose trails and bikeways are shown on [*Exhibit 5-1, Trails and Bikeways*](#).



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



PROTECTION OF RESIDENTIAL NEIGHBORHOODS

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

TRUCK ROUTES

The designation of truck routes is intended to route truck traffic on City arterials so that trucks cause the least amount of neighborhood disruption. Roadways providing access to the freeways are those most likely to be designated for truck routes. The designated truck routes within the City are shown on Exhibit 5-2, Truck Routes. These streets have been selected because of their accessibility to the freeway and key industrial/commercial areas. The designation of truck routes does not prevent trucks from using other roads or streets to make deliveries to individual addresses, or for other reasons as defined in the State of California *Motor Vehicle Code*.

5.5 DESCRIPTION OF THE CIRCULATION PLAN

BUILDOUT VOLUMES AND LEVELS OF SERVICE

General Methodology

Traffic volumes used in the study were developed through the use of a travel demand model, which is specific to the City of Murrieta, and consistent with the Riverside County Traffic Analysis Model (RivTAM), and the Southern California Association of Governments (SCAG) travel demand model. The traffic impact analysis used buildout (2035) land uses in the regional area, and as part of the study, daily and peak hour volumes were developed in order to assess potential traffic impacts to roadways and intersections in Murrieta.

A detailed description of the traffic modeling procedures and methodology, including Subdivision of Traffic Analysis Zones, Highway and Transit Network Development, Trip Generation, Trip Distribution, Mode Split and Trips Assignment, Traffic Assignment Validation and Traffic Volume Post-Processing is included in Appendix C.

Study Intersections

A total of 62 intersections (50 existing and 12 future intersections) in the City of Murrieta were identified as study intersections. Under 2035 conditions, the intersections of Madison Avenue at Kalmia Street and I-15 Southbound Ramps at Kalmia Street will be reconfigured and combined into one intersection. Therefore, under 2035 conditions, a total of 61 intersections were analyzed. The study intersections are included in Table 5-1, Study Intersections and illustrated on Exhibit 5-3, Study Intersections.



Table 5-1
Study Intersections

Int. No.	Intersection	Existing Traffic Control	Status	Future Traffic Control
1	Menifee Road / Scott Road	Signalized	Existing	Signalized
2	Leon Road / Scott Road	All-Way Stop	Existing	Signalized
3	Winchester Road - SR-79 / Scott Road	Signalized	Existing	Signalized
4	Antelope Road / Keller Road	Signalized	Existing	Signalized
5	Menifee-Meadowlark Road / Keller Road	Signalized	Existing	Signalized
6	Briggs Road / Keller Road	-	Future	Signalized
7	Leon Road / Keller Road	Two-Way Stop	Existing	Signalized
8	Winchester Road - SR-79 / Keller Road	Two-Way Stop	Existing	Signalized
9	Antelope Road / Golden City Drive – Baxter Road	-	Future	Signalized
10	Whitewood-Meadowlark/ Golden City Drive – Baxter Road	-	Future	Signalized
11	Briggs Road / Baxter Road – Jean Nicholas	-	Future	Signalized
12	Leon Road / Jean Nicholas	Two-Way Stop	Existing	Signalized
13	Winchester Road - SR-79 / Nicholas – Skyview	Signalized	Existing	Signalized
14	Antelope Road / Linnel Lane Extension	-	Future	Signalized
15	Whitewood-Meadowlark / Linnel Lane Extension	-	Future	Signalized
16	Leon Road / Max Gillis Road	Signalized	Existing	Signalized
17	Winchester Road - SR-79 / Max Gillis – Thompson	Signalized	Existing	Signalized
18	California Oaks Road / Clinton Keith Road	Signalized	Existing	Signalized
19	I-215 SB Off-Ramp / Clinton Keith Road	Signalized	Existing	Signalized
20	I-215 NB Off-Ramp / Clinton Keith Road	Signalized	Existing	Signalized
21	Antelope Road / Clinton Keith Road	-	Under Construction	Signalized
22	Meadowlark – Whitewood Road / Clinton Keith Road	Signalized	Existing	Signalized
23	Liberty Road / Clinton Keith Road	-	Future	Signalized
24	Leon Road / Clinton Keith Road	-	Future	Signalized
25	Winchester Road - SR-79 / Clinton Keith Road – Benton Road	Signalized	Existing	Signalized
26	Winchester Road - SR-79 / Via Mira Mosa – Auld Road	Signalized	Existing	Signalized
27	Monroe Avenue / Los Alamos	Signalized	Existing	Signalized
28	Jefferson Avenue / Murrieta Hot Springs Road	Signalized	Existing	Signalized
29	Madison Avenue / Murrieta Hot Springs Road	Signalized	Existing	Signalized
30	I-15 SB Off-Ramp / Murrieta Hot Springs Road	Signalized	Existing	Signalized
31	I-15 NB Off-Ramp / Murrieta Hot Springs Road	Signalized	Existing	Signalized
32	I-215 SB Off-Ramp / Murrieta Hot Springs Road	Signalized	Existing	Signalized
33	I-215 NB Off-Ramp / Murrieta Hot Springs Road	Signalized	Existing	Signalized
34	Jackson Avenue / Murrieta Hot Springs Road	Signalized	Existing	Signalized



**Table 5-1 [continued]
Study Intersections**

Int. No.	Intersection	Existing Traffic Control	Status	Future Traffic Control
35	Margarita Road / Murrieta Hot Springs Road	Signalized	Existing	Signalized
36	French Valley – Date Street / Murrieta Hot Springs Road	-	Future	Signalized
37	Jefferson Avenue / Guava Street	Signalized	Existing	Signalized
38	Jefferson Avenue / Cherry Street	Signalized	Existing	Signalized
39	Washington Avenue / Calle del Oso Oro – Nutmeg Street	Signalized	Existing	Signalized
40	Clinton Keith Road / Calle de Oso Oro – Bear Creek Drive	Signalized	Existing	Signalized
41	Jefferson Avenue / Nutmeg Street	Signalized	Existing	Signalized
42	Jefferson Avenue / Magnolia Street	All-Way Stop	Existing	Signalized
43	Jefferson Avenue / Lemon Street	Signalized	Existing	Signalized
44	Jefferson Avenue / Kalmia Street	Signalized	Existing	Signalized
45	Jefferson Avenue / Juniper Street	Signalized	Existing	Signalized
46	Jefferson Avenue / Ivy Street – Los Alamos Road	Signalized	Existing	Signalized
47	Madison Avenue / Kalmia Street	Signalized	Existing	N/A
48	I-15 SB Ramps / Kalmia Street	Signalized	Existing	Signalized
49	Monroe Avenue / Murrieta Hot Springs Road	Signalized	Existing	Signalized
50	Hancock Avenue / Murrieta Hot Springs Road	Signalized	Existing	Signalized
51	Alta Murrieta Drive / Murrieta Hot Springs Road	Signalized	Existing	Signalized
52	Winchester Road – SR-79 / Murrieta Hot Springs Road	Signalized	Existing	Signalized
53	Hancock Avenue / Los Alamos Road	Signalized	Existing	Signalized
54	I-215 SB Ramps / Los Alamos Road	Signalized	Existing	Signalized
55	I-215 NB Ramps / Los Alamos Road	Signalized	Existing	Signalized
56	Whitewood Road / Los Alamos Road	Signalized	Existing	Signalized
57	Whitewood Road / Murrieta Hot Springs Road	Signalized	Existing	Signalized
58	Adams Avenue / Guava Street	Signalized	Existing	Signalized
59	Nutmeg Street / Clinton Keith Road	Signalized	Existing	Signalized
60	Murrieta Oaks Avenue – Mitchell Road / Clinton Keith Road	Signalized	Existing	Signalized
61	I-215 SB Ramps / Scott Road	Signalized	Existing	Signalized
62	I-215 NB Ramps / Scott Road	Signalized	Existing	Signalized

Source: Iteris, *City of Murrieta General Plan Update Traffic Impact Analysis*, September 8, 2011.



Roadway Level of Service (LOS) Volume-to-Capacity (V/C) Ratios

Roadway segments are evaluated by comparing average daily traffic (ADT) volumes to street capacity. Capacity is a measure of the ability of the street system to meet and serve the demands placed on it. It is generally considered the most practical measure of how well the mobility needs of the City are being met.

The capacity of the road is affected by a number of factors, including street width, roadway design, number of travel lanes, number of roadway intersections, number of driveways, presence of on-street parking, and traffic signal cycle length.

The City of Murrieta's current Level of Service (LOS) standard is LOS C for roadway segments. *Table 5-2, Daily Roadway Capacity Values*, identifies the maximum daily capacity values for each roadway type and *Table 5-3, Roadway Segment Level of Service Criteria*, identifies the LOS ranges for roadway segments.

Table 5-2
Daily Roadway Capacity Values

Facility	Number of Lanes	Maximum Two-Way Volume (ADT)		
		LOS C	LOS D	LOS E
Freeway	4	61,200	68,900	76,500
Freeway	6	94,000	105,800	117,500
Freeway	8	128,400	144,500	160,500
Freeway	10	160,500	180,500	200,600
Expressway	4	32,700	36,800	40,900
Expressway	6	49,000	55,200	61,300
Multi-Modal Corridor	4	28,700	32,300	35,900
Multi-Modal Corridor	6	43,100	48,500	53,900
Augmented Urban Arterial	8	57,400	64,600	71,800
Urban Arterial	6	43,100	48,500	53,900
Arterial	4	28,700	32,300	35,900
Arterial	6	43,100	48,500	53,900
Major	4	27,300	30,700	34,100
Secondary	4	20,700	23,300	25,900
Collector	2	10,400	11,700	13,000
Notes:				
1. All capacity figures are based on optimum conditions and are intended as guidelines for planning purposes only.				
2. Maximum two-way ADT values are based on the 1999 Modified Highway Capacity Manual Level of Service Tables, as defined in the Riverside County Congestion Management Program.				



Table 5-3
Roadway Segment Level of Service Criteria

Level of Service (LOS)	Volume-to-Capacity Ratio
A	0 – 0.60
B	> 0.60 – 0.70
C	> 0.70 – 0.80
D	> 0.80 – 0.90
E	> 0.90 – 1.00
F	> 1.00

Source: Iteris, *City of Murrieta General Plan Update Traffic Impact Analysis*, September 8, 2011.

Intersection Level of Service (LOS) Criteria

Intersection operations are evaluated using a LOS system. The concept of LOS is used to characterize how well the roadway network operates. These evaluations are based on empirical data collected and reported in the 2000 Highway Capacity Manual, which is maintained by the Transportation Research Board, as directed by the “*Traffic Impact Analysis Preparation Guide*” for the City of Murrieta. The 2000 Highway Capacity Manual utilizes a methodology that accesses the average control delay at intersections. This methodology results in LOS measurements, indicating the quality of traffic flow and using letter grades from A (best) to F (worst). The City of Murrieta’s current LOS standard for intersections is LOS D for peak hour intersection operations, and LOS E at freeway interchanges. The LOS ranges for signalized and unsignalized intersections are provided in [Table 5-4, *Signalized Intersection Level of Service Criteria*](#), and [Table 5-5, *Unsignalized Intersection Level of Service Criteria*](#).

Buildout Conditions Analysis

Analysis of the projected traffic conditions was conducted to determine whether or not the City’s circulation system can accommodate the future traffic demands of buildout, including the land use changes proposed by the General Plan 2035. For this analysis, buildout assumes the City will be built-out to its General Plan 2035 potential, and that the proposed land use plans for the Focus Areas are realized.



Table 5-4
Signalized Intersection Level of Service Criteria

Level of Service (LOS)	Description	Control Delay/Veh (sec/veh)
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	≤ 10
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	> 10 – 20
C	Good operation. Occasionally drivers may have to wait more than 60 seconds, and back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted.	> 20 – 35
D	Fair operation. Cars are sometimes required to wait more than 60 seconds during short peaks. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	> 35 – 55
E	Poor operation. Some long-standing vehicular queues develop on critical approaches to intersections. Delays may be up to several minutes.	> 55 – 80
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movement of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	> 80
Source: <i>Highway Capacity Manual</i> , Transportation Research Board, 2000.		

Table 5-5
Unsignalized Intersection Level of Service Criteria

LOS	Average Control Delay (sec/veh)
A	0 – 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50
Source: <i>Highway Capacity Manual</i> , Transportation Research Board, 2000.	



The future roadway network generally conforms to the previously adopted Circulation Element (2006). The City has identified changes to the roadway network that have been incorporated into the travel demand model. Other changes in the model were made in order to reflect how the roadways generally function. Changes include:

- Jefferson Avenue from Lemon Street to north of Nutmeg Street – modeled as six-lanes;
- Keller Road between Menifee Road and Briggs Road added as a Secondary;
- Removal of connection of Linnel Lane to Greer Road;
- Removal of connection of Liberty Road to Winchester Road;
- Removal of the connection of Monroe Avenue at Elm Street;
- Removal of Hunter Road as a Collector from west of Via Mira Mosa to Whitewood Road;
- Extension of Whitewood Road as a Major between Murrieta Hot Springs Road and Jackson Avenue (when modeled);
- Hayes Avenue from Guava Street to Kalmia Avenue, and between Nighthawk Way and Vineyard Parkway – modeled as a Collector;
- Hayes Avenue from Guava Street to Kalmia Avenue – modeled as a Collector;
- Washington Avenue from Hawthorn Street to Kalmia Avenue – modeled as a Collector;
- Nighthawk Way/Magnolia Street between Hayes Avenue to Jefferson Street – modeled as a Collector;
- Kalmia Street from west City boundary to Washington Avenue; Ivy Street from West City Limits to Washington Avenue; portions of Hawthorn Street from west City boundary to Adams Avenue; Douglas Avenue from Elm Street to Guava Street; Washington Avenue from south City boundary to Elm Street; Date Street from Adams Avenue to Madison Avenue; Corning Place between Adams Avenue and Jefferson Avenue; Adams Avenue between Ivy Street and Magnolia Street, and south of Calle del Oso Oro; Fig Street between Adams Avenue and Monroe Avenue – all modeled as Collectors;
- Elm Street between Hayes Avenue and Washington Avenue; and Hayes Avenue between south City boundary and Elm Avenue – modeled as Secondaries;
- Nutmeg Street between Clinton Keith Road and north City boundary; Lincoln Avenue between Los Alamos Road and California Oaks Road; Vista Murrieta from Monroe Avenue to Los Alamos Road; and Greer Road between Clinton Keith Road the Greer Ranch Entry Gate – all modeled as Collectors;
- McElwain Road between Clinton Keith Road and Linnel Lane – modeled as Secondary;



- Linnel Lane between Meadowlark Road and City boundary; Somers Road between old Antelope Road and Antelope Road; Keller Road between Menifee Road and Briggs Road – all modeled as Secondaries; and
- Ruth Ellen Way between Whitewood Road and Los Alamos Road; Los Alamos Road from east of Whitewood Road to south of Clinton Keith Road; Via Mira Mosa between Winchester Road and Hunter Road; Liberty Road south of Clinton Keith Road – all modeled as Collectors.

The number of travel lanes in the 2035 model are illustrated on [Exhibit 5-4, Future Roadway Lanes](#).

For intersections, the 2035 buildout intersection lane configurations incorporate the General Plan buildout number of through lanes; and assume a separate left-turn lane and a shared right-turn lane. If intersections, or legs of intersections, have already been built to their maximum configuration or already designed; these lanes were incorporated.

As part of improvements planned for the I-15 Southbound off-ramp at Kalmia Street/California Oaks Road, the southbound ramp will be relocated opposite Madison Avenue. Therefore, the levels of service for the Madison Avenue at Kalmia Street intersection is not shown in future level of service tables.

The intersection lane configurations used for the analysis is shown on [Exhibit 5-5a and Exhibit 5-5b, Existing General Plan Buildout Lane Configurations](#). Intersection traffic control assumed for future conditions is shown in [Table 5-1](#).

ROADWAY LOS

Using the General Plan 2035 daily traffic volumes identified on [Exhibit 5-6, General Plan 2035 Average Daily Traffic Volumes](#), and the maximum daily roadway capacity values, daily volume-to-capacity ratios have been determined with the Whitewood Road extension in place. The following roadway segments are projected to operate at an unacceptable level of service (LOS D, E or F) per the City of Murrieta's LOS standards. The daily volume-to-capacity ratios are shown on [Table 5-6, 2008 and 2035 Roadway Segments with Levels of Service D, E or F](#), and [Exhibit 5-7, 2035 General Plan 2035 Daily Volume-to-Capacity Ratios](#), and generally include, but are not limited to, the following:

[Level of Service D \(Shown in green on Exhibit 5-7\)](#)

- Portions of Jefferson Avenue, Washington Avenue, Meadowlark Lane/Menifee Road, Leon Road, and Whitewood Road.

[Level of Service E \(Shown in yellow on Exhibit 5-7\)](#)

- Portions of Jefferson Avenue, California Oaks Road, Murrieta Hot Springs Road, Clinton Keith Road, Hancock Avenue, and Meadowlark Lane/Menifee Road.

[Level of Service F \(Shown in Red on Exhibit 5-7\)](#)

- Portions of Jefferson Avenue, Los Alamos Road, Clinton Keith Road, Winchester Road, Murrieta Hot Springs Road, Meadowlark Lane/Menifee Road, and Antelope Road.



Table 5-6
2008 and 2035 Roadway Segments with Levels of Service D, E, or F

Roadway Segment	2008 LOS	2035 LOS
Clinton Keith Road		
Southwest City Limits to Calle del Oso Oro		E
Western City Limits to Nutmeg Street		F
Nutmeg Street to California Oaks Road		F
California Oaks Road to I-215		F
I-215 to Antelope Road		F
Antelope Road to Meadowlark Lane/Whitewood Road		F
Whitewood Road to Liberty Road		F
Liberty Road to Leon Road		F/D*
Max Gillis Boulevard		
Leon Road to Winchester Road		D/C*
Antelope Road		
Keller Road to Triple C Ranch Road		F/E*
Triple C Ranch Road to Baxter Road		D
Baxter Road to Sommers Road		D/C*
Sommers Road to Linnel Lane		D/C*
Baxter Road		
Antelope Road to Meadowlark Lane/Whitewood Road		F/E*
Linnel Lane		
1-15 to McElwain Road		E/C*
Winchester Road		
Scott Road to Keller Road	F**	F/E*
Keller Road to Thompson Road		F
Benton Road to Via Mira Mosa		F
Via Mira Mosa to Hunter Road	D**	F
Hunter Road to Robert Trent Jones Parkway		F
Robert Trent Jones Parkway to Murrieta Hot Springs Road		E
Nutmeg Street		
Jackson Avenue to Clinton Keith Road	D**	
Kalmia Street		
Washington Avenue to Adams Avenue	F	
Adams Avenue to Jefferson Avenue		D
Jefferson Avenue to Madison Avenue		E
Madison Avenue to I-15	E	F
California Oaks Road		
I-15 to Monroe Avenue	F	E
Jackson Avenue to Hancock Avenue	D	E
Los Alamos Road		
Lincoln Avenue to Hancock Avenue		F
Hancock Avenue to I-215		F



Table 5-6 [continued]
2008 and 2035 Roadway Segments with Levels of Service D, E, or F

Roadway Segment	2008 LOS	2035 LOS
Murrieta Hot Springs Road		
Jefferson Avenue to Madison Avenue		D
Madison Avenue to I-15		F
I-15 to I-215	D/E	F
I-215 to Alta Murrieta Drive	F	F
Alta Murrieta Drive to Jackson Avenue		F
Jackson Avenue to Whitewood Road	E	F
Whitewood Road to Margarita Road	E	F
Margarita Road to Via Princessa	E**	F
Via Princessa to Date Street		E
Date Street to Eastern City Limits	F	F
Washington Avenue		
Lemon Street to Kalmia Street		D
Jefferson Avenue		
Lemon Street to Kalmia Street	D	D/F*
Kalmia Street to Ivy Street		F
Ivy Street to Murrieta Hot Springs Road		E
Murrieta Hot Springs Road to Guava Street		F/E*
Guava Street to Fig Street		D
Fig Street to Elm Street	D	D
South of Elm Street		C/D/E*
Hancock Avenue		
Los Alamos Road to Calle Yorba Vista Drive		E
Calle Yorba Vista Drive to Meadow Ridge Park		F
Walsh Center Drive to Medical Center Drive		D
Medical Center Drive to Murrieta Hot Springs Road		E
Menifee Road/Meadowlark Lane/Whitewood Road		
Scott Road to Keller Road		F/E*
Keller Road to Baxter Road		E/D*
Baxter Road to Clinton Keith Road		F/C*
Los Alamos Road to Ruth Ellen Way/Hunter Road		D
* LOS varies on the segment. Refer to Circulation Element Exhibit 5-7 for specific LOS location.		
** Only a portion of the roadway segment has been identified as LOS D, E, or F. Refer to EIR Exhibit 5.4-6 for specific LOS location.		



INTERSECTION LOS

The General Plan 2035 peak hour traffic volumes are illustrated on Exhibit 5-8a and Exhibit 5-8b, General Plan 2035 Peak Hour Turning Movement Volumes.

Table 5-7, General Plan 2035 Intersection Level of Service, provides the level of service results for the 61 study intersections. As shown, all 61 study intersections are projected to operate at level of service of LOS D or better, except for the following 18 locations:

- Menifee Road/Scott Road
- Winchester Road – SR-79/Scott Road
- Antelope Road/Keller Road
- Menifee-Meadowlark Road/Keller Road
- Antelope Road/Golden City Drive – Baxter Road
- Whitewood-Meadowlark Road/Golden City Drive – Baxter Road
- California Oaks Road/Clinton Keith Road
- I-215 NB Off-Ramp/Clinton Keith Road
- Meadowlark-Whitewood Road/Clinton Keith Road
- Jefferson Avenue/Murrieta Hot Springs Road
- Madison Avenue/Murrieta Hot Springs Road
- Jefferson Avenue/Kalmia Street
- Winchester Road (SR-79)/Murrieta Hot Springs Road
- Hancock Avenue/Los Alamos Road
- I-215 SB Ramps/Los Alamos Road
- Whitewood Road/Murrieta Hot Springs Road
- Nutmeg Street/Clinton Keith Road
- Mitchell Road/Clinton Keith Road

Recommended Improvements

Improvements are recommended for the buildout roadway network and for intersection capacity augmentation; so that the roadways and intersections meet City LOS standards. Adequate intersection performance during peak traffic hours can be ensured with enhanced intersection geometrics which satisfy turning movement and through traffic capacity demands. In many instances, this may require additional left turn lanes, and right turn deceleration lanes on intersection approaches of the major roadway.



Table 5-7
General Plan 2035 Intersection Level of Service

Int. No.	Intersection	AM Peak Hour		PM Peak Hour	
		LOS	Ave Del/Veh	LOS	Ave Del/Veh
1	Menifee Road / Scott Road	E	68.3	F	86.3
2	Leon Road / Scott Road	C	27.9	D	46.7
3	Winchester Road - SR-79 / Scott Road	F	177.4	F	284.5
4	Antelope Road / Keller Road	F	158.6	D	49.9
5	Menifee-Meadowlark Road / Keller Road	E	68.8	D	47.6
6	Briggs Road / Keller Road	B	18.5	B	19.0
7	Leon Road / Keller Road	B	12.3	C	26.2
8	Winchester Road - SR-79 / Keller Road	A	1.6	A	1.6
9	Antelope Road / Golden City Drive – Baxter Road	C	25.2	F	89.2
10	Whitewood-Meadowlark/ Golden City Drive – Baxter Road	F	107.7	F	113.6
11	Briggs Road / Baxter Road – Jean Nicholas	A	8.8	A	8.3
12	Leon Road / Jean Nicholas	C	22.1	C	26.4
13	Winchester Road - SR-79 / Nicholas - Skyview	B	19.7	C	28.5
14	Antelope Road / Linnel Lane Extension	C	22.1	C	28.5
15	Whitewood-Meadowlark / Linnel Lane Extension	C	26.0	D	43.7
16	Leon Road / Max Gillis Road	D	51.9	D	40.3
17	Winchester Road - SR-79 / Max Gillis - Thompson	C	27.1	D	37.8
18	California Oaks Road / Clinton Keith Road	E	60.7	C	20.7
19	I-215 SB Off-Ramp / Clinton Keith Road	A	7.9	B	11.5
20	I-215 NB Off-Ramp / Clinton Keith Road	F	124.7	B	17.1
21	Antelope Road / Clinton Keith Road	A	5.1	A	4.5
22	Meadowlark – Whitewood Road / Clinton Keith Road	F	145.9	F	121.7
23	Liberty Road / Clinton Keith Road	A	7.4	B	10.0
24	Leon Road / Clinton Keith Road	C	26.0	C	28.6
25	Winchester Road - SR-79 / Clinton Keith Road-Benton Road	D	38.8	D	53.7
26	Winchester Road - SR-79 / Via Mira Mosa – Auld Road	C	24.1	C	25.1
27	Monroe Avenue / Los Alamos	C	24.5	C	27.5
28	Jefferson Avenue / Murrieta Hot Springs Road	F	133.3	F	206.4
29	Madison Avenue / Murrieta Hot Springs Road	C	26.6	F	129.6
30	I-15 SB Off-Ramp / Murrieta Hot Springs Road	B	16.1	B	14.3
31	I-15 NB Off-Ramp / Murrieta Hot Springs Road	A	5.7	A	7.9
32	I-215 SB Off-Ramp / Murrieta Hot Springs Road	B	12.5	B	10.8
33	I-215 NB Off-Ramp / Murrieta Hot Springs Road	A	5.6	A	9.4
34	Jackson Avenue / Murrieta Hot Springs Road	A	5.1	A	8.5
35	Margarita Road / Murrieta Hot Springs Road	C	24.6	D	49.2



Table 5-7 [continued]
General Plan 2035 Intersection Level of Service

Int. No.	Intersection	AM Peak Hour		PM Peak Hour	
		LOS	Ave Del/Veh	LOS	Ave Del/Veh
36	French Valley – Date Street / Murrieta Hot Springs Road	B	12.9	B	18.4
37	Jefferson Avenue / Guava Street	A	9.4	A	7.9
38	Jefferson Avenue / Cherry Street	C	21.8	D	37.8
39	Washington Avenue / Calle del Oso Oro – Nutmeg Street	C	27.6	C	27.5
40	Clinton Keith Road / Calle de Oso Oro – Bear Creek Drive	C	23.7	B	16.5
41	Jefferson Avenue / Nutmeg Street	D	51.1	D	36.0
42	Jefferson Avenue / Magnolia Street	B	10.7	A	9.4
43	Jefferson Avenue / Lemon Street	C	28.2	B	18.3
44	Jefferson Avenue / Kalmia Street	E	59.3	F	159.9
45	Jefferson Avenue / Juniper Street	C	23.4	C	22.3
46	Jefferson Avenue / Ivy Street – Los Alamos Road	C	26.8	D	35.8
47	Madison Avenue / Kalmia Street	N/A	N/A	N/A	N/A
48	I-15 SB Ramps / Kalmia Street	C	29.4	C	30.9
49	Monroe Avenue / Murrieta Hot Springs Road	A	8.0	B	16.2
50	Hancock Avenue / Murrieta Hot Springs Road	B	17.6	B	17.6
51	Alta Murrieta Drive / Murrieta Hot Springs Road	C	23.8	D	51.9
52	Winchester Road - SR-79 / Murrieta Hot Springs Road	F	107.8	F	104.8
53	Hancock Avenue / Los Alamos Road	F	84.6	F	223.1
54	I-215 SB Ramps / Los Alamos Road	E	77.2	F	157.8
55	I-215 NB Ramps / Los Alamos Road	C	25.5	C	24.4
56	Whitewood Road / Los Alamos Road	D	44.4	D	44.6
57	Whitewood Road / Murrieta Hot Springs Road	C	28.3	F	88.7
58	Adams Avenue / Guava Street	B	12.2	B	14.3
59	Nutmeg Street / Clinton Keith Road	F	96.5	E	78.4
60	Mitchell Road / Clinton Keith Road	C	20.4	F	120.7
61	I-215 SB Ramps / Scott Road	A	8.5	A	8.1
62	I-215 NB Ramps / Scott Road	B	15.9	B	16.2

Source: Iteris, *City of Murrieta General Plan Update Traffic Impact Analysis*, September 8, 2011.



ROADWAY IMPROVEMENTS

Roadway link improvements that were contained in the travel demand model include:

- Jefferson Avenue from Lemon Avenue to north of Nutmeg Street as an Arterial Street.
- Removal of the Linnel Lane extension between Greer Road and Mitchell Road.
- Inclusion of the Whitewood Road extension between Jackson Avenue and Murrieta Hot Springs Road.
- Adding the missing link of Keller Road between Menifee Road and Briggs Road.
- Upgrading of several roadway facilities to Collector and Secondary roads, in the area of Murrieta west of I-15, to better reflect how they operate.
- Changes to other roadway classifications (both upgrades and downgrades) within the City.

Conclusion. With implementation of these improvements, several roadway segments are projected to exceed the City's performance standards under General Plan 2035 buildout conditions; refer to [Exhibit 5-7](#).

INTERSECTION IMPROVEMENTS

Enhanced intersection geometrics and upgraded signal operations (such as protected phasing and overlap phasing) have been identified and are shown on [Exhibit 5-9a](#) and [Exhibit 5-9b](#), [Enhanced Intersection Lane Configurations](#). The projected LOS for General Plan 2035 buildout conditions with enhanced geometrics is shown in [Table 5-8](#), [General Plan 2035 Intersections With Enhanced Geometrics Level of Service](#).

Conclusion. As indicated in [Table 5-8](#), after enhanced geometrics are applied to the intersections, the following 16 study intersections would operate at levels of service that exceed the City's performance standards:

- Menifee Road/Scott Road
- Winchester Road – SR-79/Scott Road
- Antelope Road/Keller Road
- Antelope Road/Golden City Drive – Baxter Road
- Whitewood-Meadowlark Road/Golden City Drive – Baxter Road
- California Oaks Road/Clinton Keith Road
- I-215 NB Off-Ramp/Clinton Keith Road
- Meadowlark-Whitewood Road/Clinton Keith Road
- Winchester Road-SR-79/Clinton Keith Road – Benton Road
- Jefferson Avenue/Murrieta Hot Springs Road
- Jefferson Avenue/Kalmia Street
- Winchester Road (SR-79)/Murrieta Hot Springs Road
- Hancock Avenue/Los Alamos Road
- I-215 SB Ramps/Los Alamos Road
- Whitewood Road/Murrieta Hot Springs Road
- Nutmeg Street/Clinton Keith Road



**Table 5-8
General Plan 2035 Intersections With Enhanced Geometrics Level of Service**

Int. No.	Intersection	Recommended Scenario				Recommended Scenario with Enhanced Geometrics				Project Impact (Exceeds LOS Standard Before Enhancements)	Residual Impact (Exceeds LOS Standard After Enhancements)
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			
		LOS	Ave Del/Veh	LOS	Ave Del/Veh	LOS	Ave Del/Veh	LOS	Ave Del/Veh		
1	Menifee Road / Scott Road	E	68.3	F	86.3	C	29.5	C	31.2	Yes	No
2	Leon Road / Scott Road	C	27.9	D	46.7	C	26.6	C	32.5		
3	Winchester Road - SR-79 / Scott Road	F	177.4	F	284.5	F	132.7	F	187.8	Yes	Yes
4	Antelope Road / Keller Road	F	158.6	D	49.9					Yes	Yes
5	Menifee-Meadowlark Road / Keller Road	E	68.8	D	47.6					Yes	Yes
6	Briggs Road / Keller Road	B	18.5	B	19.0	B	13.6	B	13.7		
7	Leon Road / Keller Road	B	12.3	C	26.2						
8	Winchester Road - SR-79 / Keller Road	A	1.6	A	1.6						
9	Antelope Road / Golden City Drive – Baxter Road	C	25.2	F	89.2	C	20.3	E	55.2	Yes	Yes
10	Whitewood-Meadowlark / Golden City Drive – Baxter Road	F	107.7	F	113.6	E	75.8	F	108.0	Yes	Yes
11	Briggs Road / Baxter Road – Jean Nicholas	A	8.8	A	8.3						
12	Leon Road / Jean Nicholas	C	22.1	C	26.4						
13	Winchester Road - SR-79 / Nicholas – Skyview	B	19.7	C	28.5						
14	Antelope Road / Linnel Lane Extension	C	22.1	C	28.5	C	21.4	C	23.4		
15	Whitewood-Meadowlark/ Linnel Lane Extension	C	26.0	D	43.7	C	24.6	D	38.7		
16	Leon Road / Max Gillis Road	D	51.9	D	40.3						
17	Winchester Road - SR-79 / Max Gillis – Thompson	C	27.1	D	37.8						
18	California Oaks Road / Clinton Keith Road	E	60.7	C	20.7					Yes	Yes
19	I-215 SB Off-Ramp / Clinton Keith Road	A	7.9	B	11.5						
20	I-215 NB Off-Ramp / Clinton Keith Road	F	124.7	B	17.1					Yes	Yes
21	Antelope Road / Clinton Keith Road	A	5.1	A	4.5						
22	Meadowlark – Whitewood Road / Clinton Keith Road	F	145.9	F	121.7					Yes	Yes
23	Liberty Road / Clinton Keith Road	A	7.4	B	10.0						



**Table 5-8 [continued]
General Plan 2035 Intersections With Enhanced Geometrics Level of Service**

Int. No.	Intersection	Recommended Scenario				Recommended Scenario with Enhanced Geometrics				Project Impact (Exceeds LOS Standard Before Enhancements)	Residual Impact (Exceeds LOS Standard After Enhancements)
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			
		LOS	Ave Del/Veh	LOS	Ave Del/Veh	LOS	Ave Del/Veh	LOS	Ave Del/Veh		
24	Leon Road / Clinton Keith Road	C	26.0	C	28.6						
25	Winchester Road - SR-79 / Clinton Keith Road - Benton Road	D	38.8	D	53.7						
26	Winchester Road - SR-79 / Via Mira Mosa – Auld Road	C	24.1	C	25.1						
27	Monroe Avenue / Los Alamos Road	C	24.5	C	27.5						
28	Jefferson Avenue / Murrieta Hot Springs Road	F	133.3	F	206.4	E	56.1	F	115.8	Yes	Yes
29	Madison Avenue / Murrieta Hot Springs Road	C	26.6	F	129.6	C	23.5	D	51.1	Yes	No
30	I-15 SB Off-Ramp / Murrieta Hot Springs Road	B	16.1	B	14.3						
31	I-15 NB Off-Ramp / Murrieta Hot Springs Road	A	5.7	A	7.9						
32	I-215 SB Off-Ramp / Murrieta Hot Springs Road	B	12.5	B	10.8						
33	I-215 NB Off-Ramp / Murrieta Hot Springs Road	A	5.6	A	9.4						
34	Jackson Avenue / Murrieta Hot Springs Road	A	5.1	A	8.5						
35	Margarita Road / Murrieta Hot Springs Road	C	24.6	D	49.2						
36	French Valley – Date Street / Murrieta Hot Springs Road	B	12.9	B	18.4						
37	Jefferson Avenue / Guava Street	A	9.4	A	7.9						
38	Jefferson Avenue / Cherry Street	C	21.8	D	37.8						
39	Washington Avenue / Calle del Oso Oro – Nutmeg Street	C	27.6	C	27.5						
40	Clinton Keith Road / Calle de Oso Oro – Bear Creek Drive	C	23.7	B	16.5						
41	Jefferson Avenue / Nutmeg Street	D	51.1	D	36.0						
42	Jefferson Avenue / Magnolia Street	B	10.7	A	9.4						
43	Jefferson Avenue / Lemon Street	C	28.2	B	18.3						
44	Jefferson Avenue / Kalmia Street	E	59.3	F	159.9	E	60.3	F	158.5	Yes	Yes
45	Jefferson Avenue / Juniper Street	C	23.4	C	22.3						
46	Jefferson Avenue / Ivy Street – Los Alamos Road	C	26.8	D	35.8	C	26.8	D	36.5		



Table 5-8 [continued]
General Plan 2035 Intersections With Enhanced Geometrics Level of Service

Int. No.	Intersection	Recommended Scenario				Recommended Scenario with Enhanced Geometrics				Project Impact (Exceeds LOS Standard Before Enhancements)	Residual Impact (Exceeds LOS Standard After Enhancements)
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			
		LOS	Ave Del/Veh	LOS	Ave Del/Veh	LOS	Ave Del/Veh	LOS	Ave Del/Veh		
47	Madison Avenue / Kalmia Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
48	I-15 SB Ramps / Kalmia Street	C	29.4	C	30.9						
49	Monroe Avenue / Murrieta Hot Springs Road	A	8.0	B	16.2						
50	Hancock Avenue / Murrieta Hot Springs Road	B	17.6	B	17.6						
51	Alta Murrieta Drive / Murrieta Hot Springs Road	C	23.8	D	51.9						
52	Winchester Road (SR-79) / Murrieta Hot Springs Road	F	107.8	F	104.8					Yes	Yes
53	Hancock Avenue / Los Alamos Road	F	84.6	F	223.1					Yes	Yes
54	I-215 SB Ramps / Los Alamos Road	E	77.2	F	157.8					Yes	Yes
55	I-215 NB Ramps / Los Alamos Road	C	25.5	C	24.4						
56	Whitewood Road / Los Alamos Road	D	44.4	D	44.6						
57	Whitewood Road / Murrieta Hot Springs Road	C	28.3	F	88.7	C	28.4	D	51.6	Yes	No
58	Adams Avenue / Guava Street	B	12.2	B	14.3						
59	Nutmeg Street / Clinton Keith Road	F	96.5	E	78.4					Yes	Yes
60	Mitchell Road / Clinton Keith Road	C	20.4	F	120.7	B	18.7	C	29.6	Yes	No
61	I-215 SB Ramps / Scott Road	A	8.5	A	8.1						
62	I-215 NB Ramps / Scott Road	B	15.9	B	16.2						

Source: Iteris, *City of Murrieta General Plan Update Traffic Impact Analysis*, September 8, 2011.



GENERAL PLAN 2035 BUILDOUT CIRCULATION MAP

Exhibit 5-10, General Plan 2035 Circulation Map, identifies the functional classifications of the roadways based on 2035 General Plan buildout conditions and *Exhibit 5-11, Typical Street Sections*, illustrates the street sections for the roadway types shown on *Exhibit 5-10*.

5.6 GOALS AND POLICIES

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

POLICIES

- CIR-1.1 Ensure the transportation system can adequately serve the concentrations of population and employment activities identified by the Land Use Element.
- CIR-1.2 Maintain a Level of Service “D” or better at all intersections during peak hours. Maintain a Level of Service “E” or better at freeway interchanges during peak hours.
- CIR-1.3 Maintain an average daily traffic (ADT) Level of Service “C” or better for all roadway segments. As an exception, LOS “D” may be allowed in the North Murrieta Business Corridor, Clinton Keith/Mitchell, Golden Triangle North (Central Murrieta), South Murrieta Business Corridor, or the Multiple Use 3 Focus Areas, or other employment centers. LOS “D” may be allowed only at intersections of any combination of Secondary roadways, Major roadways, Urban Arterial roadways, Expressways, conventional state highways, or freeway ramps.
- CIR-1.4 Continue to improve signal coordination and advanced traffic management systems at major intersections and along roadway corridors in order to optimize traffic flow through the City and reduce traffic queuing.
- CIR-1.5 Maintain a set of street standards and require that all new road facilities be constructed or upgraded, where feasible, to meet City standards.
- CIR-1.6 Coordinate with Caltrans to implement necessary improvements at intersections where the agencies have joint jurisdiction.
- CIR-1.7 Evaluate the Circulation Element roadway plan on a regular basis using the City of Murrieta Traffic Model.
- CIR-1.8 Identify and evaluate the major intersections requiring special design treatment to increase their vehicular capacity.



- CIR-1.9 Provide a coordinated traffic control system that moves traffic within and through the City in an efficient and orderly manner. Upgrade systems as technology evolves.
- CIR-1.10 Limit driveway and access on major arterial streets, where feasible, to maintain a desired quality of traffic flow.
- CIR-1.11 Support the implementation of complete streets through a multi-modal transportation network that balances the needs of pedestrians, bicyclists, transit riders, mobility-challenged persons, older people, children, and vehicles while providing sufficient mobility and abundant access options for existing and future users of the street system.
- CIR-1.12 Maintain an effective City truck route system to ensure that movement of truck traffic is accommodated by and confined to designated streets.
- CIR-1.13 Work with adjacent communities and regional agencies to identify appropriate systems for goods movement.
- CIR-1.14 Review current goods movement patterns and determine if possible restrictions on hours of truck traffic may reduce impacts to area streets.

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

POLICIES

- CIR-2.1 Establish speed limits throughout the City that relate to the design and operating characteristics of roadways.
- CIR-2.2 Maintain an ongoing maintenance program to ensure the safety of the City's roadway system.
- CIR-2.3 Provide a circulation network that accommodates the safe and efficient movement of all forms of non-motorized travel.
- CIR-2.4 Ensure roadway signage of adequate size to clearly convey street names or traffic control measures is installed and maintained.
- CIR-2.5 Include paved shoulders on all roads in non-urban areas that can be used by cyclists and pedestrians.
- CIR-2.6 Explore the use of traffic calming measures on streets with high incidences of speeding and/or history of collisions.
- CIR-2.7 Publish and promote safe pedestrian and bike routes through creating an accurate citywide map and posting pedestrian/cyclist-scale wayfinding signage.



- CIR-2.8 Encourage driveway consolidation and the use of shared driveways in commercial areas.
- CIR-2.9 Ensure new roadways and intersections provide adequate sight distances for safe vehicular movement.
- CIR-2.10 Review and comment on school district Environmental Impact Reports (EIRs) to ensure proposed school circulation systems address traffic and pedestrian safety within and adjacent to the site.
- CIR-2.11 Work with the school districts to incorporate a Safe Routes to Schools program and establish a task force for school siting (including school closures) and safe routes decisions such as public works, city, county, Caltrans, law enforcement, school staff, public health, community groups and others.
- CIR-2.12 Consider the development and implementation of Pedestrian Safety Guidelines that also include streetscape standards that emphasize pedestrian and cyclist safety (lighting, trees, greenery, traffic calming measures, etc.).
- CIR-2.13 Work with the Murrieta Valley Unified School District and other local school districts, neighborhood associations, HOAs, and Parent Teacher Associations (PTAs) to facilitate the creation of “walking school buses,” “bike trains”, carpools and crossing guards for Murrieta schools.
- CIR-2.14 Ensure that efficient and safe access for emergency vehicles is provided to all development.

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

POLICIES

- CIR-3.1 Enforce speed limits and other regulatory signs in those areas defined by the California Vehicle Code as residential neighborhoods.
- CIR-3.2 Review the design of all proposed new residential neighborhoods to ensure that “cut through” routes are minimized and pedestrian connections are maximized.
- CIR-3.3 Discourage the flow of truck traffic and through traffic in residential neighborhoods.
- CIR-3.4 Consider the development and implementation of Traffic Calming Guidelines to address safety within residential neighborhoods.



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

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

POLICIES

- CIR-4.1 Identify and evaluate potential local revenue sources for financing roadway system development and improvement projects.
- CIR-4.2 Pursue viable revenue sources to meet the roadway system funding needs from state, regional, and federal sources.
- CIR-4.3 Pursue coordination of joint funding and development programs with adjacent cities and the County of Riverside for transportation related improvements in the Plan Area.

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

POLICIES

- CIR-5.1 Coordinate with appropriate jurisdictions and agencies to encourage the timely improvement of roadway and transit facilities that address area-wide and regional travel needs, including the State Transportation Improvement Program (STIP), the Riverside County Integrated Project (RCIP), and the Community and Environmental Transportation Acceptability Process (CETAP).
- CIR-5.2 Coordinate with adjacent jurisdictions on regional transportation planning efforts.
- CIR-5.3 Coordinate with the Cities of Temecula, Wildomar, and Lake Elsinore to pursue funding for and preparation of a transportation plan for the Jefferson Avenue Corridor.
- CIR-5.4 Actively pursue the construction of the French Valley Parkway connector system, south of the I-15/1-215 confluence in cooperation with Caltrans, the City of Temecula, Riverside County, and local developers.



- CIR-5.5 Actively pursue the construction of a new east-west corridor and interchange at Keller Road in cooperation with Caltrans, Riverside County, and local developers.
- CIR-5.6 Actively pursue the improvements to existing interchanges within the City and construction of new over-crossings, as identified in the Capital Improvements Program, to achieve the adopted service level standards.
- CIR-5.7 Support the addition of capacity improvements, such as high occupancy vehicle lanes, general purpose lanes, or auxiliary lanes on I-15 and I-215.
- CIR-5.8 Participate in programs to mitigate regional traffic congestion.
- CIR-5.9 Coordinate with Western Riverside Council of Governments, Riverside County, and Riverside County Transportation Commission to identify, protect, and pursue opportunities for public transit along major transportation corridors, and future high speed rail service, which connect Murrieta to other population centers.
- CIR-5.10 Support the siting and development of a Metrolink Station(s) within Murrieta along the I-15 and/or I-215 corridors.
- CIR-5.11 Coordinate with California High Speed Rail Authority, Riverside Transit Authority, and City of Temecula on the siting and development of a California High Speed Rail Intermodal Transit Center.
- CIR-5.12 Continue to work with public transportation agencies to provide adequate levels of service to Murrieta citizens.
- CIR-5.13 Coordinate with adjacent jurisdictions regarding the planning and coordination of circulation improvements in the Sphere of Influence area.
- CIR-5.14 Encourage new large residential, commercial, or employment developments to locate on existing and planned transit routes.

GOAL CIR-6

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

POLICIES

- CIR-6.1 Encourage alternatives to single-occupancy vehicle transportation such as rail, public transit, paratransit, walking, cycling, and ridesharing.
- CIR-6.2 Support a variety of transit vehicle types and technologies to serve different transportation needs.



- CIR-6.3 Work with the Riverside Transit Agency, Murrieta Chamber of Commerce, and/or the City's Economic Development Department to conduct a travel/commute survey with the intent of creating vanpools, carpools, and employment center shuttles to reduce single occupant vehicles.
- CIR-6.4 Seek opportunities for funding that goes to support alternative forms of transportation.
- CIR-6.5 Support the dedication and/or construction of appropriate facilities in support of a public transportation system.
- CIR-6.6 Identify opportunities to implement the Western Riverside County Non-Motorized Transportation Plan within key activity centers of the City through the development of non-motorized transportation corridors and facilities (i.e., neighborhood electric vehicle routes, bikeways, pedestrian paths, sidewalks/paths).
- CIR-6.7 Coordinate with the Riverside Transit Agency to provide fixed route transit service along transportation corridors connecting to employment and commercial areas, schools, health care facilities, and major recreation areas.
- CIR-6.8 Support the construction of bus turnouts with shelters adjacent to new developments where transit demand levels may be sufficient in the future to warrant such accommodations to maintain traffic flow and provide safe loading/unloading for bus passengers.
- CIR-6.9 Work with the Riverside Transit Agency to evaluate bus stops locations and amenities. Encourage the incorporation of transit amenities such as bus shelters and benches into existing and new bus stop locations.
- CIR-6.10 Provide for express transit service through implementation of park-and-ride facilities along regional transportation corridors.
- CIR-6.11 Encourage employer-based incentive programs for use of public transit and improve awareness of such programs.
- CIR-6.12 Increase public education about public transit options.
- CIR-6.13 Continue to require new development to submit a Trip Reduction Plan, if applicable, in compliance with the Transportation Demand Management Ordinance.
- CIR-6.14 Encourage employers to provide employee incentives for utilizing alternatives to the automobile (i.e., carpools, vanpools, buses, flex time, telecommuting, bicycling, and walking, etc.).



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

POLICIES

- CIR-7.1 Encourage future developments to provide an internal system of sidewalks/pathways linking schools, shopping centers, and other public facilities with residences.
- CIR-7.2 Require pedestrian access from the interior of new residential areas to public transit stops.
- CIR-7.3 Encourage safe pedestrian walkways and ensure compliance with the Americans with Disabilities Act (ADA) requirements within all developments.
- CIR-7.4 Consider the development and implementation of Pedestrian Friendly Street Standards.
- CIR-7.5 Provide pedestrian amenities such as benches, trees, landscaping, and shade trees to encourage people to walk to destinations.
- CIR-7.6 Promote improved demand responsive transit services for elderly and disabled persons.
- CIR-7.7 Ensure visibility and access for pedestrians and encourage the removal of barriers (walls, fences) to allow for safe and convenient movement.
- CIR-7.8 Work with Riverside County Transportation Commission, local retirement homes, the Senior Center, and other community groups to expand affordable and reliable transportation options for older adults and disabled persons.

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

POLICIES

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



- CIR-8.2 Promote bicycle and pedestrian trails along major home to work and other travel routes.
- CIR-8.3 Consider roadway design guidelines for new development and for capital improvement plans that enhance bicycle and pedestrian connectivity and safety.
- CIR-8.4 Consider that 6- to 8-lane arterial roads provide a 5- to 6-foot-wide tree buffer (parkway) between pedestrians and through traffic.
- CIR-8.5 Separate multi-use trails from roadways where feasible, or design multi-use trail crossing to occur at controlled intersections.
- CIR-8.6 Establish guidelines for new development projects to include multi-use trails that connect to schools, parks, Historic Downtown, and other neighborhoods in the community.
- CIR-8.7 Review and pursue opportunities to develop a trail head from the Murrieta Equestrian Park to the Santa Rosa Plateau and other adjacent areas.
- CIR-8.8 When different uses are developed adjacent to each other – such as new commercial adjacent to new residential – require them to provide high-quality pedestrian amenities and connections between each other to the greatest degree possible.
- CIR-8.9 Create cyclist and pedestrian connections through cul-de-sacs and across other barriers, connecting neighborhoods with each other and the citywide trail system. When feasible, consider purchasing easements across private land for priority pedestrian connections.
- CIR-8.10 Work with adjacent property owners to create an interconnected trail that extends along the public right-of-way, which will benefit business by increasing exposure and access, and benefit the community through encouraging fitness, improved access, and a connected community.
- CIR-8.11 Coordinate the location of multi-use trails to connect with regional trail systems, where feasible.
- CIR-8.12 Pursue funding or grant opportunities to plan, construct, and maintain pedestrian, bicycle, and multi-use trails.
- CIR-8.13 Maintain a map or maps of current bikeways and multi-use trails, and make the map(s) available to the public.
- CIR-8.14 Partner with schools, employers, and community groups to teach bicycle and pedestrian safety in schools and workplaces and to educate residents about the benefits of walking and bicycling.



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

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

POLICIES

- CIR-9.1 Ensure development projects comply with the parking requirements identified in the Development Code.
- CIR-9.2 Encourage provision of joint-use and public parking facilities where needed by special assessment districts or other mechanisms.
- CIR-9.3 Work cooperatively with developers and the business community to develop funding mechanisms for the construction of future parking facilities.
- CIR-9.4 Consider reducing or waiving minimum parking requirements for development projects that implement Transportation Demand Management programs and/or are located near transit nodes.
- CIR-9.5 Design dense nodes of commercial and retail businesses with no off-street parking that can be served by public parking garages so people can park once for multiple purposes.
- CIR-9.6 Update the City’s parking requirements in the Development Code to require bicycle parking and storage for all new development or redevelopment projects.

5.7 IMPLEMENTATION OF THE ELEMENT

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



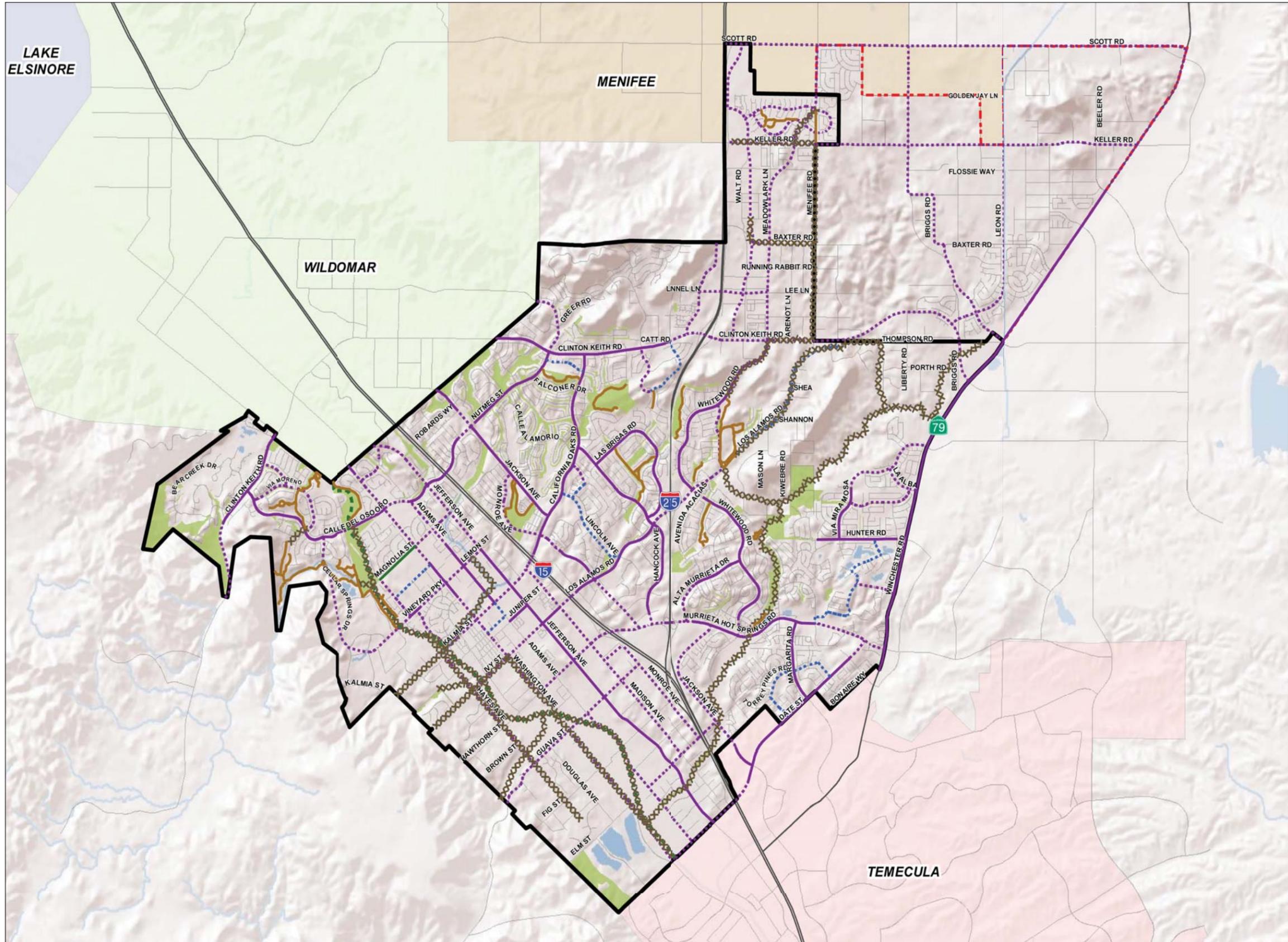
Chapter 5 Circulation Element

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



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LEGEND

Bikeways

Class I: Off-Road
Paved Bike Path

- Class I - Existing
- ⋯ Class I - Proposed

Class II: On-Road
Striped Bike Lane

- Class II - Existing
- ⋯ Class II - Proposed

Class III: On-Road
Bike Route (Signage Only)

- ⋯ Class III - Proposed

Multi-Purpose Trails

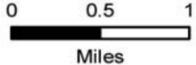
Open to horses, bikes and walking

- Existing
- ⋯ Proposed

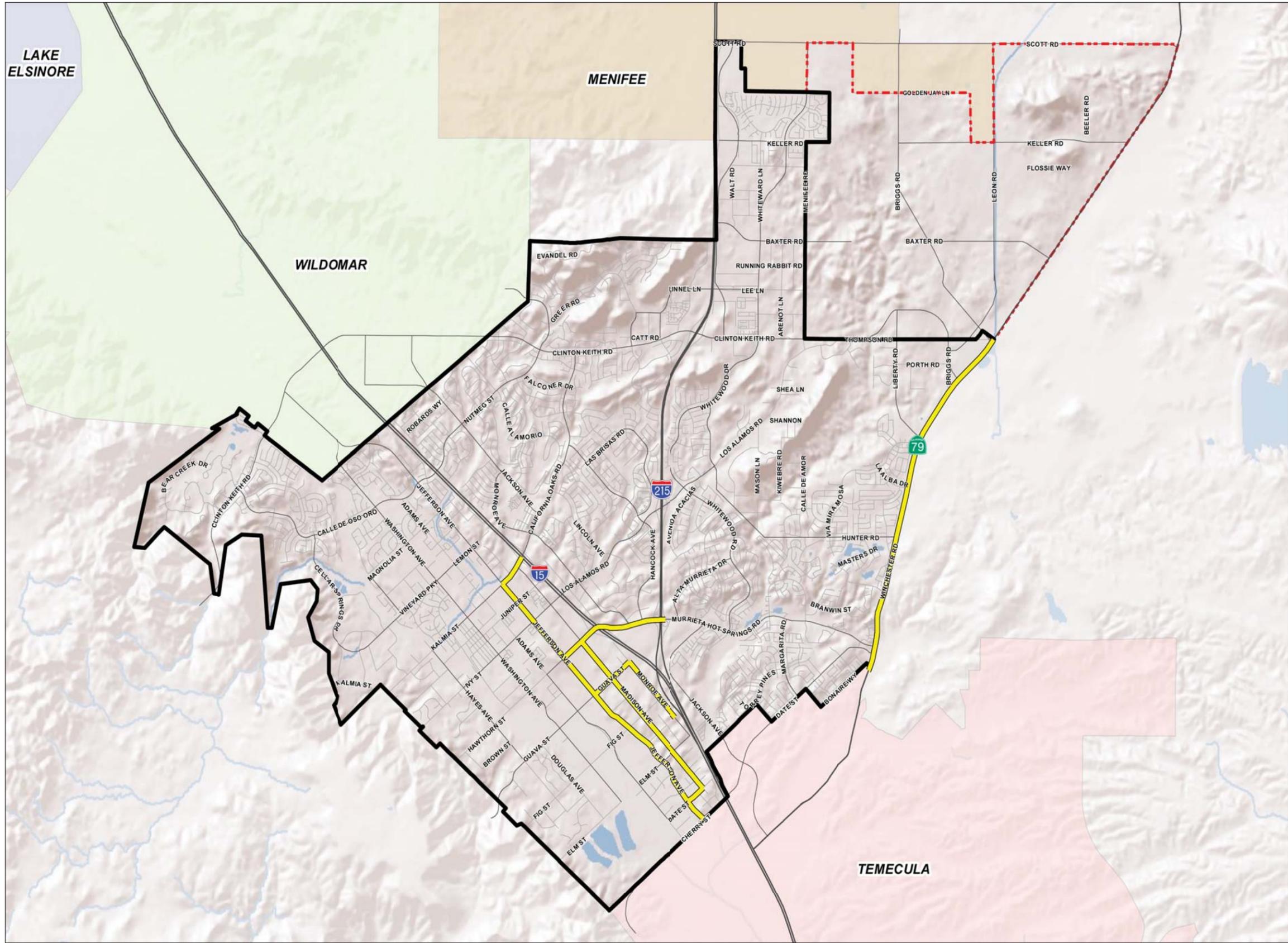
Open Space

Sphere of Influence

City Boundary



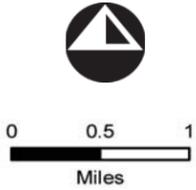
Source: City of Murrieta, and ESRI - World Shaded Relief.



LEGEND

-  Truck Routes
-  Sphere of Influence
-  City Boundary

Truck Routes are designated per Municipal Code Section 10.28.050.

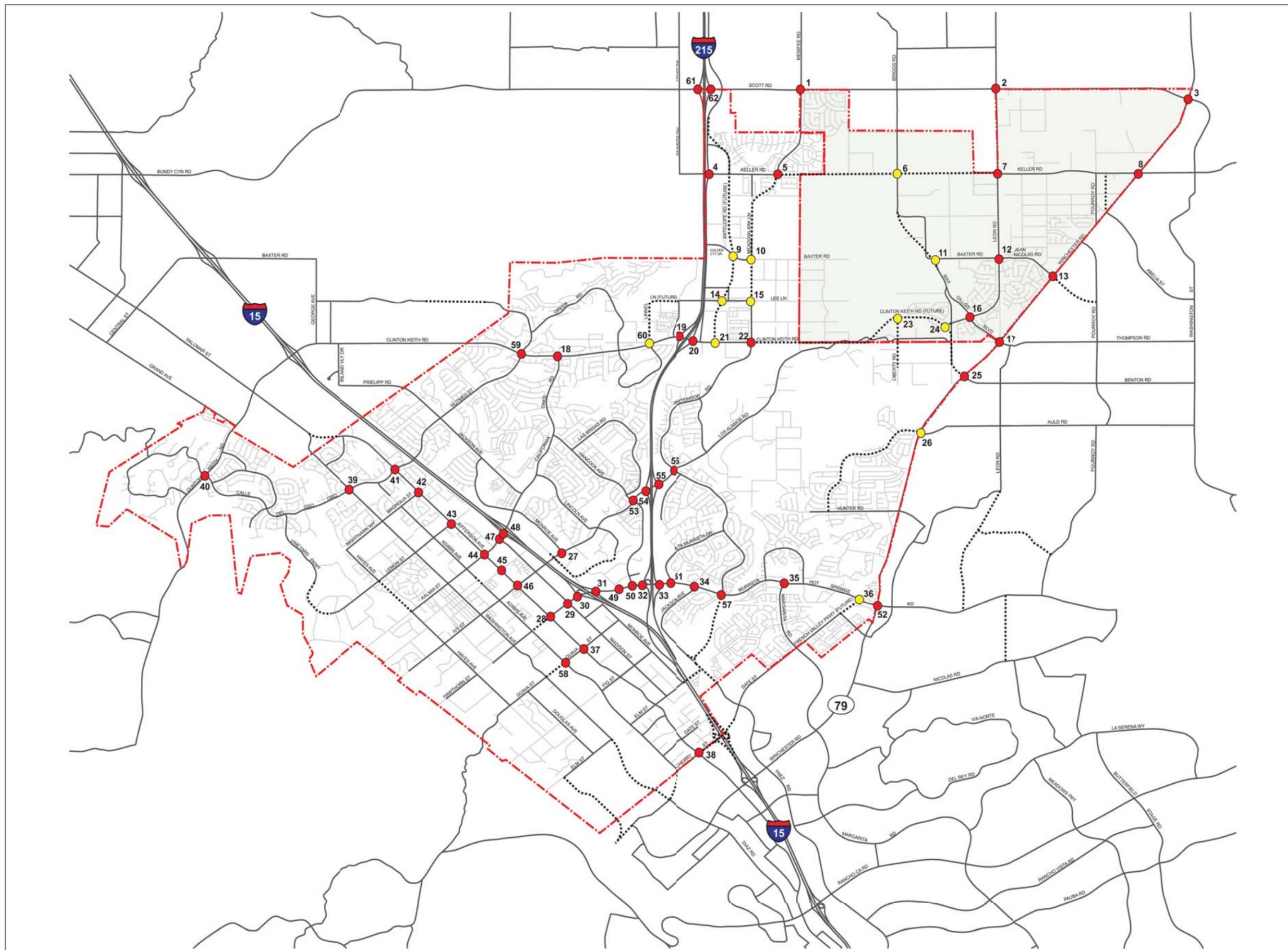


Source: County of Riverside, City of Murrieta, and ESRI - World Shaded Relief.



LEGEND

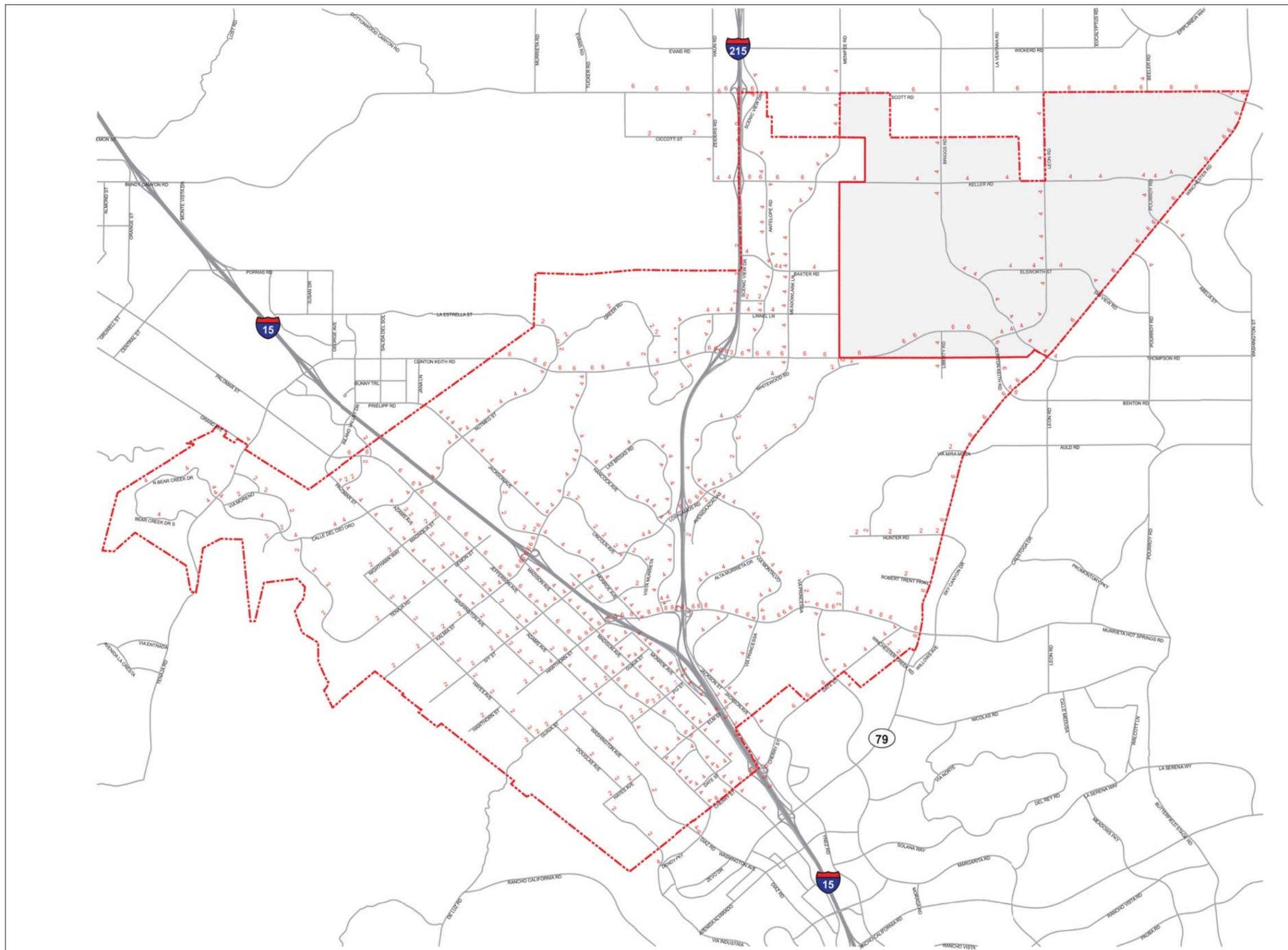
- Existing Study Intersection
- Future Study Intersection
- - - City of Murrieta Boundary
- Sphere of Influence
- - - - - Future Roadway Alignment





LEGEND

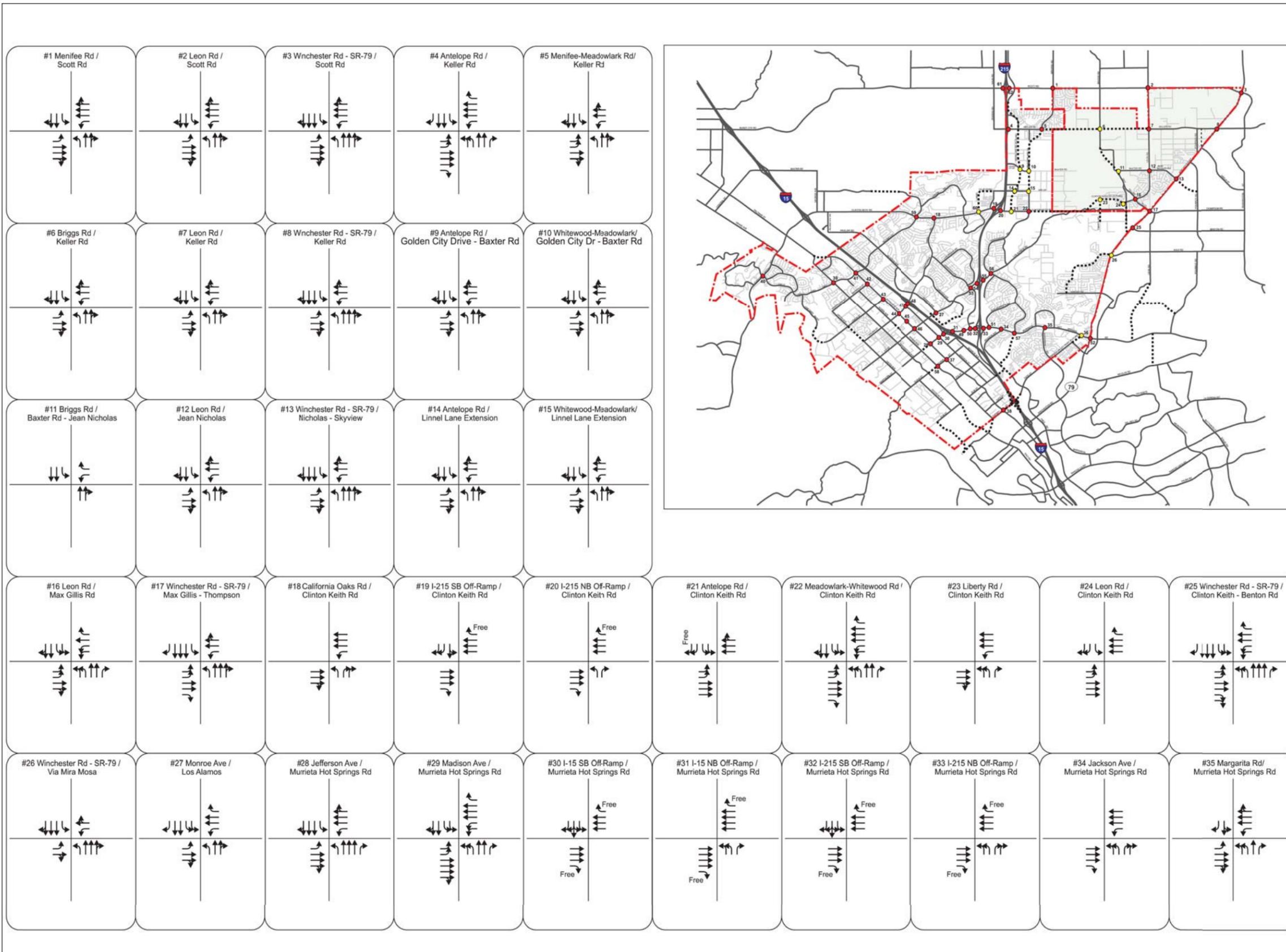
- 4 Future Number of Lanes (2-Way)
- City of Murrieta Boundary
- Sphere of Influence





LEGEND

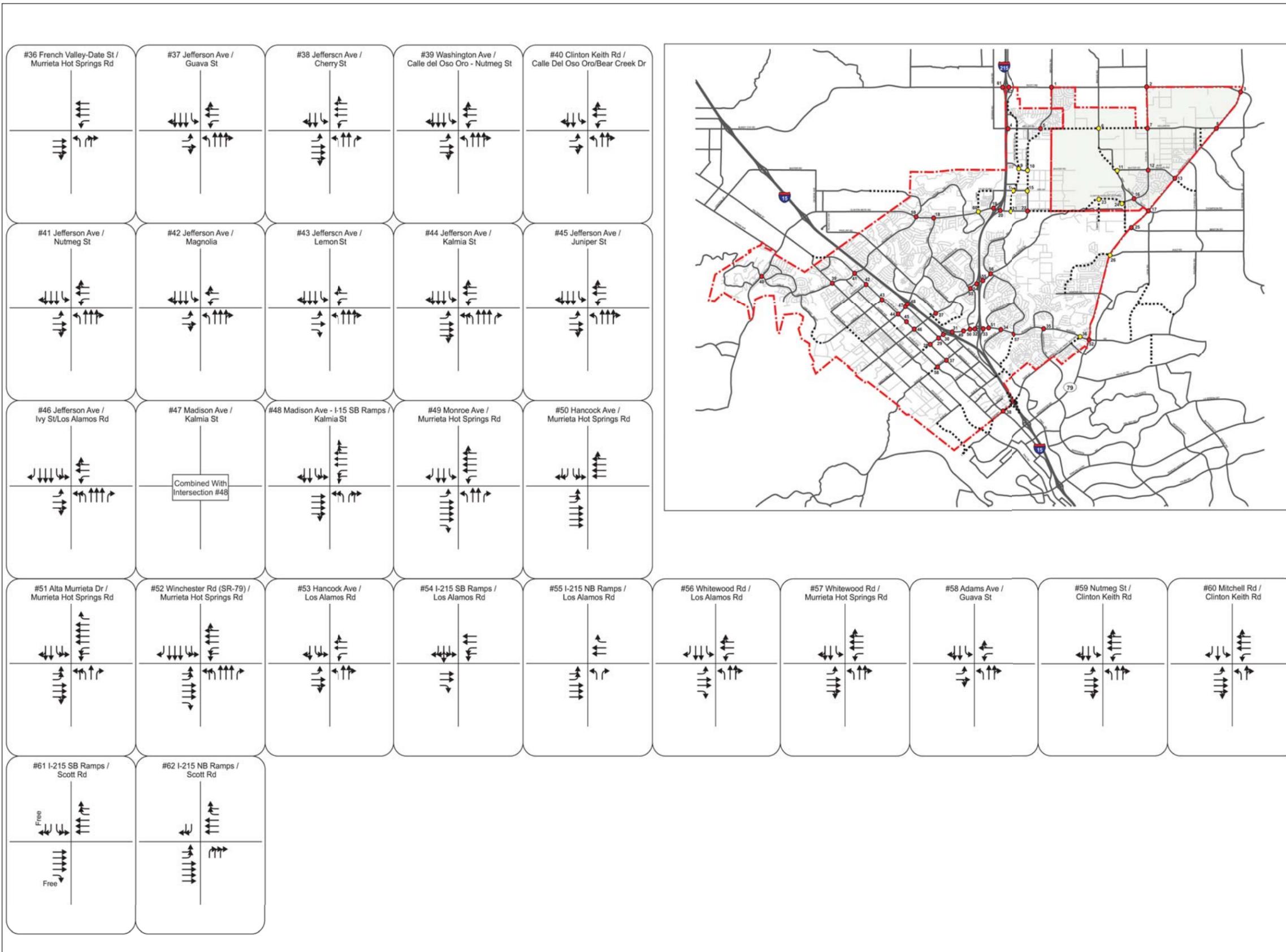
- Through Lane
- ↘ Turn Lane
- ↔ Shared Lane
- * Assumed Lane Configuration





LEGEND

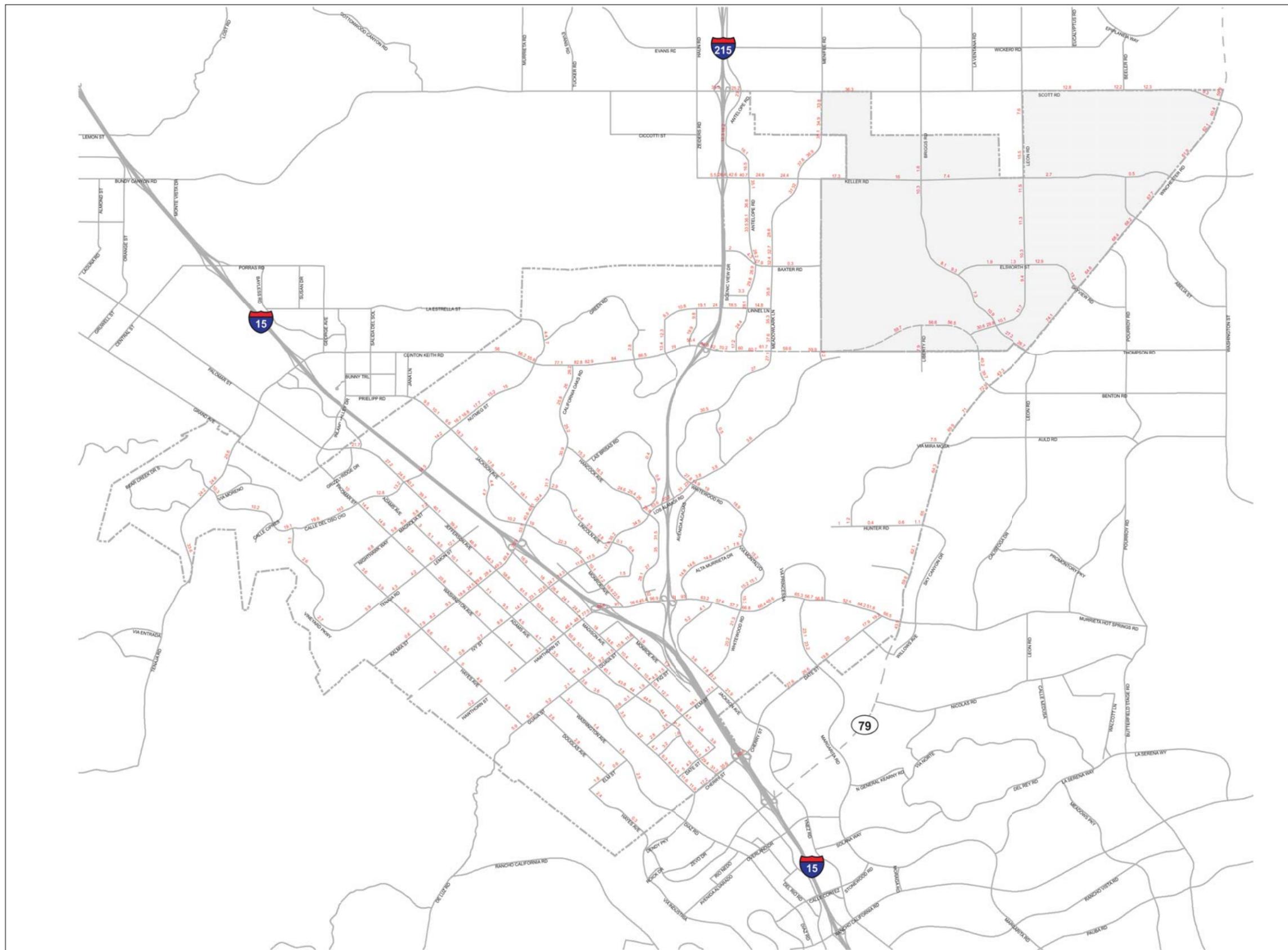
- Through Lane
- ↪ Turn Lane
- ↔ Shared Lane
- Assumed Lane Configuration





LEGEND

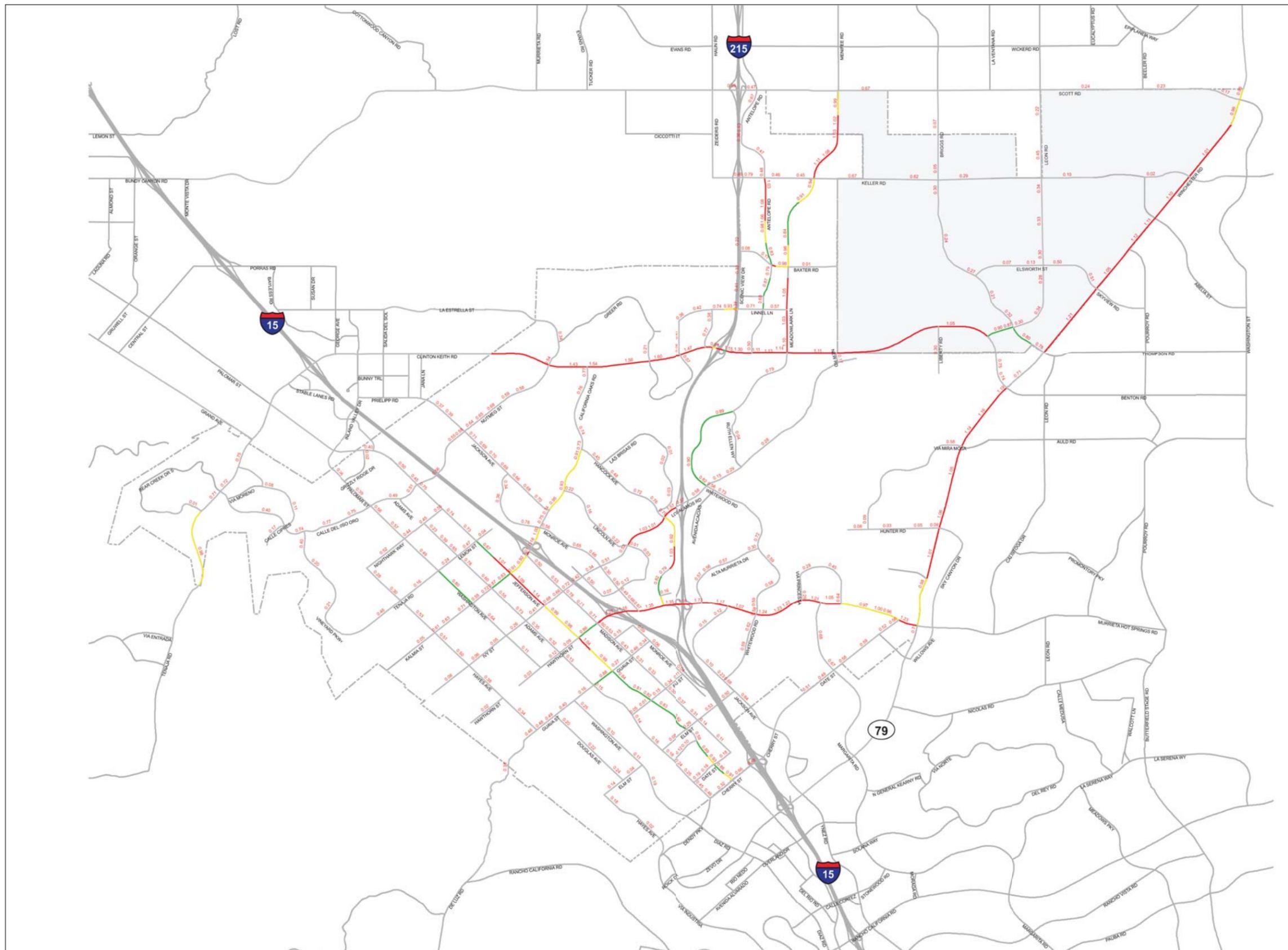
- 17.6 ADT Volume (in Thousands)
- City of Murrieta Boundary
- Sphere of Influence





LEGEND

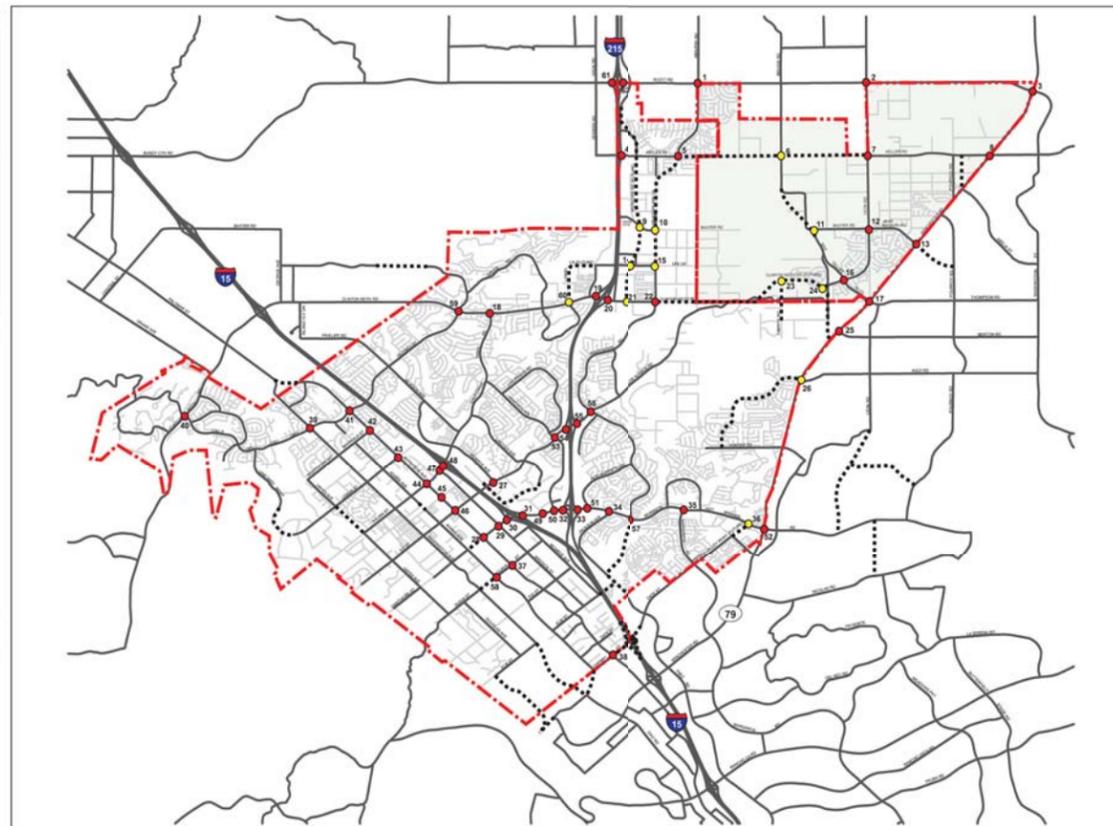
- 0.87 Daily Volume/Capacity Ratio
- LOS D
- LOS E
- LOS F
- City of Murrieta Boundary
- Sphere of Influence





LEGEND

- Existing Study Intersection
- Future Study Intersection
- City of Murrieta Boundary
- Sphere of Influence
- Future Roadway Alignment
- ← 31/20 AM Peak Hr/PM Peak Hr



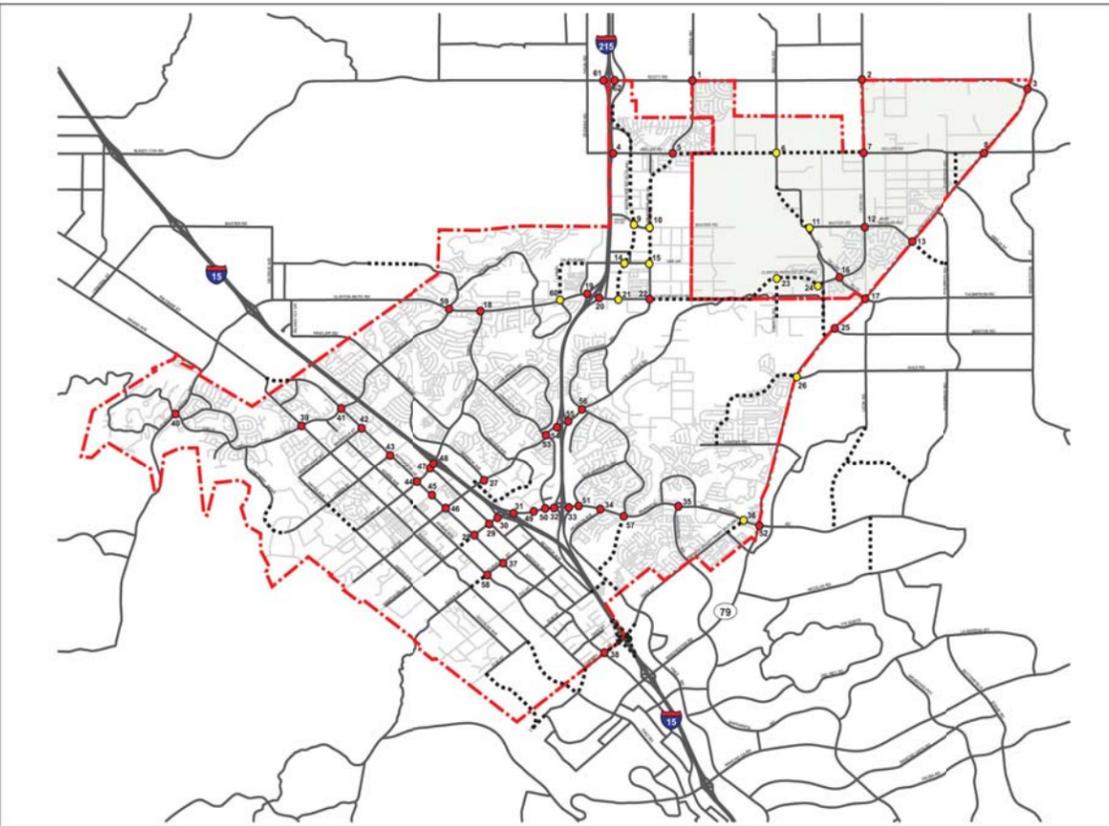
<p>#1 Menifee Rd / Scott Rd</p> <p>93 (99) ← 484 (523) ← 961 (961) ←</p> <p>251 (566) → 479 (546) → 864 (408) →</p> <p>102 (272) → 510 (967) → 316 (458) →</p>	<p>#2 Leon Rd / Scott Rd</p> <p>373 (373) ← 101 (101) ← 602 (602) ← 202 (202) ←</p> <p>157 (155) → 360 (374) → 14 (4) →</p> <p>353 (580) → 438 (525) → 498 (505) →</p> <p>2 (18) → 198 (411) → 104 (563) →</p>	<p>#3 Winchester Rd - SR-79 / Scott Rd</p> <p>611 (611) ← 156 (156) ← 281 (281) ← 852 (852) ←</p> <p>963 (1066) → 151 (222) → 17 (0) →</p> <p>117 (113) → 178 (286) → 68 (119) →</p> <p>51 (29) → 1376 (2492) → 110 (126) →</p>	<p>#4 Antelope Rd / Keller Rd</p> <p>142 (142) ← 474 (474) ← 27 (167) → 467 (658) → 758 (228) →</p> <p>27 (167) → 467 (658) → 758 (228) →</p> <p>405 (828) → 791 (753) → 1203 (209) →</p> <p>328 (870) → 43 (566) → 66 (923) →</p>	<p>#5 Menifee-Meadowlark / Keller Rd</p> <p>125 (121) → 400 (392) → 299 (176) →</p> <p>251 (822) → 226 (1077) → 23 (174) →</p> <p>495 (765) → 199 (314) → 565 (468) →</p>	<p>#6 Briggs Rd / Keller Rd</p> <p>1 (0) ← 40 (50) ← 15 (9) →</p> <p>1 (6) → 344 (295) → 15 (9) →</p> <p>1 (20) → 72 (347) → 492 (765) →</p> <p>53 (105) → 17 (122) → 346 (300) →</p>	<p>#7 Leon Rd / Keller Rd</p> <p>1 (1) ← 888 (898) ← 78 (91) →</p> <p>5 (3) → 65 (190) → 7 (17) →</p> <p>2 (88) → 60 (81) → 106 (281) →</p> <p>18 (11) → 330 (926) → 111 (62) →</p>	<p>#8 Winchester Rd - SR-79 / Keller Rd</p> <p>101 (2) ← 272 (272) ← 1 (1) →</p> <p>50 (25) → 20 (16) → 13 (10) →</p> <p>1 (2) → 10 (59) → 1 (2) →</p> <p>25 (28) → 1512 (2693) → 1 (1) →</p>	<p>#9 Antelope Rd / Golden City Drive - Baxter Rd</p> <p>121 (121) ← 107 (107) ← 27 (27) → 22 (22) →</p> <p>604 (896) → 203 (178) → 397 (354) →</p> <p>1 (5) → 75 (202) → 11 (46) →</p> <p>515 (941) → 88 (428) → 1 (4) →</p>	<p>#10 Whitewood-Meadowlark / Golden City Dr - Baxter Rd</p> <p>2 (2) → 15 (7) → 1 (0) →</p> <p>2 (3) → 698 (1410) → 316 (280) →</p> <p>59 (319) → 4 (12) → 739 (967) →</p>
<p>#11 Briggs Rd / Baxter Rd - Jean Nicholas</p> <p>53 (659) ← 38 (38) ← 9 (10) →</p> <p>75 (87) → 9 (10) →</p> <p>43 (89) → 206 (430) →</p>	<p>#12 Leon Rd / Jean Nicholas</p> <p>223 (223) ← 192 (192) ← 11 (53) →</p> <p>249 (446) → 22 (123) → 157 (114) →</p> <p>2 (2) → 145 (128) → 13 (12) →</p> <p>46 (80) → 1300 (2443) → 200 (226) →</p>	<p>#13 Winchester Rd - SR-79 / Nicholas - Skyview</p> <p>202 (202) ← 262 (262) ← 1 (1) →</p> <p>166 (125) → 327 (439) → 106 (150) →</p> <p>37 (37) → 330 (650) → 132 (118) →</p> <p>338 (209) → 1381 (2880) → 138 (196) →</p>	<p>#14 Antelope Rd / Linnel Lane Extension</p> <p>121 (121) ← 107 (107) ← 27 (27) → 22 (22) →</p> <p>220 (426) → 120 (562) → 6 (58) →</p> <p>199 (117) → 507 (363) → 125 (394) →</p> <p>96 (99) → 757 (637) → 21 (42) →</p>	<p>#15 Whitewood-Meadowlark / Linnel Lane Extension</p> <p>324 (779) → 144 (775) → 45 (223) →</p> <p>678 (636) → 797 (819) → 18 (41) →</p> <p>33 (22) → 556 (335) → 114 (154) →</p>					
<p>#16 Leon Rd / Max Gillis Rd</p> <p>152 (356) ← 63 (63) ← 121 (121) →</p> <p>182 (365) → 322 (344) → 631 (565) →</p> <p>100 (100) → 470 (199) → 767 (465) →</p> <p>386 (605) → 107 (437) → 417 (546) →</p>	<p>#17 Winchester Rd - SR-79 / Max Gillis - Thompson</p> <p>151 (151) ← 962 (962) ← 62 (62) →</p> <p>39 (87) → 298 (242) → 31 (32) →</p> <p>609 (759) → 165 (310) → 279 (140) →</p> <p>46 (80) → 1300 (2443) → 200 (226) →</p>	<p>#18 California Oaks Rd / Clinton Keith Rd</p> <p>1675 (2820) → 773 (439) →</p> <p>2680 (2396) → 307 (112) →</p> <p>669 (1024) → 204 (312) →</p>	<p>#19 I-215 SB Off-Ramp / Clinton Keith Rd</p> <p>147 (85) → 227 (219) → 2089 (2369) →</p> <p>2401 (2930) → 496 (784) →</p>	<p>#20 I-215 NB Off-Ramp / Clinton Keith Rd</p> <p>233 (314) → 2305 (2836) →</p> <p>1797 (1562) → 334 (280) →</p> <p>1393 (492) → 162 (409) →</p>	<p>#21 Antelope Rd / Clinton Keith Rd</p> <p>296 (427) → 1643 (1645) →</p> <p>388 (117) → 1869 (2128) →</p>	<p>#22 Meadowlark-Whitewood Rd / Clinton Keith Rd</p> <p>594 (1031) → 1187 (701) → 943 (314) →</p> <p>1386 (352) → 486 (1452) → 82 (506) →</p> <p>1083 (889) → 230 (337) → 133 (748) →</p>	<p>#23 Liberty Rd / Clinton Keith Rd</p> <p>2610 (2078) → 44 (41) →</p> <p>1615 (2323) → 205 (323) →</p> <p>217 (286) → 63 (31) →</p>	<p>#24 Leon Rd / Clinton Keith Rd</p> <p>561 (877) → 858 (913) →</p> <p>396 (638) → 1420 (1950) →</p>	<p>#25 Winchester Rd - SR-79 / Benton Rd</p> <p>32 (92) → 614 (720) → 344 (241) →</p> <p>368 (738) → 1366 (2486) → 490 (462) →</p> <p>38 (83) → 470 (704) → 978 (1387) →</p>
<p>#26 Winchester Rd - SR-79 / Via Mira Mosa</p> <p>29 (129) → 19 (40) → 177 (229) →</p> <p>358 (229) → 49 (28) → 95 (54) →</p> <p>798 (228) → 1593 (3295) →</p>	<p>#27 Monroe Ave / Los Alamos</p> <p>473 (467) → 994 (975) → 63 (84) →</p> <p>46 (229) → 351 (1460) → 134 (165) →</p> <p>188 (264) → 223 (469) → 28 (29) →</p>	<p>#28 Jefferson Ave / Murrieta Hot Springs Rd</p> <p>921 (891) → 93 (90) → 876 (581) →</p> <p>15 (40) → 76 (210) → 21 (111) →</p> <p>496 (1226) → 1074 (2300) → 10 (6) →</p>	<p>#29 Madison Ave / Murrieta Hot Springs Rd</p> <p>74 (189) → 1769 (1185) → 754 (791) →</p> <p>117 (346) → 1137 (1505) → 271 (279) →</p> <p>324 (1218) → 67 (600) → 127 (316) →</p>	<p>#30 I-15 SB Off-Ramp / Murrieta Hot Springs Rd</p> <p>47 (112) → 2301 (2188) →</p> <p>1385 (2533) → 215 (487) →</p>	<p>#31 I-15 NB Off-Ramp / Murrieta Hot Springs Rd</p> <p>598 (1637) → 1546 (1582) →</p> <p>2202 (2848) → 210 (370) →</p> <p>60 (239) → 292 (213) →</p>	<p>#32 I-215 SB Off-Ramp / Murrieta Hot Springs Rd</p> <p>378 (238) → 2599 (2338) →</p> <p>1838 (3377) → 53 (139) →</p>	<p>#33 I-215 NB Off-Ramp / Murrieta Hot Springs Rd</p> <p>663 (383) → 2623 (2361) →</p> <p>1583 (2331) → 115 (104) →</p> <p>24 (465) → 343 (84) →</p>	<p>#34 Jackson Ave / Murrieta Hot Springs Rd</p> <p>2024 (2568) → 149 (213) →</p> <p>1217 (1910) → 38 (59) →</p> <p>52 (169) → 68 (201) →</p>	<p>#35 Margarita Rd / Murrieta Hot Springs Rd</p> <p>71 (38) → 1793 (1609) → 302 (273) →</p> <p>128 (383) → 60 (69) → 640 (933) →</p> <p>161 (51) → 750 (1752) → 462 (538) →</p>





LEGEND

- Existing Study Intersection
- Future Study Intersection
- City of Murrieta Boundary
- Sphere of Influence
- Future Roadway Alignment
- ← 31/20 AM Peak Hr/PM Peak Hr



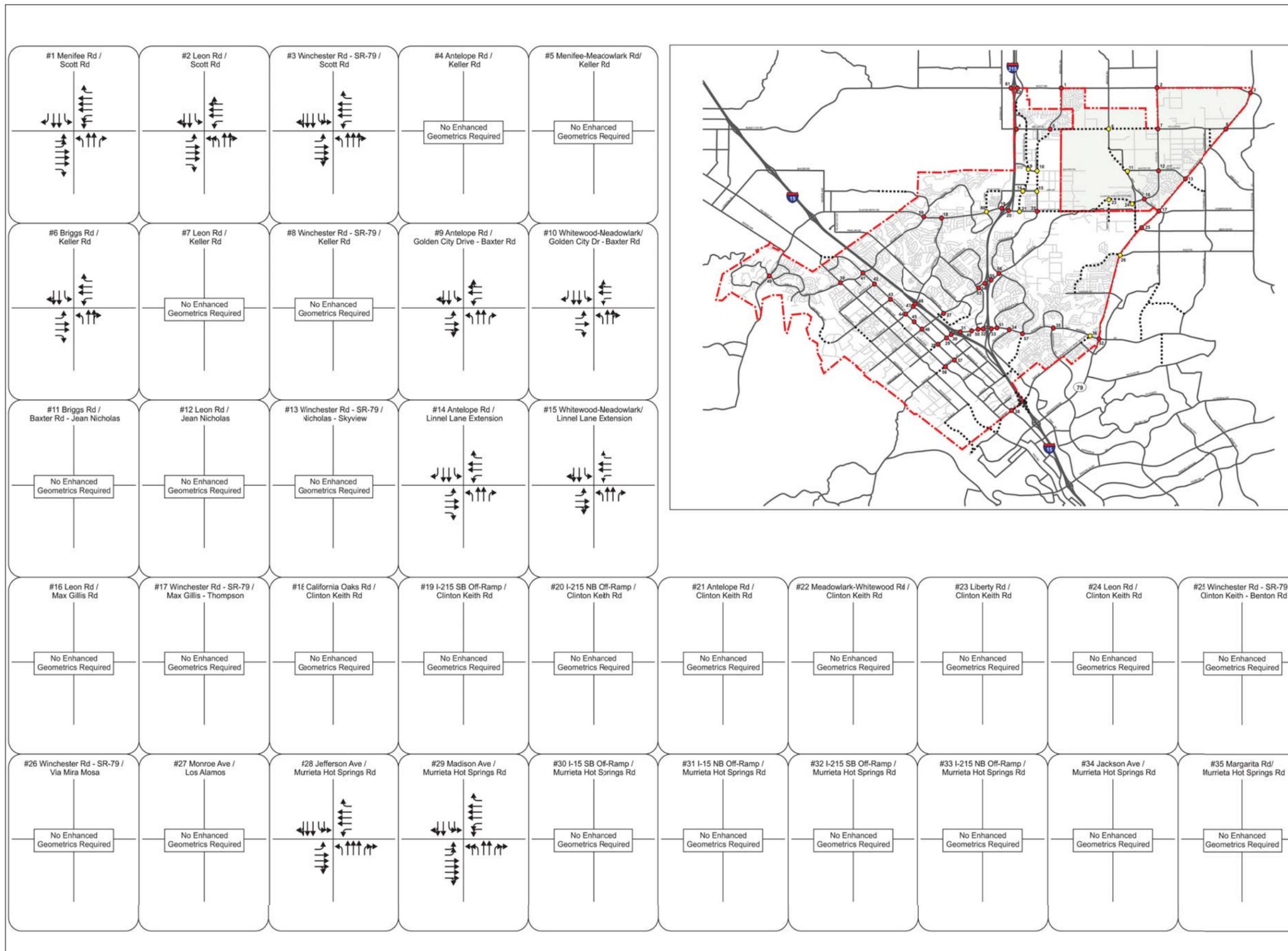
<p>#36 French Valley-Date St / Murrieta Hot Springs Rd</p> <p>← 2004 (1697) ← 805 (453)</p> <p>1182 (1808) → 269 (343) →</p> <p>↑ 829 (1110) ↑ 19 (32)</p>	<p>#37 Jefferson Ave / Guava St</p> <p>← 306 (349) ← 420 (1174) ← 7 (11)</p> <p>176 (103) → 108 (86) → 89 (133) →</p> <p>↑ 10 (16) ↑ 32 (71) ↑ 2 (2)</p> <p>↑ 3 (10) ↑ 1363 (3281) ↑ 22 (14)</p>	<p>#38 Jefferson Ave / Cherry St</p> <p>← 22 (6) ← 640 (861) ← 37 (196)</p> <p>48 (1360) → 6 (40) →</p> <p>↑ 893 (666) ↑ 1311 (793) ↑ 147 (122)</p> <p>↑ 1 (2) ↑ 196 (823) ↑ 620 (1226) ↑ 86 (29)</p>	<p>#39 Washington Ave / Calle del Oso Oro - Nutmeg St</p> <p>← 88 (55) ← 2 (2) ← 88 (93)</p> <p>64 (28) → 602 (209) → 742 (276) →</p> <p>↑ 38 (163) ↑ 189 (635) ↑ 151 (164)</p> <p>↑ 126 (134) ↑ 164 (306) ↑ 262 (421)</p>	<p>#40 Clinton Keith Rd / Calle Del Oso Oro/Bear Creek Dr</p> <p>← 192 (271) ← 151 (91) ← 11 (9)</p> <p>269 (187) → 613 (520) → 172 (142) →</p> <p>↑ 19 (9) ↑ 598 (747) ↑ 420 (226)</p> <p>↑ 268 (208) ↑ 107 (179) ↑ 63 (80)</p>
<p>#41 Jefferson Ave / Nutmeg St</p> <p>← 69 (97) ← 1887 (1155) ← 96 (103)</p> <p>93 (61) → 223 (133) → 509 (249) →</p> <p>↑ 67 (145) ↑ 171 (223) ↑ 366 (300)</p> <p>↑ 272 (377) ↑ 321 (1208) ↑ 181 (624)</p>	<p>#42 Jefferson Ave / Magnolia</p> <p>← 247 (106) ← 2543 (1578) ← 8 (9)</p> <p>158 (159) → 1 (5) → 155 (56) →</p> <p>↑ 1 (14) ↑ 3 (5) ↑ 27 (7)</p> <p>↑ 8 (11) ↑ 637 (2070) ↑ 81 (137)</p>	<p>#43 Jefferson Ave / Lemon St</p> <p>← 168 (38) ← 268 (1601) ← 96 (9)</p> <p>31 (42) → 3 (39) → 334 (270) →</p> <p>↑ 6 (13) ↑ 13 (21) ↑ 8 (16)</p> <p>↑ 28 (2) ↑ 733 (2124) ↑ 320 (418)</p>	<p>#44 Jefferson Ave / Kalmia St</p> <p>← 170 (34) ← 87 (203) ← 296 (87)</p> <p>55 (34) → 502 (658) → 349 (281) →</p> <p>↑ 556 (869) ↑ 355 (533) ↑ 223 (313)</p> <p>↑ 248 (951) ↑ 571 (1763) ↑ 261 (412)</p>	<p>#45 Jefferson Ave / Juniper St</p> <p>← 173 (86) ← 202 (1603) ← 21 (9)</p> <p>137 (338) → 99 (90) → 188 (378) →</p> <p>↑ 22 (82) ↑ 101 (72) ↑ 7 (18)</p> <p>↑ 35 (67) ↑ 1298 (2787) ↑ 471 (192)</p>
<p>#46 Jefferson Ave / Ivy St/Los Alamos Rd</p> <p>← 72 (113) ← 1448 (1457) ← 327 (1823)</p> <p>49 (90) → 95 (224) → 129 (187) →</p> <p>↑ 400 (494) ↑ 121 (274) ↑ 363 (259)</p> <p>↑ 111 (685) ↑ 1336 (2389) ↑ 259 (312)</p>	<p>#47 Madison Ave / Kalmia St</p> <p>Does Not Exist</p>	<p>#48 Madison Ave - I-15 SB Ramps / Kalmia St</p> <p>← 162 (379) ← 172 (15) ← 272 (30)</p> <p>1459 (2534) → 245 (265) →</p> <p>↑ 505 (614) ↑ 1139 (1505) ↑ 386 (265)</p> <p>↑ 219 (898) ↑ 119 (392)</p>	<p>#49 Monroe Ave / Murrieta Hot Springs Rd</p> <p>← 50 (111) ← 47 (1) ← 632 (1)</p> <p>101 (164) → 1156 (2579) → 34 (154) →</p> <p>↑ 21 (26) ↑ 1552 (2043) ↑ 7 (37)</p> <p>↑ 48 (199) ↑ 73 (236) ↑ 46 (178)</p>	<p>#50 Hancock Ave / Murrieta Hot Springs Rd</p> <p>← 1028 (865) ← 626 (626) ← 626 (626)</p> <p>697 (755) → 1520 (3291) →</p> <p>↑ 566 (311) ↑ 2602 (2482)</p>
<p>#51 Alta Murrieta Dr / Murrieta Hot Springs Rd</p> <p>← 313 (59) ← 130 (121) ← 121 (301) ← 113 (69)</p> <p>258 (698) → 982 (1702) → 282 (518) →</p> <p>↑ 169 (153) ↑ 1871 (2320) ↑ 131 (173)</p> <p>↑ 19 (53) ↑ 82 (221) ↑ 221 (587)</p>	<p>#52 Winchester Rd (SR-79) / Murrieta Hot Springs Rd</p> <p>← 142 (511) ← 1162 (111) ← 191 (924)</p> <p>768 (1478) → 265 (1036) → 95 (280) →</p> <p>↑ 83 (99) ↑ 897 (754) ↑ 276 (244)</p> <p>↑ 155 (195) ↑ 1507 (1970) ↑ 288 (334)</p>	<p>#53 Hancock Ave / Los Alamos Rd</p> <p>← 159 (59) ← 151 (51) ← 26 (36)</p> <p>71 (05) → 969 (1967) → 72 (46) →</p> <p>↑ 614 (703) ↑ 1682 (1361) ↑ 916 (538)</p> <p>↑ 221 (871) ↑ 120 (438) ↑ 48 (124)</p>	<p>#54 I-215 SB Ramps / Los Alamos Rd</p> <p>← 1534 (437) ← 504 (203) ← 202 (202)</p> <p>1419 (3121) → 478 (446) →</p> <p>↑ 1506 (1263) ↑ 220 (146)</p>	<p>#55 I-215 NB Ramps / Los Alamos Rd</p> <p>← 160 (331)</p> <p>591 (1589) → 1233 (1996) →</p> <p>↑ 160 (331) ↑ 1185 (1182)</p>
<p>#56 Whitewood Rd / Los Alamos Rd</p> <p>← 169 (53) ← 25 (25) ← 219 (92)</p> <p>823 (867) → 232 (361) → 109 (298) →</p> <p>↑ 34 (48) ↑ 241 (228) ↑ 48 (65)</p> <p>↑ 38 (34) ↑ 372 (582) ↑ 83 (139)</p>	<p>#57 Whitewood Rd / Murrieta Hot Springs Rd</p> <p>← 102 (296) ← 93 (962) ← 201 (333)</p> <p>32 (166) → 1001 (1645) → 132 (172) →</p> <p>↑ 166 (457) ↑ 2105 (2240) ↑ 514 (401)</p> <p>↑ 241 (529) ↑ 240 (314) ↑ 50 (434)</p>	<p>#58 Adams Ave / Guava St</p> <p>← 101 (101) ← 12 (39) ← 12 (12)</p> <p>23 (59) → 324 (243) → 46 (181) →</p> <p>↑ 108 (165) ↑ 256 (261) ↑ 3 (8)</p> <p>↑ 21 (27) ↑ 97 (222) ↑ 78 (37)</p>	<p>#59 Nutmeg St / Clinton Keith Rd</p> <p>← 131 (52) ← 32 (32) ← 75 (75)</p> <p>50 (92) → 2123 (1775) → 110 (61) →</p> <p>↑ 156 (380) ↑ 1317 (2056) ↑ 386 (552)</p> <p>↑ 484 (494) ↑ 41 (83) ↑ 67 (65)</p>	<p>#60 Mitchell Rd / Clinton Keith Rd</p> <p>← 101 (61) ← 69 (69) ← 96 (96)</p> <p>203 (135) → 2903 (3159) → 312 (18) →</p> <p>↑ 405 (395) ↑ 2088 (276) ↑ 78 (27)</p> <p>↑ 95 (19) ↑ 241 (134) ↑ 101 (16)</p>
<p>#61 I-215 SB Ramps / Scott Rd</p> <p>← 104 (160) ← 242 (242)</p> <p>1052 (756) → 385 (392) →</p> <p>↑ 384 (445) ↑ 866 (1529)</p>	<p>#62 I-215 NB Ramps / Scott Rd</p> <p>← 398 (398) ← 652 (652)</p> <p>156 (80) → 1199 (1012) →</p> <p>↑ 329 (395) ↑ 978 (1761)</p> <p>↑ 600 (963) ↑ 15 (7)</p>			





LEGEND

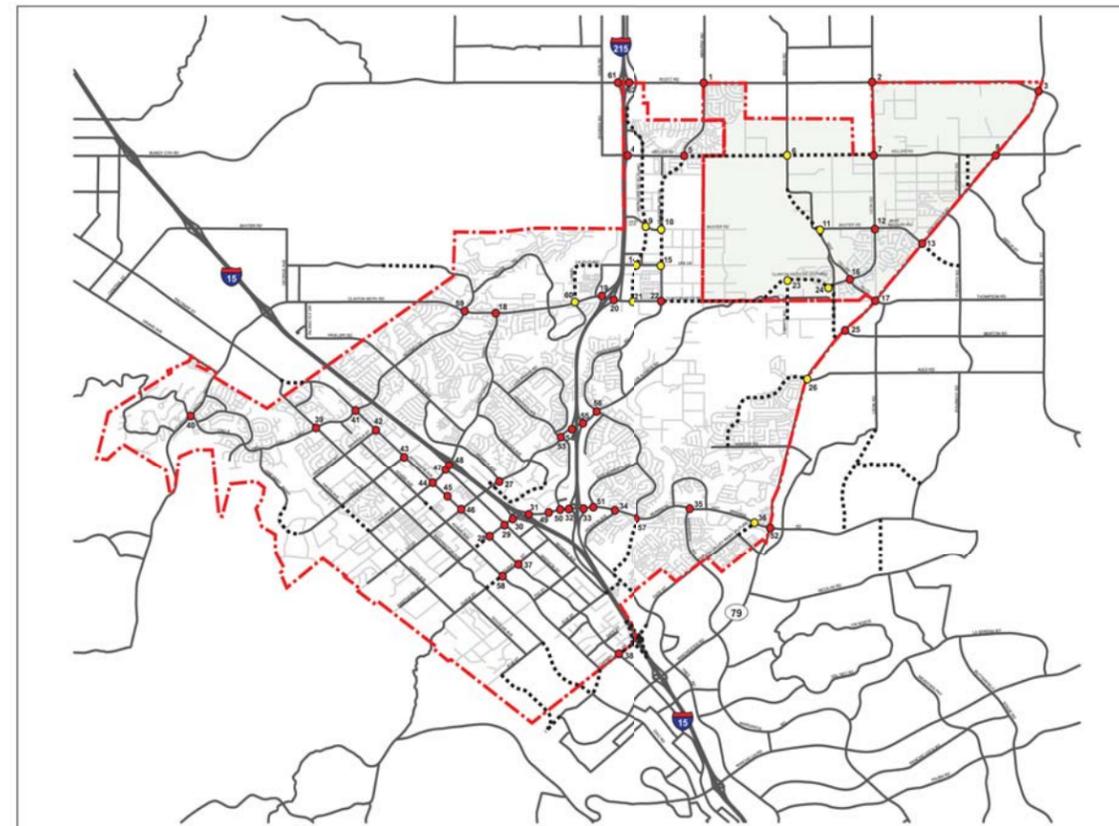
- Through Lane
- ↪ Turn Lane
- ↔ Shared Lane
- Assumed Lane Configuration





LEGEND

- Through Lane
- ↪ Turn Lane
- ↔ Shared Lane
- Assumed Lane Configuration



#36 French Valley-Date St / Murrieta Hot Springs Rd No Enhanced Geometrics Required	#37 Jefferson Ave / Guava St No Enhanced Geometrics Required	#38 Jefferson Ave / Cherry St No Enhanced Geometrics Required	#39 Washington Ave / Calle del Oso Oro - Nutmeg St No Enhanced Geometrics Required	#40 Clinton Keith Rd / Calle Del Oso Oro/Bear Creek Dr No Enhanced Geometrics Required					
#41 Jefferson Ave / Nutmeg St No Enhanced Geometrics Required	#42 Jefferson Ave / Magnolia No Enhanced Geometrics Required	#43 Jefferson Ave / Lemon St No Enhanced Geometrics Required	#44 Jefferson Ave / Kalmia St [Diagram: 4-way intersection with 2 through lanes and 2 turn lanes in each direction]	#45 Jefferson Ave / Juniper St No Enhanced Geometrics Required					
#46 Jefferson Ave / Ivy St/Los Alamos Rd [Diagram: 4-way intersection with 2 through lanes and 2 turn lanes in each direction]	#47 Madison Ave / Kalmia St Combined With Intersection #48	#48 Madison Ave - I-15 SB Ramps / Kalmia St No Enhanced Geometrics Required	#49 Monroe Ave / Murrieta Hot Springs Rd No Enhanced Geometrics Required	#50 Hancock Ave / Murrieta Hot Springs Rd No Enhanced Geometrics Required					
#51 Alta Murrieta Dr / Murrieta Hot Springs Rd No Enhanced Geometrics Required	#52 Winchester Rd (SR-79) / Murrieta Hot Springs Rd No Enhanced Geometrics Required	#53 Hancock Ave / Los Alamos Rd No Enhanced Geometrics Required	#54 I-215 SB Ramps / Los Alamos Rd No Enhanced Geometrics Required	#55 I-215 NB Ramps / Los Alamos Rd No Enhanced Geometrics Required	#56 Whitewood Rd / Los Alamos Rd No Enhanced Geometrics Required	#57 Whitewood Rd / Murrieta Hot Springs Rd [Diagram: 4-way intersection with 2 through lanes and 2 turn lanes in each direction]	#58 Adams Ave / Guava St No Enhanced Geometrics Required	#59 Nutmeg St / Clinton Keith Rd No Enhanced Geometrics Required	#60 Mitchell Rd / Clinton Keith Rd [Diagram: 4-way intersection with 2 through lanes and 2 turn lanes in each direction]
#61 I-215 SB Ramps / Scott Rd No Enhanced Geometrics Required	#62 I-215 NB Ramps / Scott Rd No Enhanced Geometrics Required								

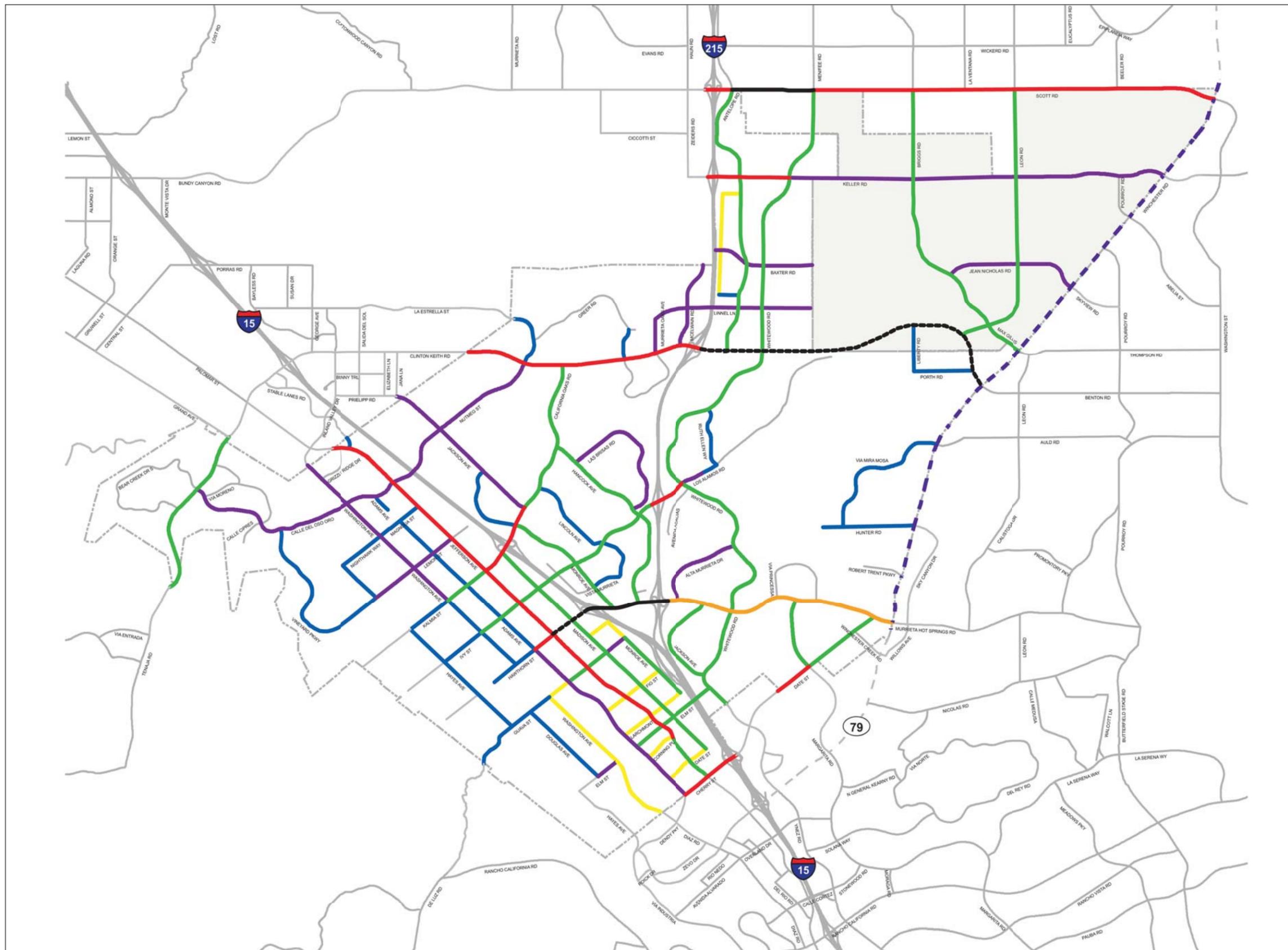
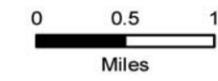


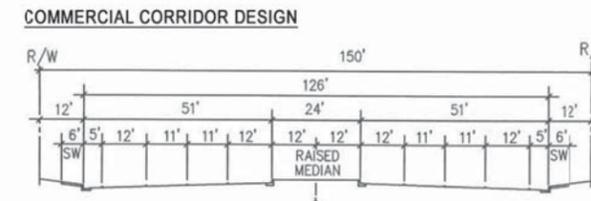
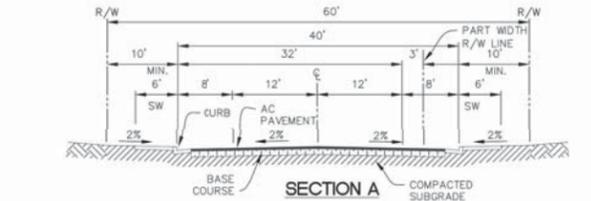
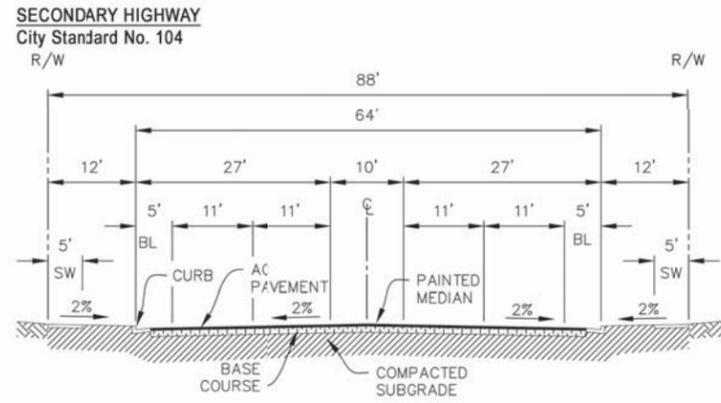
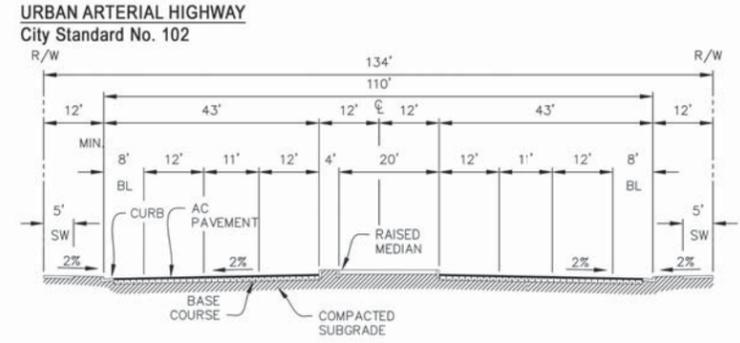
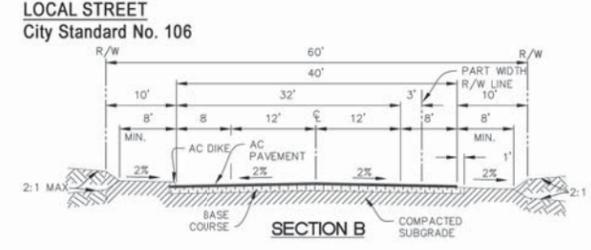
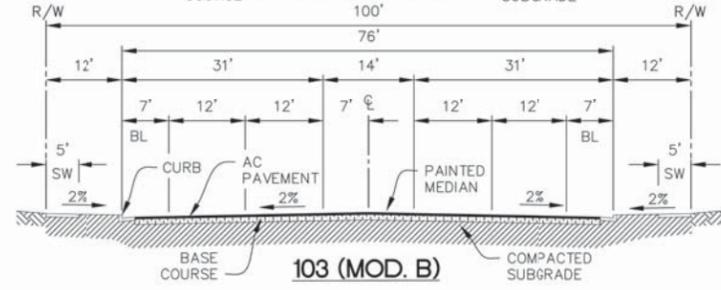
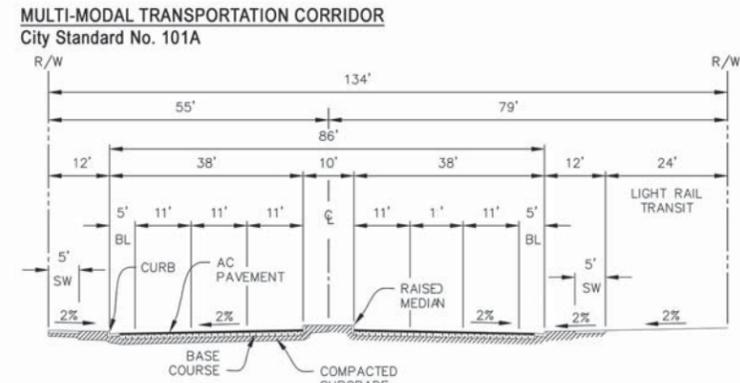
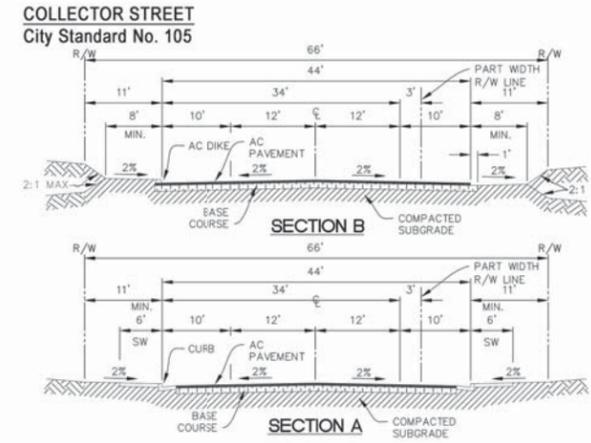
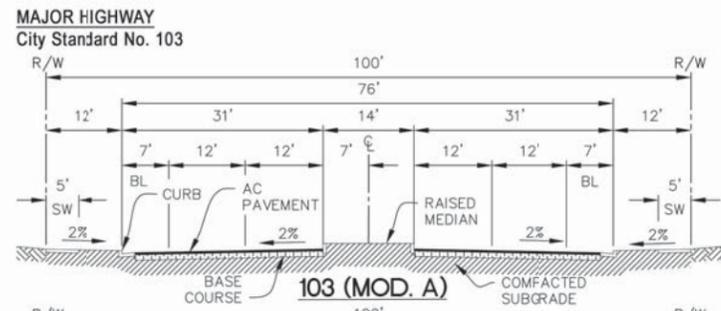
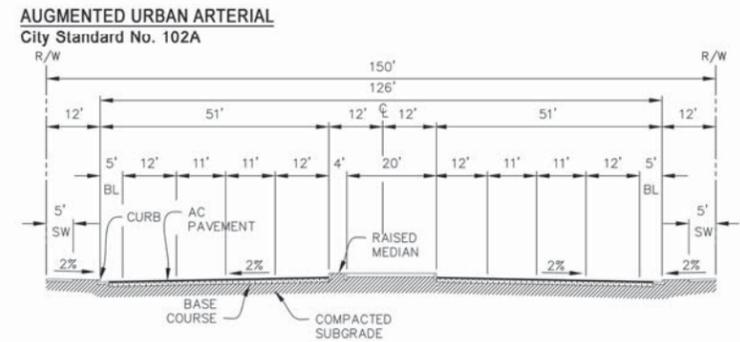
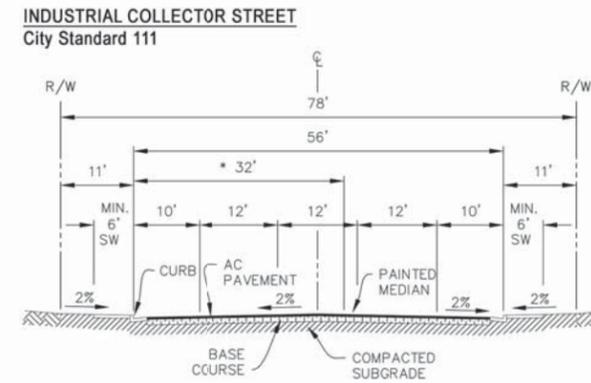
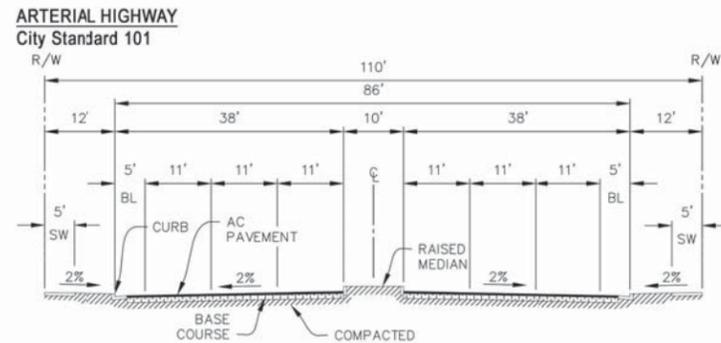
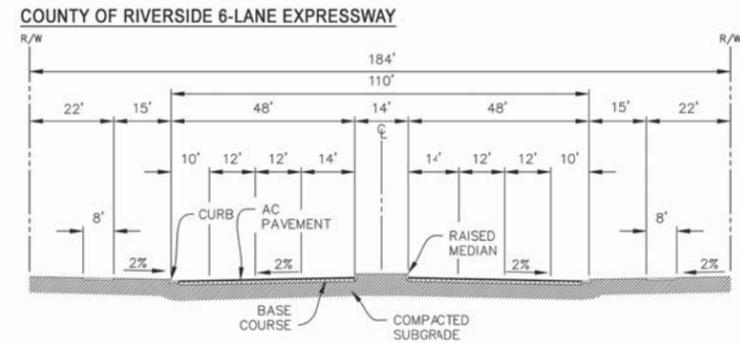


LEGEND

	* Curb to Curb / R/W
	County of Riverside Expressway 110' / 184'
	Augmented Urban Arterial 126' / 150'
	Multi-Modal Transp. Corridor 86' / 134'
	Urban Arterial 110' / 134'
	Arterial 86' / 110'
	Major 76' / 100'
	Secondary 64' / 88'
	Industrial Collector 56' / 78'
	Collector 44' / 66'
	Selected Roadways Shown for Clarity
	City of Murrieta Boundary
	Sphere of Influence

* Per City Standard Drawings





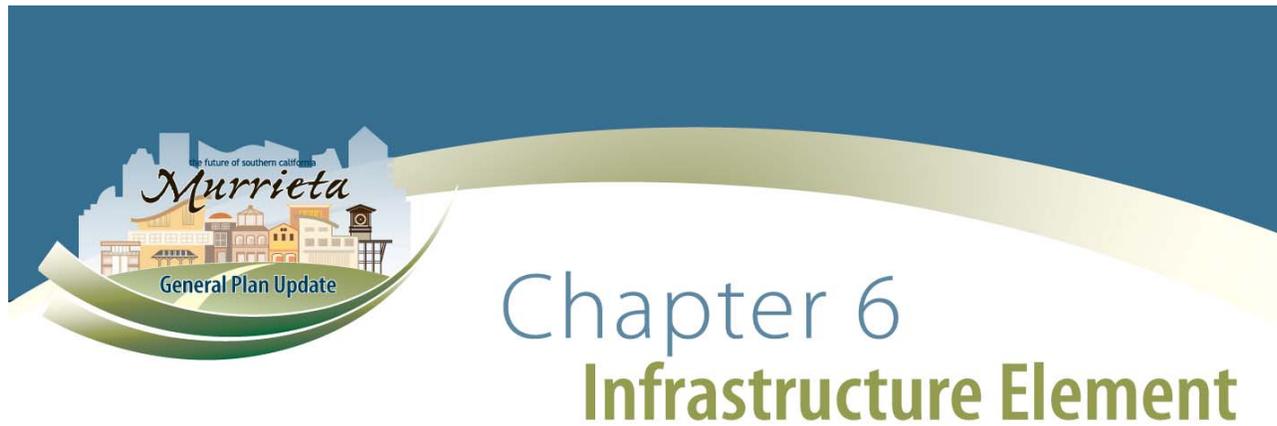
STREET SECTIONS SHOWN

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

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



Chapter 6: Infrastructure Element



6.1 INTRODUCTION

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

6.2 AUTHORITY FOR ELEMENT

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

6.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

WATER SUPPLY

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

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

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

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

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

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

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

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

All four water districts have adopted Urban Water Management Plans (UWMP), the purpose of which is to review current and future water resources, and to establish and maintain water conservation programs for a 25-year planning horizon. At the time this General Plan was being prepared, the 2005 UWMPs reflected the most recently adopted plan, with a planning horizon from 2005 to 2030. However as of May 2011, all four districts are in the process of preparing their 2010 UWMP, with a planning horizon from 2010 to 2035.

WASTEWATER

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

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



the City of Murrieta. Wastewater flows from the other districts discharge into RCWD and EMWD interceptors for treatment.

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

RECYCLED WATER

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

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

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

STORM DRAINAGE

Storm water drainage infrastructure within Murrieta consists of a network of natural and improved streams, storm channels, storm drains, and catch basins. Regional master planned facilities over 36 inches in diameter are owned and maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD), and all non-master planned facilities smaller than 36 inches in diameter are maintained by the City of Murrieta.

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



A Master Drainage Plan prepared by RCFCWCD identifies improvements that would provide flood protection for both existing and future development within the City. The improvements proposed for Murrieta Creek include 11 miles of earthen channel from Rancho California Road in Temecula to Clinton Keith Road, and a network of underground storm drains. Many of the lines in the Murrieta Creek Drainage Plan have been constructed.

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

GROUNDWATER RECHARGE

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

ENERGY UTILITIES

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

Electricity

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

A growing percentage of the energy supplied by SCE is from renewable sources: wind, geothermal, solar, biomass, and small hydroelectric. Under Executive Order S-14-08, California utilities are required to generate 33 percent of their electricity from renewable resources by the year 2020.



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

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

Natural Gas

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

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

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

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

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

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



WATER SUPPLY

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

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

WASTEWATER

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

RECYCLED WATER

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

STORM DRAINAGE

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

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

When it rains, pollutants such as trash, litter, silt, automotive chemicals, animal waste, and other contaminants are washed into the storm drains. The Federal Pollution Control Act prohibits the discharge of any pollutant into navigable waters from a point source unless the discharge is



authorized by a National Pollutant Discharge Elimination System (NPDES) permit. The City of Murrieta participates in the NPDES permit program through a partnership with County of Riverside, all cities within Riverside County, and the Riverside County Flood Control and Water Conservation District.

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

GROUNDWATER RECHARGE

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

ENERGY UTILITIES

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

6.5 GOALS AND POLICIES

COORDINATED INFRASTRUCTURE

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

- INF-1.1 Encourage future development to occur in areas where infrastructure for water, sewer, and storm water can most efficiently be provided.
- INF-1.2 Discourage development in areas without connections to existing infrastructure, unless infrastructure is being provided.
- INF-1.3 Encourage the annexation of unserved areas into water district service areas.



- INF-1.4 Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.
- INF-1.5 Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.
- INF-1.6 Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.
- INF-1.7 Encourage the preparation and updates of master plans by the appropriate providers or agencies to conduct detailed long-range planning to ensure the efficient provision of public services, infrastructure, and/or utilities.
- INF-1.8 Consult with water districts and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that fee structures are sufficient for new development and redevelopment to pay its fair share of the cost of infrastructure improvements for water, sewer, and storm water.
- INF-1.9 Encourage the water districts to proactively manage their assets through the maintenance, improvement, and replacement of aging water and wastewater systems to ensure the provision of these services to all areas of the community.
- INF-1.10 Encourage the water districts to improve water and wastewater services in a way that respects the natural environment.
- INF-1.11 Ensure sufficient levels of storm drainage service are provided to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.
- INF-1.12 When managed by the City, continue to maintain and replace aging storm drain systems to ensure the provision of these services to all areas of the community.
- INF-1.13 Cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.
- INF-1.14 Continue to participate with other agencies on public education and outreach materials for countywide distribution to focus on public education and business activities with the potential to pollute. Distribute Best Management Practices (BMP) guidance for business activities, including but not limited to, mobile detailing, pool maintenance, restaurant cleaning operations, and automotive service centers.



- INF-1.15 Continue to implement the City's residential informational and outreach program by providing homeowners with Best Management Practices (BMP) for activities such as, but not limited to:
- Disposal of fats, oils, and grease
 - Disposal of garden waste
 - Disposal of household hazardous waste
 - Disposal of pet waste
 - Garden care and maintenance
 - Vehicular repair and maintenance
 - Vehicular washing
- INF-1.16 Continue to annually report the City's activities as part of its submittal to the San Diego Region Water Quality Control Board. Activities the City should report on include, but are not limited to:
- Litter Control
 - Solid Waste Collection/Recycling
 - Drainage Facility Maintenance
 - Catch Basin Stenciling
 - Street Sweeping
- INF-1.17 Consider incorporating water quality features into new or redevelopment projects with sufficient land area. These features could address both project-specific and other local impacts.
- INF-1.18 Minimize the adverse effects of urbanization upon drainage and flood control facilities.
- INF-1.19 Encourage the City and the Riverside County Flood Control and Water Conservation District improve the storm drain system in a way that respects the environment.
- INF-1.20 When considering development and City annexations, include assessment of all impacts to public facilities, services, and infrastructure, and identify any necessary mitigation.
- INF-1.21 Encourage the use of specific plans, development agreements, or mechanisms that specify the nature, timing, cost, and financing mechanisms to be used to fund water, wastewater, and/or storm drainage improvements and services.
- INF-1.22 Work with property owners to establish a financing mechanism, such as financing districts, to provide infrastructure and maintenance in major employment locations and corridors, such as the North Murrieta Business Corridor, South Murrieta Business Corridor, and at the confluence of the I-15 and I-215 Freeways.



- INF-1.23 Utilize, where appropriate, public financing mechanisms, such as special assessment or community facilities districts to fund water improvement and service costs.
- INF-1.24 Consider the use of redevelopment financing, where appropriate, to provide infrastructure in areas where the City wishes to stimulate development.

RECYCLED WATER

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

POLICIES

- INF-2.1 Support water district efforts to promote the use of recycled water where infrastructure is available, and to expand infrastructure where it does not currently exist.
- INF-2.2 Work with the water districts to explore options for expanding recycled water pipelines to serve City parks and facilities that are near existing infrastructure, such as California Oaks Sports Park and Town Square.
- INF-2.3 Continue to require installation of recycled water systems for landscaping, unless there is an exemption from the applicable water district.
- INF-2.4 Encourage other major users of irrigation, such as schools and private golf courses, to connect to nearby recycled water pipelines.
- INF-2.5 Coordinate with water districts to encourage innovative demonstrations of non-potable uses for recycled water and/or groundwater recharge in City facilities and industrial applications.

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

CAPITAL IMPROVEMENT PROGRAM

GOAL INF-3 A satisfactory Capital Improvement Program.

POLICIES

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



- INF-3.2 Ensure that the Capital Improvement Program (CIP) meets Measure A, or other appropriate local, regional, or State, requirements.
- INF-3.3 Amend as necessary and adopt a Capital Improvement Program.

6.6 IMPLEMENTATION OF THE ELEMENT

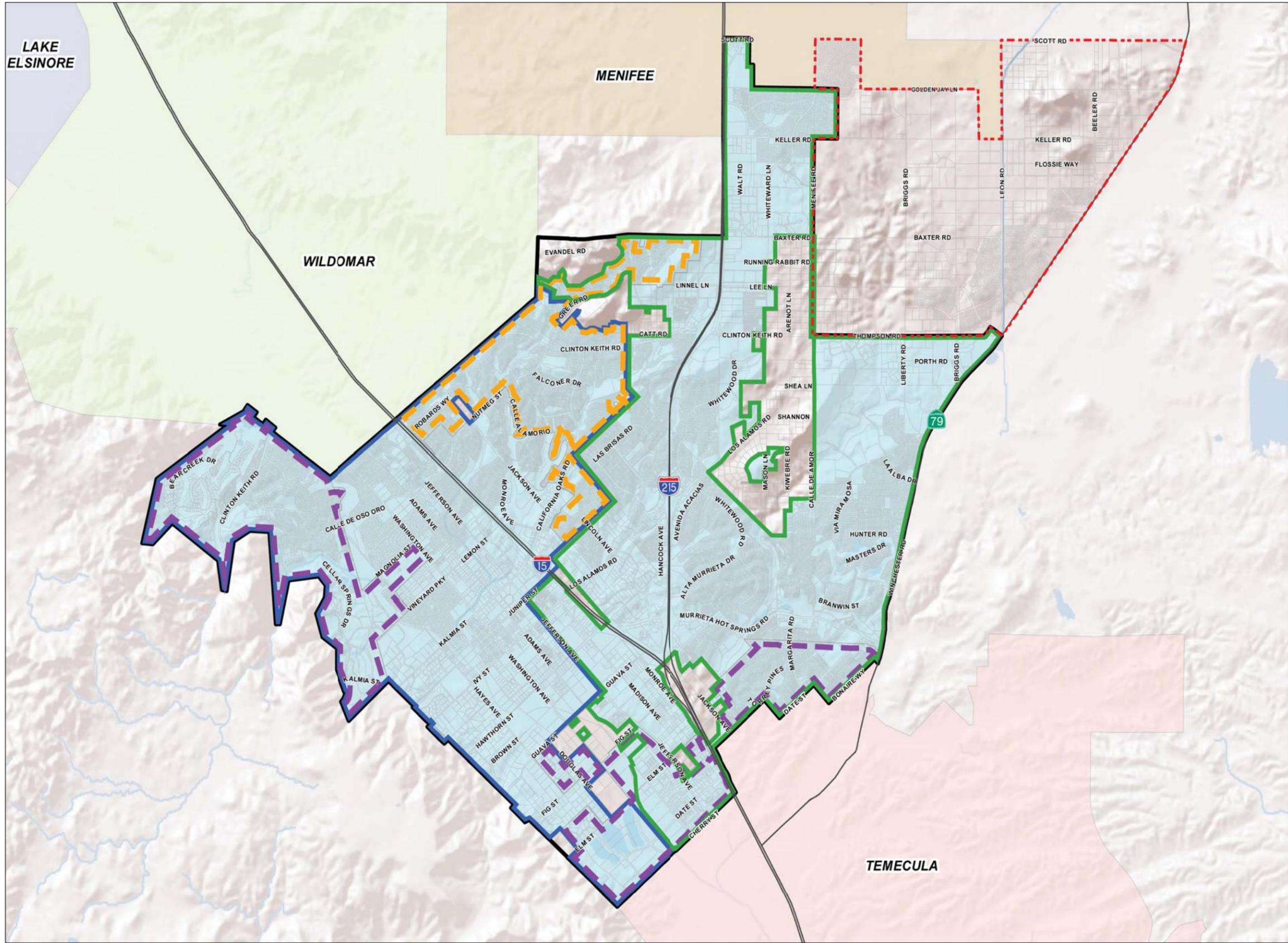
Most of the infrastructure discussed in this Element is built and maintained by entities operating independently of the City of Murrieta. However, the City supports water, sewer, and storm water infrastructure by collecting impact fees from new development. The City has the most direct influence over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

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



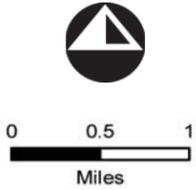
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LEGEND

- Water Districts**
- Rancho California
 - Elsinore Valley
 - Western Municipal
 - Eastern Municipal
 - Area within Water District
 - Parcels
 - Sphere of Influence
 - City Boundary



Source: City of Murrieta and ESRI - World Shaded Relief.



Chapter 7: Healthy Community Element



7.1 INTRODUCTION

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

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

The following Community Priorities relate most directly to this Element:

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

7.2 AUTHORITY FOR ELEMENT

Health and city planning have been closely connected for a very long time. In fact, the health crises created by rapid industrialization and urbanization during the late 19th and early 20th centuries were the impetus for much of modern planning and zoning. Faced with the rampant spread of diseases such as cholera, and with the frightening health effects of locating industrial pollution sources like coal-fired manufacturing plants within close proximity to high-density

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

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

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

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

7.3 SETTING THE CONTEXT: COMMUNITY HEALTH CONDITIONS AND DETERMINANTS

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

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



HEALTHY ECONOMY

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

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

The overall jobs/housing ratio within Riverside County is approximately 0.7, which includes all cities within its jurisdiction.¹ Only 13 percent of the City's labor force is employed in jobs within Murrieta, with 87 percent of the labor force commuting to areas outside the City. About 16 percent of the labor force commutes to Temecula for employment, while another 22 percent commutes into San Diego County. Murrieta residents hold only 21 percent of the jobs in Murrieta. Residents with higher education and occupational skills are largely commuting out of the City for work.

CITYWIDE HEALTH

The City of Murrieta has a relatively young population, with a median age of 30.7 years, which is slightly lower than the Riverside County median age of 31.6, but five years younger than the national median age of 36.² Additionally, on average, people in Murrieta enjoy higher incomes and have higher educational attainment than the Riverside County or national average.³ Research has correlated higher income and higher educational attainment with positive health outcomes, and younger populations are generally at lower risk for many chronic diseases and illnesses than older populations.⁴ At the same time, these demographic figures are just averages. Certain segments of the population, such as young children, older adults, and those with lower incomes, are often more susceptible to a variety of health risks. In addition, Murrieta's young people will age and experience cumulative health impacts over the course of their lifetimes, and high incomes do not always remain constant for all individuals.

¹ Western Riverside Council of Governments "Western Riverside County: A collection of profiles, indicators, and maps" (2006).

² Stanley R. Hoffman Associates, *Economic Trends and Conditions Murrieta General Plan Update*, January 7, 2010.

³ U.S. Census, *American Community Survey Selected Economic Characteristics, 2006-2008*, available at www.factfinder.census.gov.

⁴ Wirt, J., Choy, S., Rooney, P., Provasnik, S., Sen, A., and Tobin, R. (2004). *The Condition of Education 2004* (NCES 2004-077). U.S. Department of Education, National Center for Education Statistics, Washington, DC: U.S. Government Printing Office.



The leading causes of death in Murrieta are cancer and heart disease, followed by stroke, chronic lower respiratory disease, and Alzheimer's disease. Deaths from cancer and Alzheimer's are more common in Murrieta than California or Riverside County, while the rates of death from heart disease, diabetes, and chronic liver disease are slightly lower than the State and County averages.⁵ Major risk factors for most of the leading causes of death in Murrieta – cancer, heart disease, stroke, Alzheimer's, and diabetes – include a lack of physical activity, being overweight or obese, chronic stress, and age. A major risk factor for chronic lower respiratory diseases (CLRD) and illnesses, such as asthma, chronic obstructive pulmonary disease, emphysema, pneumonia, and bronchitis, is polluted air. CLRD often restricts physical activity, which has further negative health impacts. In 2004, CLRD was the fourth leading cause of death in Murrieta (as well as in the United States⁶).

Like leading causes of death, hospitalization rates provide a gauge of a population's health status. Murrieta's rates of hospitalizations and emergency room visits for asthma are significantly lower than those of California and other Southern California counties. This may be because of better air quality or because Murrieta's population, which has higher incomes and is more educated than other parts of California, benefits from better preventative care and regular asthma management support. A significant portion of the population still suffers from asthma, which is exacerbated by environmental triggers such as indoor and outdoor air pollution. Murrieta's rate of heart attack hospitalizations is similar to the Riverside County average, which is 32 percent higher than the California average and 54 percent and 45 percent higher than San Diego and Los Angeles Counties, respectively.⁷ This means that heart attacks are happening more frequently in Murrieta than many places in the region.

LAND USE AND URBAN DESIGN FOR HEALTH

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

Murrieta's development pattern is consistent with prevailing development patterns in many other fast-growing Southern California cities: low densities and automobile-oriented design, with large sections of the City devoted to single uses, such as residential subdivisions or commercial shopping centers. Most housing is provided in single-use subdivisions of single-family homes.

⁵ Refer to Table 5.1-1, *Leading Causes of Death by Percentage, Murrieta, 2003-2007*, in *City of Murrieta General Plan Update Existing Conditions Report*, (Riverside County Community Health Agency, Department of Public Health, Epidemiology & Program Evaluation Branch, July 2009, with data from State of California, Department of Health Services, Center for Health Statistics, *Death Statistical Master File, Riverside County, 2005 (Residence)*).

⁶ Centers for Disease Control, 2006, "Table B. Deaths and death rates for 2004 and age-adjusted death rates and percentage changes in age-adjusted rates from 2003 to 2004 for the 15 leading causes of death in 2004: United States, final 2003 and preliminary 2004," *National Vital Statistics Reports 2006*, Vol. 54, No. 19, June 28. (http://www.cdc.gov/nchs/data/nvsr/nvsr54/nvsr54_19.pdf).

⁷ Refer to Table 5.1-2, *Asthma and Heart Attack Hospitalizations per 10,000 Residents, 2006-2008 Combined*, in *City of Murrieta General Plan Update Existing Conditions Report*, from the California Office of Statewide Health Planning and Development (OSHPD) Patient Discharge Database, provided to Raimi + Associates by Meredith Millet, California Department of Public Health, Environmental Health Investigations Branch, March 2010.



The City has a very low density overall: 30.50 percent of land is occupied by single-family homes while only 1.11 percent is occupied by multi-family homes. At the same time, 73 percent of housing units are single-family, while 22 percent are multi-family, demonstrating how multi-family homes consume significantly less land per unit than single-family homes. Murrieta has a lower proportion of multi-family housing than the rest of the SCAG (Southern California Association of Governments) region, where approximately 47 percent of housing is estimated to be multi-family, but a similar amount to Riverside County.⁸ Forty-three percent of land in Riverside County is occupied by vacant land, golf courses, and agricultural land, and another 15.60 percent of land is occupied by streets and infrastructure.

ENVIRONMENTAL HEALTH

Environmental health concerns include air pollutants, contaminated land or water, or even toxic substances in everyday household items. While it may be impossible to eliminate all of these environmental health risks completely, efforts to clean up contaminated sites, eliminate toxic substances, and protect air and water quality can reduce environmental health risks.

The California Air Resources Board (CARB) publishes guidelines for protecting “sensitive land uses,” such as residential uses, health care or child care facilities, and recreation facilities, from various types of air pollution like freeways, industrial sites, or shipyards.

Of these pollution types, freeways, truck routes, and other busy roadways are the most prevalent in Murrieta. CARB generally recommends at least a 500-foot buffer between “sensitive land uses” and freeways or truck routes, and most existing residential uses in Murrieta meet this recommendation. There are a limited number of residential uses within 500 feet of the I-15 Freeway as it enters the city from the northwest, in the center of the City along the I-215 Freeway, and along the City’s eastern border along SR-79. Portions of the Loma Linda University Medical Center site are also within 500 feet of the I-215 Freeway.

Like air pollution, noise pollution in Murrieta mostly comes from freeways and busy roadways, and the most heavily impacted areas are those close to freeways and busy roadways.



Land use planning can encourage walking and biking, not only by creating safe pathways but by placing different types of land uses within walking and biking distance of each other.

⁸ Southern California Association of Governments, “Compass Blueprint Growth Vision Report” (2004).



Partially because it has never been the site of large-scale industrial land use, the City does not contain a high number of contaminated sites, or any strong geographical concentrations of contaminated sites. At the same time, there are contaminated sites of various types throughout the City where clean up is ongoing or needed in the future. There are generally more of these in the central and southwestern areas of the City. Gas stations with underground leaking storage tanks are one of the most common types of contaminated sites. In addition, several formerly contaminated sites in Murrieta are recorded by the State of California as cleaned up.

SAFE, SUSTAINABLE, AND ACTIVE TRANSPORTATION

Most people in Murrieta drive to work, to school, and for daily needs such as shopping. This is similar to the transportation behavior of Riverside County, where in 2008 the average household drove 66.5 miles per day (21.26 miles per day per capita).⁹ Currently, with the exception of some areas like Historic Downtown Murrieta, walking or cycling is an infeasible mode of daily transportation for most Murrieta residents. Walking and cycling can provide health benefits by increasing levels of physical activity and reducing levels of air pollution. In addition, the risk of being involved in a collision with an automobile is a significant health risk for drivers, pedestrians, and cyclists alike.

From 2006-2008, 77 percent of Murrieta residents drove to work alone, slightly higher than the County, State, and national averages, while 13 percent carpooled (higher than the California average). Around 1.5 percent of Murrieta residents walked or cycled to work, which was about one-half the State and national average, while 0.1 percent of residents used public transportation to get to work. Similarly, rates of walking to school are lower than State averages.¹⁰

The average travel time to work (one-way) for a Murrieta resident from 2006-2008 was 36.5 minutes, around 35 percent longer than the California average of 27.0 minutes and 44 percent longer than the national average of 25.3 minutes.¹¹ This implies that many residents are traveling outside of Murrieta for work. It also means that commute times and vehicle miles traveled could decrease if a higher proportion of residents worked in Murrieta.

Most housing in Murrieta is currently provided in single-use subdivisions with a hierarchical curvilinear street layout of neighborhood feeder streets and large arterials. Streets that do not connect to adjacent areas, cul-de-sacs without pedestrian cut-throughs, blocks with lengths over 1,000 feet, and a lack of nearby non-residential destinations are very common in almost of the City's neighborhoods. Most of Murrieta's commercial streets are wider than 60 feet, with high street speeds. These factors all reduce the number of route choices and attractive destinations for pedestrians, make walking less comfortable and safe, and make it difficult to walk as part of daily life.

⁹ Regional Transportation Plan 2008, Amendment 2 PL data provided by Yongping Zhang and Guoxiong Huang, Transportation Planning Department, Southern California Association of Governments in March 2010 for Raimi + Associates.

¹⁰ 2005 California Health Interview Survey, "Walked/Biked/Skated to or from school in past week," Riverside County and State of California, accessed March 23 at www.chis.ucla.edu.

¹¹ U.S. Census Bureau, *American Community Survey Selected Economic Characteristics*, 2006-2008, available at www.factfinder.census.gov.



On the other hand, many of Murrieta's residential neighborhoods, as well as Historic Downtown Murrieta, have consistent and frequent street trees and sidewalks. Mature street trees, such as those found along Washington Avenue, are particularly valuable and pleasant for the pedestrian environment. Most of the residential subdivisions around the City have less mature trees, but with proper maintenance, they will continue to grow and improve the pedestrian environment over time.



Trees, sidewalks, and storefronts along Washington Avenue provide a comfortable and interesting environment for walking.

PUBLIC SPACES FOR PHYSICAL ACTIVITY AND SOCIAL COHESION

Parks, plazas, natural areas, sports facilities, and other public spaces can have great health benefits for physical and mental health. They encourage physical activity by creating a venue for organized or casual recreation. They can also provide opportunities for social interaction, relaxation, and a connection with nature, all of which have well-established links to good mental health.

In Riverside County as a whole, 65.2 percent of residents report having visited a park, playground, or open space in the last week, similar to the California average of 68.8 percent.¹² At the time the *Parks Master Plan* was adopted in June 2009, the City of Murrieta had 476.24 acres of parkland within 48 total parks available for residents to use.¹³ This total includes one Citywide park of 45 acres, 95 acres of Community Parks, and 10 Neighborhood Parks that provide over 72 combined acres of parkland. The City also includes seven "Nature Parks" containing 140 acres of parkland, 15 multi-use trails, 2,306.01 acres of Open Space, and additional acreage in joint-use school facilities and private recreation facilities. The City has set a standard of 5 acres of parkland per 1,000 residents. At 2011 population levels, it will require 34 acres of additional park space to meet this requirement. There are six locations in the City that are identified as underserved, farther than ½-mile from a park. Research shows that residents in these areas are less likely to meet minimum weekly exercise recommendations.¹⁴

¹² 2007 California Health Interview Survey, "Visited a park, playground, or open space in the last month," Riverside County and State of California, www.chis.ucla.edu.

¹³ *City of Murrieta Parks and Recreation Master Plan, June 2009.*

¹⁴ L. Frank et al., 2000, *Linking Land Use with Household Vehicle Emissions in the Central Puget Sound: Methodological Framework and Findings*, Part D, Vol. 5, Transportation Research, *supra* note 11.



HEALTHY GOODS AND SERVICES

As a whole, the City of Murrieta is well-served by full-service grocery stores providing fresh produce, though some neighborhoods are better-served than others. The City has 14 grocery stores, including large chain vendors as well as locally owned and small grocery stores. This equals about 1.4 full-service grocery stores per 10,000 residents.¹⁵ As a rule of thumb, more than one grocery store per 10,000 residents is considered well served.¹⁶ A privately operated farmer's market and a community garden sponsored by the City are currently in operation, providing residents additional opportunities to access high-quality local produce.



People are more likely to eat fruits and vegetables when they are sold nearby.

Access to health care and preventative care is an important component of community health. Over the past few decades, Riverside County's population has increased at a more rapid rate than have the various services, such as physicians and hospitals, necessary to support the population. As a result, Riverside County, in particular the Southern Area which includes Murrieta,¹⁷ experienced a general shortage of hospitals, physicians, and nurses compared to the rest of California. At the same time, three of the five hospitals in the Southern Area of Riverside County, Rancho Springs Medical Center, Inland Valley Regional Medical Center, and the recently completed Loma Linda University Medical Center, are located in or very near Murrieta. As a result, the City of Murrieta itself is fairly well-served by healthcare providers compared to other cities in the surrounding region.

In general, the ability of Murrieta residents to pay for health care, and their likelihood of being insured, is greater than the surrounding region. Approximately two-thirds of Murrieta residents are currently able to pay for hospitalization through private insurance, almost twice the rate for Riverside County. Conversely, only 23 percent paid with Medicare (compared with 42 for Southern Riverside County) and 8 percent paid with Medi-Cal (compared with 15 percent for Southern Riverside County).¹⁸ This corresponds with Murrieta's levels of income, which are higher than the national and county average,¹⁹ and its poverty rates, which are lower. At the

¹⁵ Based on a Murrieta population estimate of 97,029, U.S. Census, *American Community Survey Demographic Estimates*, 2006-2008, available at www.factfinder.census.gov.

¹⁶ The 1 grocery store per 10,000 residents rule of thumb is based on service area calculations used by the supermarket industry.

¹⁷ The Southern Area of Riverside County, as identified by Riverside County, includes Murrieta, Temecula, Canyon Lake, Lake Elsinore, Perris, San Jacinto, Hemet, and areas of unincorporated Riverside County between and surrounding these cities.

¹⁸ 2005 California Health Interview Survey, "Currently Insured" question for Riverside County and the State of California, accessed March 23, 2010 at www.chis.ucla.edu.

¹⁹ U.S. Census, *American Community Survey Selected Economic Characteristics*, 2006-2008, available at www.factfinder.census.gov.



same time, there are still significant segments of the Murrieta community, such as the elderly and those with lower incomes, that lack affordable access to health care or depend on various medical safety nets for their care.

7.4 SETTING THE VISION FOR A HEALTHY COMMUNITY

The Healthy Community Element seeks to improve the health of Murrieta's residents by:

- Promoting overall physical and mental health;
- Creating complete and well-designed neighborhoods and streets;
- Reducing the community's exposure to environmental hazards;
- Creating public spaces that promote physical activity and social cohesion;
- Promoting safe and active transportation;
- Supporting educational and occupational opportunities; and
- Encouraging healthy goods and services that are physically, economically, and culturally easily accessible.

The goals and policies in this Element are the result of a comprehensive analysis of existing health and environment conditions and input from the community at public workshops. They reflect a forward-looking but realistic approach to Murrieta's existing suburban character with low densities, single-use land areas, high levels of automobile use and orientation, and a very large land area. It may not be realistic to expect everyone in the City to sell their cars and start bicycling everywhere, but there are opportunities to promote more physical activity through improved park access, a better walking environment, a more well-connected cycling and trail system, and more jobs and services available locally.

As a guide for improving health in a fast-growing suburban community, this Healthy Community Element is a pioneer for other cities across the country. The Element's policies, as well as health-supportive policies in other Elements, include a mix of programmatic and physical strategies that can be implemented over the course of the General Plan. Their success will require patience, persistence, openness to change, and creative thinking about the possibilities of suburban living by local residents, businesses, developers, and the City alike.

The five key topics of the Healthy Community Element goals and policies are as follows:

- Citywide Health
- Environmental Health
- Public Spaces for Physical Activity and Social Cohesion
- Healthy Economy
- Healthy Goods and Services

Additional goals and policies related to the topics discussed in this Element are found in the following Elements: Land Use, Circulation, Conservation, Recreation and Open Space, Air Quality, and Noise.



7.5 GOALS AND POLICIES

CITYWIDE HEALTH

GOAL HC-1 Application of innovative and model best practices in the community health field.

POLICIES

- HC-1.1 Collaborate with the Riverside County Department of Public Health’s efforts to systematically collect, track, and analyze community health and social, economic, and physical environmental data.
- HC-1.2 Establish procedures and tools that help the City consider health in its planning and policy decisions.
- HC-1.3 Encourage that the municipal vehicle fleet achieve the highest possible number of fuel-efficient and low emissions vehicles commercially available.
- HC-1.4 Seek opportunities to promote healthy lifestyles, activities, and food choices at City offices and City-organized events.
- HC-1.5 Promote the health and well being of City employees through health challenges (e.g., weight loss contests, stop smoking, lunchtime/worktime sponsored events, bike to work days), healthy food choices, and healthy work environments, when feasible.

GOAL HC-2 Health and well-being for those who live, work, and play in Murrieta.

POLICIES

- HC-2.1 Consider community health in appropriate City actions and policies.
- HC-2.2 Establish relationships and collaborate with local health officials, planners, non-profit organizations, hospitals, local health clinics, and community groups to improve community health.
- HC-2.3 Seek input from the Riverside County Department of Public Health and others on proposed development projects or other land use and transportation decisions to encourage that the decisions promote health.
- HC-2.4 Incentivize health promotion groups to participate at City-sponsored events (i.e., waive booth fees at fairs, etc.).



- HC-2.5 Consider one or both of the following:
- Encourage developers of larger commercial/office/business park/industrial projects or projects that include sensitive uses (schools, senior centers, medical facilities, and larger residential projects) to prepare a health impact assessment (HIA) to determine potential impacts and to incorporate project-specific mitigation measures to avoid this risk.
 - A Healthy Development Checklist for use in reviewing new major development projects before finalizing plans.
- HC-2.6 Work with Riverside County and community groups to support the availability of substance abuse treatment services to encourage a functional and healthy workforce.

ENVIRONMENTAL HEALTH

GOAL HC-3 Clean, breathable indoor and outdoor air.

POLICIES

- HC-3.1 Update and enforce tobacco control laws that pertain to location and retailing practices, smoking restrictions, and smoking-free home and workplace laws.
- HC-3.2 Disseminate information to tenants and property owners about indoor mold growth hazards, reduction, and prevention methods.

PUBLIC SPACES FOR PHYSICAL ACTIVITY AND SOCIAL COHESION

GOAL HC-4 Public spaces that foster positive human interaction and healthy lifestyles.

POLICIES

- HC-4.1 Create public plazas with seating, art, and play features near shopping and business districts.
- HC-4.2 Work with restaurants and cafes to create sidewalk outdoor seating areas to activate the sidewalk.
- HC-4.3 Allow and encourage residents to apply for street closure permits for neighborhood block parties.



- HC-4.4 Build an affordable, accessible, and flexible central gathering/meeting space that individuals and community groups can rent for a variety of social, cultural, educational, and civic purposes.
- HC-4.5 Encourage the development and display of public art to promote the history, heritage, and culture of Murrieta.
- HC-4.6 Consider adopting a public art ordinance that 1) provides incentives for businesses to provide public art and 2) establishes a fee for commercial and industrial projects that do not wish to install public art.

HEALTHY ECONOMY

GOAL HC-5 Socially and environmentally responsible businesses that provide meaningful employment opportunities to residents.

POLICIES

- HC-5.1 Develop programs to attract and retain industries that can provide a living wage, provide health insurance benefits, and meet existing levels of workforce education.
- HC-5.2 Conduct a green technology business incubator feasibility study.
- HC-5.3 Engage existing business incubators and recruit green technology entrepreneurs to their facilities to develop a track record for green technology business development.
- HC-5.4 Encourage local employers to adopt healthy living/healthy employee programs and practice such as health challenges (e.g., weight loss contests, stop smoking, lunchtime/worktime sponsored events, bike to work days), healthy food choices, and healthy work environments.

HEALTHY GOODS AND SERVICES

GOAL HC-6 A range of choices for accessible, affordable, and nutritious foods.

POLICIES

- HC-6.1 Encourage equitable distribution of healthy food retail and dining options in all commercial and employment areas of the City.



- HC-6.2 Research and consider land use regulations to limit fast food outlet density.
- HC-6.3 Identify and utilize available incentives, grants, and/or programs to encourage small grocery or convenience stores to sell basic healthy fresh food items. Programs could include grants or loans to purchase updated equipment, publicity, directories of healthy food outlets, or connecting stores to wholesale sources of healthy food.
- HC-6.4 Encourage restaurants to voluntarily eliminate trans fats from their menus.
- HC-6.5 Identify and utilize available incentives, grants, and/or programs to encourage restaurants to create a healthier dining experience for customers by highlighting healthy dishes, offering smaller portion sizes, and disclosing nutrition facts.
- HC-6.6 Support community education programs on healthy eating habits and lifestyles, including topics such as nutrition, physical activity, and vegetable gardening.
- HC-6.7 Encourage larger food retailers to carry specialty ethnic food items and support the opening of smaller ethnic food stores.

GOAL HC-7 A variety of businesses that help create complete neighborhoods and support community health.

POLICIES

- HC-7.1 Encourage fitness centers such as gyms, yoga and dance studios, martial arts centers, and rock climbing facilities to open in Murrieta.
- HC-7.2 Encourage safe, high quality, and affordable child care services for residents and workers in or near housing, transportation, and employment centers.

GOAL HC-8 Accessible health care and preventative care.

POLICIES

- HC-8.1 Work with local and regional health care agencies to promote preventive treatment and broad access to health care.
- HC-8.2 Work with existing organizations and agencies to support high-quality affordable and convenient access to a full range of traditional and alternative primary, preventive, emergency, and specialty health care options.



- HC-8.3 Partner with community groups, the Riverside County Public Health Department, and the Murrieta Valley Unified School District to encourage school-based health centers.
- HC-8.4 Encourage that new public facilities, schools, parks, recreational facilities, and commercial, office, and medical buildings provide drinking fountains.

7.6 IMPLEMENTATION OF THE ELEMENT

The topic of Healthy Community crosses all areas of City government, and implementation will require coordination between a number of City departments, including Community Development, Economic Development, Public Works, and the Community Services District.

The Community Development Department and other relevant departments will review the City's existing codes and ordinances (including the Development Code and the Building Code) and make recommendations on how they can be improved to create more positive health outcomes in the City.

The Economic Development Department will pursue a program of incentives and outreach to attract health care related facilities and businesses to the City. The Economic Development Department will also explore incentives to 1) maintain or expand existing or 2) locate and establish new grocery stores and other healthy food purveyors, and to the extent possible, strive for an equal distribution of healthy food stores throughout the City.

The City can lead by example by expanding the Healthy Murrieta program and by developing City-sponsored programs to address employee health for city employees. Suggested programs could include weight loss challenges, exercise challenges, lunchtime exercise programs, sponsoring bike and walk to work days, and providing transit passes for employees.





Chapter 8: Conservation Element



Chapter 8

Conservation Element

8.1 INTRODUCTION

The purpose of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural and cultural resources. It serves as a guide for the City of Murrieta, its residents, and its businesses to understand what natural or other resources exist in the City, how development impacts these resources, and methods to maintain, preserve, or conserve these resources. The Conservation Element considers the following resources in the natural environment: water; hills and ridges; and mineral, paleontological, and biological resources. It also considers resources within the built environment: urban ecology, farmland, cultural, energy, and solid waste.

Because many of these resources are embodied in the natural and built landscape of Murrieta, the Land Use Element is an essential part of the City's conservation efforts. Other Elements that directly relate to natural resources are Infrastructure, Recreation and Open Space, and Air Quality.

The following Community Priorities relate most directly to this Element:

- Protect the natural beauty of the mountains, hills, and waterways.
- Preserve elements of Murrieta's rural heritage.
- Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.

8.2 AUTHORITY FOR ELEMENT

California Government Code Section 65302 (d) requires *“that a General Plan include a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.”*

8.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The Conservation Element is designed to protect, maintain, and enhance Murrieta's natural resources, and balance current community resource needs with the ability of the community's natural resources to meet those needs and benefit the common good. Murrieta recognizes that resources are finite, and is only able to support the human economy and the global ecosystem if they are used at a sustainable rate and allowed to replenish. Conservation of resources will also enable the City to become more self-sufficient, and reduce long-term costs associated with energy, water, and waste. Murrieta promotes sustainability as a core principle, and this concept applies directly to the management of resources as discussed in this Element. Additionally, protecting and enhancing the natural environment contributes directly to the community's quality of life.

NATURAL ENVIRONMENT

Murrieta's natural environment provides resources such as water, landscape, minerals, plants, and animals. Some of these resources are actively used in the City and must be managed for those purposes. While not directly used by the current inhabitants of the area, plants and animals are inseparable parts of the functioning ecosystem in the natural landscape. Their fossilized remains provide a record of natural history. The community benefits from natural systems such as waterways that allow groundwater recharge and plants that prevent erosion. It is therefore important to understand how these natural systems work.

Water

WATERSHED AND GROUNDWATER

The City of Murrieta and most of the Sphere of Influence (SOI) are located within the inland portion of the Santa Margarita River Basin, which comprises approximately 750 square miles. Murrieta Creek and Temecula Creek collect water from the upper watershed and represent the main tributaries to the Santa Margarita River. Western portions of the City are within the southern portion of the Santa Ana River Basin. The regional boundary for the two basins divides the Santa Margarita River drainage area from that of the San Jacinto River, which normally terminates in Lake Elsinore.

Murrieta Creek extends approximately 14 miles and drains an area of approximately 220 square miles. Warm Springs Creek is a major tributary of Murrieta Creek that traverses Murrieta. Both creeks remain in a semi-natural state, with areas of significant native vegetation occurring along portions of each. There are other minor tributaries and intermittent stream courses that occur within the General Plan Planning Area, as well as vernal pools and seasonal wetlands.

Storm water runoff represents the primary source of surface water within the Murrieta Creek Basin. Additional sources of surface water include groundwater from springs, runoff from agricultural uses, and snowmelt.



Groundwater is water contained within natural underground water systems below the Earth's surface, in which the water flows through porous formations called aquifers. Groundwater recharge is an important source of water supply to each of the retail water purveyors that serve the City and the Sphere of Influence. Numerous wells have been drilled within the groundwater basins to allow for the extraction of water from the underlying reservoirs.

Major groundwater basins underlying Murrieta and the Sphere of Influence include the Murrieta-Temecula Basin and the French Basin. The Murrieta-Temecula Basin underlies approximately 60,000 acres, including the Murrieta Creek channel and Warm Springs Creek, which serve as important sources of groundwater recharge. Water flows from the Basin to the Lake Elsinore area in the northwest and to the Santa Margarita River to the southwest. In the northeast, the French Basin underlies approximately 3,500 acres and discharges to Warm Springs Creek.

Water use and supplies in Murrieta and the Sphere of Influence are discussed in the Infrastructure Element.

UPPER SANTA MARGARITA INTEGRATED REGIONAL WATER MANAGEMENT PLAN

The Integrated Regional Water Management Plan (IRWMP) is a planning and management tool to facilitate efficient use of water resources and to develop effective water conservation measures, using a regional- and watershed-based approach. Development of the IRWMP is a cooperative effort by the Rancho California Water District, Riverside County Flood Control and Water Conservation District, and County of Riverside.

The intent of the IRWMP is to enable greater watershed-wide coordination and management of water resources within the Santa Margarita Watershed as a whole, as well as adjoining watershed and regional planning and funding efforts. Through the IRWMP, stakeholders collaborate across jurisdictional boundaries to implement water resource management projects. These stakeholders include regional water agencies; flood control districts; counties; cities; and federal, state, and local agencies. The IRWMP also provides opportunities to identify and evaluate information on the present and future needs within the watershed for consideration in the California Water Plan.

STORM WATER MANAGEMENT

Storm water drainage infrastructure within the City of Murrieta consists of a network of natural streams, improved channels, storm drains, catch basins, and detention basins. These facilities and their necessary maintenance are provided by the Riverside County Flood Control and Water Conservation District and the City.

To minimize detrimental effects of runoff water quality, the City of Murrieta implements its Storm Water Management Plan (SWMP). The SWMP identifies methods to reduce potential storm water runoff and the contribution of pollutants to the storm drain system from industrial, commercial, residential, and municipal sources.



Hills and Ridges

Murrieta's natural setting offers views and vistas of features that have both scenic and ecological value. A variety of rolling hillsides, mountain ranges, the Valley floor, and varied natural vegetation contributes to the unique visual character of Murrieta, as well as the surrounding region.

The Hogbacks are a prominent visual feature within the Murrieta landscape that can be seen from many vantage points. This ridgeline crosses the eastern portion of the City and supports areas of relatively undisturbed natural vegetation along the western slope.



Ridgelines are visible from the freeways traversing Murrieta.

Views to the Santa Rosa Plateau occur along the I-15 and I-215 Freeways, as well as from lands located to the west of the Hogbacks. Views from these locations also include the largely undisturbed ridgelines that extend to the north and south of the Plateau, combined with hillside areas supporting chaparral habitat. Oak woodland habitat and a variety of canyons are also present along the foothills of the Santa Ana Mountains and add to the existing visual character.

The Murrieta *Municipal Code* establishes guidelines for future development proposed along the City's hillsides. Section 16.24, Hillside Development, provides measures for the long-term protection of existing natural topography and scenic character whenever feasible through the regulation of grading activities, intensity, and density of development proposed, structural massing, building height, and other characteristics in order to minimize potential impacts on the existing viewshed.

SCENIC CORRIDORS

Views from the major freeways traversing Murrieta play a large part in defining the community's identity for people passing through the area. Both freeways have been recognized as possessing scenic qualities.

Interstate 15 is included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation, and Interstate 215 was previously shown on the County's Master Plan of Scenic Highways as being eligible for official designation as a County Scenic Highway.

Mineral Resources

The City lies within the Temescal Valley Area within Riverside County, which has become a major area for mining. Existing mineral extraction activities and commodities produced in this area primarily consist of clay, specialty sands, and specialty stone. Construction aggregate (crushed rock, sand, and gravel) also represents a valuable mineral commodity. Sand, gravel,



and clay are generally used for fill purposes, for the construction of roads and highways within urban and suburban development, and for other infrastructure purposes such as canals and aqueducts.

The extent and significance of mineral deposits in the City and the Sphere of Influence are largely unknown. *Exhibit 8-1, Mineral Resources*, shows the locations of known resources. Five resource sites are identified within the City. These sites contain support clay, sand and gravel (construction), feldspar, feldspar/silica, and gold. One geothermal resource is also identified within the City boundaries. Three additional sites are identified within the Sphere of Influence, which contain feldspar, gold, and stone (crushed/broken). According to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), no underlying oil fields are present in the City, the Sphere of Influence, or in outlying areas.

The Murrieta *Development Code* provides guidelines for the review of surface mining permit applications that are intended to create and maintain an effective surface mining and reclamation policy, as authorized by the California Surface Mining and Reclamation Act of 1975. The *Development Code* gives provisions for the regulation of surface mining operations in order to prevent or minimize potentially adverse effects, and provides for reclamation of mined lands.

Paleontological Resources

Paleontological resources are the fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. The Murrieta area is generally underlain by highly fossiliferous rock units that include the Pauba formation and Unnamed Sandstone formation. The San Bernardino County Museum Earth Sciences Division has classified the majority of the City and the Sphere of Influence as having a high potential for containing significant, nonrenewable paleontological resources.

Formations in the Murrieta area have yielded extensive fossil remains that include mammoth, mastodon, ground sloth, dire wolf, short-faced bear, saber-toothed cat, tapir, camel, llama, and pronghorn. Known deposits have also yielded smaller vertebrate fossils including rabbit, rodent, bat, shrew, bide, amphibian, lizard, tortoise, and turtle.

Biological Resources

WILDLIFE HABITAT

Approximately 8,374 acres of undeveloped land with potential wildlife habitat are present within the approximate 26,852-acre General Plan Planning Area, excluding agricultural lands. Concentrated areas of natural vegetation occur along the foothills and canyons in the western portion of the City, in the northern portion of the City along the northeastern hillsides, along Murrieta and Warm Springs Creeks, and along the slopes and base of the Hogbacks.

Plant communities within the General Plan Planning Area include annual grassland, coastal sage scrub, chaparral, oak woodland, riparian, and wetland habitat. *Table 8-1, Wildlife Habitat in Murrieta and Sphere of Influence*, lists specific categories and acreages of the plant



communities within the General Plan Planning Area. *Exhibit 8-2, Vegetation and Land Use*, identifies the location of potential wildlife habitat areas within the General Plan Planning Area.

**Table 8-1
Wildlife Habitat in Murrieta and Sphere of Influence**

Wildlife Habitat*	Wildlife Habitat Mapping Units (Common Name)	Approximate Area (acres)
Annual Grassland	California annual grassland alliance	2,340
Coastal Oak Woodland	Five different plant associations	303
Coastal Scrub	Sixteen different plant associations	3,372
Cropland, Orchard, Vineyard	Agricultural Land Use	5,662
Eucalyptus	Eucalyptus Alliance	35
Fresh Emergent Wetland	Bulrush-cattail	107
Lacustrine	Water mapping unit	128
Mixed Chaparral	Twelve different plant associations	1,636
Riverine/Lacustrine	Sandbars, mud flats, riparian shrubs and trees associated with a river	137
Urban	Five different mapping units	12,816
Valley Foothill Riparian	Nine different plant associations	316
TOTAL		26,852
* Using the Wildlife Habitat Relationship (WHR) system of vegetation classification. Descriptions of each habitat type and associated wildlife are provided in the Existing Conditions Report.		

SPECIAL-STATUS SPECIES

Special-status species include plants and animals that are listed as rare, threatened, endangered, or otherwise identified for tracking and protection at the state or federal level. Conservation efforts in the *Western Riverside Multiple Species Habitat Conservation Plan* are largely aimed at species associated with unusual soil types. Special-status plant species are likely to occur in habitat areas associated with vernal pools and clay soils, wetlands, and areas supporting chaparral, scrub, and woodlands.

Within the General Plan Planning Area, listed species with specific soil types include Munz’s onion, San Diego ambrosia, spreading navarretia, California Orcutt grass, and Quino checkerspot butterfly. In addition, coastal scrub and chaparral habitat areas are important habitat for the Quino checkerspot butterfly and California gnatcatcher. Annual grassland and coastal scrub habitat are important to the Stephens’ kangaroo rat, while riparian, lacustrine, and emergent wetland habitat are important to the least Bell’s vireo and southwestern willow flycatcher.



WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN

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

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

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

- **Murrieta Creek (SW1) and Santa Rosa Plateau (SW6)**. Maintain habitat function as riparian and aquatic species live-in habitat and large mammal movement linkage.
- **French Valley/Lower Sedco Hills (SW5) and Warm Springs Creek/French Valley (SCM1)**. Maintain habitat Core for narrow endemic plants (saline/alkali and clay), Quino checkerspot butterfly, Riverside fairy shrimp, Los Angeles pocket mouse, western pond turtle, and habitat linkages through the City limits (east-west and north-south) for wildlife movement and plant dispersal.

BUILT ENVIRONMENT

Murrieta's built environment interacts with the natural environment by drawing on resources like soil and energy and creating new resources such as farmland, historic structures, and products that can be re-used or recycled. The community also seeks to integrate the natural world into the urban fabric by preserving open space and introducing parks and trees. Developing the City while enhancing the functioning of natural systems is a prudent way to maintain and benefit from natural resources.

Urban Ecology

In urban areas where the majority of land is given over to pavement, buildings, or other kinds of development, ecologically functioning land is a unique and valuable asset with widespread positive impacts. Creeks, wetlands, habitat areas, parks, trees, gardens, storm water management areas, and other open space can serve as interconnecting islands of bio-diversity, providing valuable ecological services.

PARKS AND OPEN SPACE

Discussed extensively in the Recreation and Open Space Element, Murrieta's parks and natural open space provide opportunities for outdoor recreation and contact with nature. Trails have



been constructed through several parks and open space areas. Much of Murrieta’s open space follows natural drainage courses.

TREES

Murrieta has a *Tree Preservation Ordinance* that protects native Oak and Sycamore trees, and trees of historic or cultural significance, groves and stands of mature trees, and mature trees in general. Trees protected under this ordinance include palms and trees at the Murrieta Hot Springs Resort, conifers dating from pre-World War I along Murrieta Hot Springs Road, and a landmark cottonwood tree associated with a former ceremonial ground and trail route located near Lemon Street.

Farmland

Murrieta’s economy was once based on agriculture, and there is still farmland within the City and the Sphere of Influence (SOI). California’s Farmland Mapping and Monitoring Program categorizes the quality of farmland in the state based on such factors as soil type, growing season, availability of water, and history of crop production. *Exhibit 8-4, Important Farmland*, shows the location of farmland types in the City and SOI, including 3,207 acres of Farmland of Local Importance within the City boundaries.

Table 8-2, Farmland Types in Murrieta and Sphere of Influence (2008), provides a breakdown of the acreage of lands within each Farmland Mapping Category for the City and the Sphere of Influence. These Farmland Mapping Categories are defined in the Existing Conditions Background Report.

**Table 8-2
Farmland Types in Murrieta and Sphere of Influence (2008)**

Farmland Mapping Category	Total in Acres
City of Murrieta	
Urban Built Out Land	11,348
Grazing Land	1,540
Farmland of Local Importance	3,207
Prime Farmland	65
Farmland of Statewide Importance	28
Unique Farmland	81
Other Land	5,242
Sphere of Influence	
Urban Land	442
Grazing Land	1,164
Farmland of Local Importance	2,581
Other Land	1,155
Source: City of Murrieta GIS Data. December 2009. Farmland Mapping Categories are defined in the Existing Conditions Report.	



Exhibit 8-4 and *Table 8-2* are based on the Important Farmland maps prepared by the State in 2008. These maps include land that was used for agricultural production anytime in the four years before the maps were prepared. However, by 2010 the extent of land used for agricultural production within the City limits was far less than the farmland depicted in *Exhibit 8-4*.

WILLIAMSON ACT LANDS

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

According to the California Department of Conservation, no Williamson Act encumbered properties are located within the City of Murrieta. Approximately 58 acres of encumbered acreage are located outside of the City boundary within the Sphere of Influence, as shown in *Exhibit 8-5, Williamson Act Farmland (2006)*. None of these contracts are in non-renewal status with the State.

Cultural Resources

ARCHEOLOGICAL AND HISTORICAL RESOURCES

Murrieta enjoys a rich cultural history, with more than 199 documented cultural, archaeological and historic sites. Cultural and archaeological resources include remnants of prehistoric habitation such as milling features and food processing artifacts, stone artifacts (flakes, points, debitage), sites with rock art, village complexes and habitation sites, and prehistoric quarries. Historic sites include built resources and historic archaeological sites (trash scatters, habitation remains). It also includes historic resources such as ranches, homes, and sites of historic



This grain elevator, built in 1918, is one of the most noticeable historic structures in Murrieta.

buildings that have been demolished. The most historically significant areas generally occur along Washington Avenue, west of the I-15 Freeway, and Los Alamos Road, east of the I-215 Freeway.

The General Plan Planning Area contains a number of roads which, due to their individual qualities or historical significance, may warrant recognition or even conservation programs to preserve their character. The historic value of Los Alamos Road was recognized by the Murrieta City Council on July 16, 1991. In March of the following year, the Riverside County Historical Commission recommended that a four-mile stretch of



Los Alamos Road, between Via Santee and Winchester Road, be designated as a County Historic Route.

The City has a *Cultural Resource Preservation Ordinance* that provides “a mechanism by which community resources such as buildings, structures and sites within the City of Murrieta, which are of pre-historic or historic interest or value, or which exhibit special elements of the City’s architectural, cultural, or social heritage may be identified, protected, enhanced, perpetuated and used in the interest of the public’s health, safety, welfare, and enrichment.” Under this ordinance, a natural or constructed feature may be designated as an individual resource, and a geographic area may be designated as an archeological district or a historic preservation district.

The City of Murrieta Historic Preservation Advisory Commission acts in an advisory capacity to the City Council with regard to the preservation of cultural and archaeological resources within the City’s boundaries.

HISTORIC DOWNTOWN MURRIETA

The Historic Murrieta Specific Plan, adopted in 2000, provides a framework for the future enhancement and preservation of Historic Downtown Murrieta. The Specific Plan Area is bounded by Jefferson Avenue to the east; Ivy Street to the south; Hayes Avenue to the west; and Kalmia Street to the north. The Specific Plan sets forth guidelines for design of appropriate development including architectural characteristics, site planning, parking, landscaping, and signage. The Specific Plan also identifies several gateways to Historic Murrieta that have visual prominence, including Kalmia Street and Ivy Street, as well as Washington Avenue and Jefferson Avenue. Other elements contributing to the historic character of the area include a variety of large, mature trees, particularly along Washington Avenue.



This building on Washington Avenue is believed to be the former A. K. Small & Co. dry goods store, pictured in the Vision chapter as it appeared in 1917.

A number of improvements are planned or have been made in recent years within Historic Downtown Murrieta. These projects include design elements to enhance the overall historic theme and character, infrastructure and street improvements, parks, and upgrades to various City facilities. Historic Downtown continues to be a focal point for future improvements and planning efforts.



Energy

Energy resources are commonly categorized as renewable or nonrenewable. Future availability and environmental costs are growing concerns with nonrenewable energy. Two renewable energy sources, solar radiation and wind energy, are readily available in the area. Geothermal resources also exist, as suggested by the presence of thermal springs. However, most energy used in Murrieta comes from sources located elsewhere.

Electricity is provided by Southern California Edison (SCE), whose facilities include hydroelectric, nuclear, and coal power plants. A growing percentage of the energy supplied by SCE is from renewable sources: wind, geothermal, solar, biomass, and small hydroelectric. Under Executive Order S-14-08, California utilities are required to generate 33 percent of their electricity from renewable resources by the year 2020.

Natural gas is supplied through transmission pipelines by the Southern California Gas Company. In areas of the City where natural gas infrastructure is not available, homes or businesses use propane gas. Individual propane tanks are located on the property and the owners or occupants execute private agreements with propane companies to maintain and refill the tanks.

Transportation energy is supplied primarily by petroleum or fossil fuels, although hybrid and electric-powered vehicles are becoming more available, as well as vehicles powered by alternative fuels. At this time, gasoline and diesel fuels are readily available within the General Plan Planning Area and throughout the Southern California region. The environmentally significant consequence of using these fuels is the atmospheric release of greenhouse gases and other pollutants.

WIND ENERGY

Wind turbines on residential lots can reduce household consumption of utility-supplied electricity. In order to promote the safe, effective, and efficient construction and use of non-commercial wind energy conversion systems on rural residential lots, the *Municipal Code* includes standards for regulating these systems. The standards are intended to minimize visual, noise, and safety impacts on the surrounding community.

Solid Waste

Murrieta was found to be in compliance with AB 939 in 2006, having made a good faith effort (49 percent diversion rate) to meet the goal of diverting 50 percent of solid waste from landfills. In the two years since AB 939 compliance has been measured according to Annual Per Capita Disposal Rate, Murrieta has succeeded in meeting the AB 939 target set by CalRecycle. The City of Murrieta has established a number of programs in partnership with Waste Management that promote recycling, composting, and waste reduction, all of which have contributed to the City's increasing diversion rate and decreasing disposal rate in recent years.



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

NATURAL ENVIRONMENT

Water Supply

Water is a precious natural resource in Murrieta and in California. Water conservation and efficiency efforts in Murrieta are occurring against a statewide backdrop of increased demand for water and decreased supply due to many seasons of drought, which will likely be exacerbated in the future by climate change. In addition, the southern California water supply has been reduced by severe restrictions in water diversions from the Sacramento-San Joaquin River Delta for the State Water Project, which has historically supplemented water supplies along with water from the Colorado River.

California law requires Murrieta and other local governments to adopt ordinances ensuring that large landscaped areas are designed to be water-efficient. Plant choices, efficient irrigation systems, and other landscape design techniques can reduce water consumption from large projects such as parks, golf courses, homeowner association sites, and institutional uses, as well as residential yards and smaller landscaped areas. Murrieta adopted the latest *Water Efficient Landscape Ordinance* in 2010.

Future water supplies in Murrieta will rely heavily on recycled/reclaimed water to reduce the demand on potable water supplies. Water districts will need to ensure their water reclamation facilities and pipeline infrastructure are planned and installed according to their Urban Water Management Plan projections. Coordination between the City and water districts will be essential as further development is planned.

Residents and businesses in Murrieta will need to play a role in using water resources efficiently, and this will be encouraged through education and incentives from the City and water agencies.

Storm Water Management and Groundwater Recharge

Groundwater is an important source of water for Murrieta. When land is in its natural state, groundwater supplies are recharged as rain infiltrates the soil. But when areas become urbanized and soil is covered by impervious surfaces, this storm water runs off and is often diverted into channels that carry the water away. As urbanization continues in Murrieta, efforts to recharge groundwater will be important for the long-term sustainability of the City's water supply.

Groundwater recharge can be integrated into the design of development projects by preserving natural drainage courses, encouraging the use of pervious surfaces, and creating areas for water retention and infiltration. Recharge techniques that may be used on-site or off-site include recharge ponds, injection points, and storm water retention ponds.



Besides recharging aquifers with clean water, implementing a comprehensive storm water management program can reduce pollution and erosion, and prevent flooding. Unmanaged urban storm water runoff can cause polluted and excessive storm water flows that diminish water quality in the Santa Margarita River Basin.

In implementing its Storm Water Management Plan, the City will continue its efforts to keep pollutants from entering urban runoff and to provide measures that remove pollutants before runoff reaches the creeks.

Hills and Ridges

Murrieta's hills and ridges offer scenic and biological values, and are considered to be a community treasure. The City has regulations that protect hillside topography and scenic characteristics and prevent slope erosion, and seeks to preserve habitat areas such as the foothills of the Santa Ana Mountains under the MSHCP.

Scenic corridors through Murrieta allow enjoyment of these views. With formal designation of these corridors, the scenic qualities of Murrieta could be recognized at the County and State level as a community amenity.

Mineral Resources

The City of Murrieta recognizes the economic value of mining areas and facilities within its borders. Regulation allows these facilities to co-exist with other land uses and reduces negative impacts that can be associated with mining operations.

Archaeological Resources

The City of Murrieta recognizes the value of prehistoric and Native American traditional cultural and archaeological sites within its borders and the need to preserve these sensitive non-renewable resources. The impacts of the area's traditional inhabitants have played in the historic development of the City is also recognized and important to future growth and development. Appropriate steps and protocols as outlined in the *Cultural Resources Preservation Ordinance* will be taken to carefully balance protection of these archaeological sites, cultural resources and traditional cultural properties with the need to accommodate development.



Site design can use vegetated areas to remove pollutants from runoff and allow water to infiltrate the soil rather than flowing directly into storm drains.



Paleontological Resources

Paleontological resources in Murrieta will require continued protection during grading and excavation for development. Local displays of excavated fossils could also provide educational benefits and promote a sense of place and history, with the potential to attract visitors as well.

Biological Resources

The preservation of biological resources is of great importance to the City and to the County of Riverside. Ongoing net loss of habitat due to development will contribute to the regional loss of habitat on a cumulative level. Therefore, the City will continue to carefully balance protection of natural lands, habitat, and protection of multiple species with the need to accommodate development. In this effort, Murrieta will maintain compliance with the MSHCP and related state and federal regulations aimed at protecting biological resources.

BUILT ENVIRONMENT

Urban Ecology

Murrieta seeks to balance community needs within the framework of an improved urban ecological system. Whether naturally occurring or constructed, areas with functioning ecology can protect against natural disasters and negative environmental impacts. For example, wetlands can protect urban areas from flooding and provide centers of habitat for ecological restoration work. Trees and landscaping provide a wide array of ecological benefits, including absorbing storm water, cooling surrounding temperatures, removing air pollutants, filtering polluted water, sequestering carbon dioxide, and providing animal habitat. Permeable landscape features that can treat and retain storm water, instead of releasing it immediately during a storm, protect downstream waterways, wetlands, and water bodies from pollution, sedimentation, and flooding.

Preserving native species is a basic requirement for a sustainable ecological system, and can also enhance the quality of life of a community, when residents are provided opportunities to connect with nature and natural systems. Sustaining an ecological system requires protecting it from the negative impacts of invasive species that often accompany the urban edge. It must also be protected from pesticides and herbicides, which can contaminate water, air, and food; breed resistance in pests; and have widespread negative health effects on plants, animals and humans.

Murrieta sets aside natural open space for habitat, drainage, and recreation. In addition, the community constructs a variety of green spaces. As discussed in the Recreation and Open Space Element, the City of Murrieta has a parkland standard of 5 acres per 1,000 people, and seeks to distribute parks among all neighborhoods. Trees and landscaping are promoted throughout developed areas, supporting property values while offering other benefits. Water-efficient landscaping with “California-friendly” plants can also provide habitat for fauna such as butterflies and birds. To assist in storm water management, planted drainage and retention areas will be incorporated into development.



Agriculture

Preservation of farmland in areas less suitable for urban uses can offer multiple benefits: scenic value, maintaining a link to Murrieta's heritage, and providing access to locally grown food. A farmer's market in Murrieta demonstrates the value that residents place on obtaining fresh, locally grown produce. Residents also have opportunities to see where food is grown when farms and ranches operate farm stands and other visitor-serving agritourism activities, which can also improve the financial viability of these agricultural uses.

Increasingly, cities and master-planned communities are seeking to incorporate small-scale agriculture as an amenity for urbanized areas. "Urban agriculture" includes urban farms, community gardens, and cultivation on private properties. Facilities for processing and distributing food are another part of a local food system that supports agricultural uses. Consistent with its heritage and interest in community health, Murrieta will encourage opportunities for community members to access fresh, locally grown food.



Pumpkins from the "Produce for People" community garden were sold at City Hall to raise funds for the garden, which generates fresh produce for local food pantries.

Cultural and Historical Resources

Murrieta promotes the preservation of historically and architecturally significant sites, structures, and landscape features within the community and seeks to encourage proper adaptive reuse of historic structures and sites. In reviewing proposed development projects involving historic resources, the use of the *California Historic Building Code* and the U.S. Secretary of the Interior's rehabilitation, reconstruction, restoration, and preservation treatments has assisted in maintaining the historic character of the City while achieving local and regional growth goals.

The City will continue to provide protective measures for the City's Historic Downtown and Los Alamos area, as well as other historically and architecturally significant sites, structures, and landscape features throughout the community that enhance and/or reinforce the City's rich history and character.

Historic Downtown Murrieta has been recognized as a special cultural resource in the City of Murrieta. The *Historic Murrieta Specific Plan* describes this vision and the guiding principles to establish a cultural and governmental center, create an attractive town center, improve the historic and pedestrian scale, and foster proactive economic development.

Building on its historic resources and the cultures that make up Murrieta, the City can help satisfy community demand for more cultural institutions and events.



Energy

Murrieta recognizes the responsibility of local governments to help combat climate change and ensure stable energy supplies. Energy conservation and improvements in efficiency reduce demand for energy, while production of energy from renewable sources such as wind and solar has far fewer negative impacts than producing energy from fossil fuels. As such, the City is dedicated to using energy more efficiently and reducing greenhouse gas emissions — both in municipal operations and in the community as a whole.



Renewable energy can be produced at a large scale in fields, or by individual panels or turbines located on smaller properties.

Buildings and transportation combined account for approximately two-thirds of the energy consumption and greenhouse gas emissions in the United States. Therefore, in addition to efforts to reduce energy consumption in buildings, land use decisions and transportation behavior that decrease vehicle miles traveled can play an important role in reducing the energy consumed and emissions produced from transportation.

Solid Waste

Discarded waste uses up finite landfill space and often releases toxic material or produces toxic concentrations of material. Landfill waste also creates greenhouse gas (GHG) emissions that contribute to climate change. Organic waste decomposes anaerobically (without using oxygen) in a landfill, which produces methane gas, a GHG that has approximately 23 times greater greenhouse gas effect than carbon dioxide. In addition, sending recyclable materials to a landfill is a missed opportunity to recapture their “embedded” energy — the energy expended in extracting raw materials and creating these items from scratch.

Waste reduction and recycling efforts are thus proven tools to reduce greenhouse gas emissions along with material waste. They are also opportunities to raise awareness about environmental sustainability and the importance of changing behaviors. Murrieta seeks to continue the success of its efforts to divert waste from landfills. In anticipation of further requirements from the state related to AB 32, Murrieta should look to create a commercial recycling program that would promote recycling and diversion of solid waste from landfill by requiring businesses, nonresidential properties, and commercial buildings to source separate recyclable materials from all other solid waste for recycling and diversion from landfill and provide for the collection of recyclable materials.



Green Building

Green building, either for new construction or retrofits for existing buildings, can greatly reduce the impacts associated with conventional building practices. Green buildings are designed to save energy and water, reduce waste, minimize air pollution (including greenhouse gas emissions), and create healthier and safer indoor environments. Green buildings also aim to reduce impacts to the site vicinity, by reducing development footprint impacts and encouraging native plantings that contribute to local ecosystems.

Municipalities are in the position to effect significant change in the adoption and success of green building practices, either by creating standards or incentivizing green building — for instance, by removing barriers within City codes or review processes. Murrieta intends to encourage the application of green building practices within the community that will lead the way through the upgrade of municipal facilities.

Although the State of California incorporates a set of green building practices into its building standards code, the field of green building will continue to advance. Murrieta can stay abreast of current techniques and save more natural resources by encouraging green construction, where feasible, to go beyond state standards.

8.5 GOALS AND POLICIES

NATURAL ENVIRONMENT

Water Supply

GOAL CSV-1	A community that conserves, protects, and manages water resources to meet long-term community needs, including surface waters, groundwater, imported water supplies, storm water, and waste water.
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POLICIES

- CSV-1.1 Encourage the provision of a safe and sufficient water supply and distribution system.
- CSV-1.2 Promote the maximization of water supplies through conservation, water recycling, and groundwater recharge.
- CSV-1.3 Promote the protection of groundwater supplies from contamination.
- CSV-1.4 Support water purveyors in promoting a City-wide recycled water system through project review and coordination with water districts.
- CSV-1.5 Encourage the owners of hot springs to protect and enhance them.



CSV-1.6 Coordinate water resource management with water districts and regional, state, and federal agencies.

GOAL CSV-2 Murrieta promotes compliance with requirements from the State and appropriate agencies regarding comprehensive water conservation measures in buildings and landscaping.

POLICIES

- CSV-2.1 Ensure that all developments comply with water efficiency requirements, as mandated by the applicable Building Code.
- CSV-2.2 Work with water districts to encourage and incentivize the retrofitting of building systems, both indoor and outdoor, with water-conserving fixtures and appliances.
- CSV-2.3 Continue to utilize the programs and assistance of regional and State water agencies to increase water conservation throughout the City and Sphere of Influence.
- CSV-2.4 Promote water efficient landscaping practices through outreach efforts, project review, and enforcement of City, regional, or State code requirements.
- CSV-2.5 Consider streamlining municipal regulations pertaining to landscaping so that applicability and requirements are easily understood.

Storm Water Management and Groundwater Recharge

GOAL CSV-3 A community that participates in a multi-jurisdictional approach to protecting, maintaining, and improving water quality and the overall health of the watershed.

POLICIES

- CSV-3.1 Collaborate with partner agencies and other communities to conserve and properly manage surface waters within the City and Sphere of Influence through protection of the watershed and natural drainage system.
- CSV-3.2 Promote storm water management techniques that minimize surface water runoff in public and private developments.
- CSV-3.3 Utilize low-impact development (LID) techniques to manage storm water through conservation, on-site filtration, and water recycling, and continue to ensure compliance with the NPDES permit.



- CSV-3.4 Encourage the creation of a network of “green” streets that minimize stormwater runoff, using techniques such as on-street bio-swales, bio-retention, permeable pavement or other innovative approaches, as feasible.
- CSV-3.5 Seek opportunities to restore natural watershed function as an added benefit while mitigating environmental impacts.

GOAL CSV-4 Restoration of the natural function and aesthetic value of creeks, while providing flood control measures and opportunities for recreation.

POLICIES

- CSV-4.1 Prioritize creek preservation, restoration and/or mitigation banking along creeks as mitigation for environmental impacts.
- CSV-4.2 Consider alternatives to hardlined bottoms and side slopes within flood control facilities, where technically feasible.
- CSV-4.3 Preserve Warm Springs Creek and Cole Creek as a wildlife corridor, while accommodating flood control measures and passive recreation.
- CSV-4.4 Retain and restore natural drainage courses and their function where health and safety are not jeopardized.
- CSV-4.5 Support efforts for restoration, flood control, and recreation along Murrieta Creek, in coordination with regional and federal plans.
- CSV-4.6 Seek funds and provide support for creek restoration, maintenance and protection through grant and mitigation programs, development entitlements, and non-profit organizations.
- CSV-4.7 Continue to support the architectural enhancement of bridges over creeks as a scenic resource.

Hills and Ridges

GOAL CSV-5 Hills and ridges are protected for their environmental and aesthetic values.

POLICIES

- CSV-5.1 Promote compliance with hillside development standards and guidelines to maintain the natural character and the environmental and aesthetic values of sloped areas.



CSV-5.2 Incorporate significant landform features into City parks and open space, where appropriate.

CSV-5.3 Maintain a register of cultural resources that includes landforms with cultural significance.

Mineral Resources

GOAL CSV-6 Mineral resources are managed responsibly with minimal impact to surrounding areas.

POLICIES

CSV-6.1 Ensure compliance with City regulations that seek to prevent or minimize potentially adverse effects of mining, and provide for reclamation of mined lands.

Paleontological Resources

GOAL CSV-7 Paleontological resources are conserved as a record of the region’s natural history.

POLICIES

CSV-7.1 Continue development review procedures that protect paleontological resources.

CSV-7.2 Encourage local display and educational use of paleontological resources.

Biological Resources

GOAL CSV-8 Conservation of biological resources through habitat preservation and restoration, in coordination with other regional efforts and in compliance with state and federal mandates.

POLICIES

CSV-8.1 Facilitate the conservation of habitat areas and wildlife corridors under the Western Riverside Multiple Species Habitat Conservation Plan.



- CSV-8.2 Address applicable policies and regulations of regional, State, and Federal agencies to achieve common goals for preservation of habitat and the protection of threatened and endangered species.
- CSV-8.3 Work with public and private land owners to conserve biological resources.
- CSV-8.4 Review development projects to determine their impact on biological resources, and compliance with state and federal regulations.
- CSV-8.5 Address Western Riverside Multiple Species Habitat Conservation Plan policies to preserve jurisdictional, wetland, vernal pool and other areas whose hydrology supports habitat and species identified for conservation in the Plan.
- CSV-8.6 Address Western Riverside Multiple Species Habitat Conservation Plan policies for an urban interface, to reduce the impacts from toxics, light, noise, invasive plant species and domestic predators (pets).
- CSV-8.7 Establish an implementation program to clarify procedures for implementation of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Habitat Acquisition Negotiation Strategy (HANS) in the City and to provide incentives to facilitate conservation with the MSHCP while recognizing private property rights.

BUILT ENVIRONMENT

Urban Ecology - Trees and Landscaping

GOAL CSV-9 A community that promotes the growth of an urban forest and water-efficient landscaping, recognizing that plants provide natural services such as habitat, storm water management, soil retention, air filtration, and cooling, and also have aesthetic and economic value.

POLICIES

- CSV-9.1 Identify and protect native trees, trees of historic or cultural significance, and mature trees, consistent with the Tree Preservation Ordinance.
- CSV-9.2 Consider the establishment of street tree standards and a program for street tree planting, maintenance, and replacement.
- CSV-9.3 Promote the use of street trees as a buffer between pedestrians and motorized traffic.
- CSV-9.4 Encourage the planting of street trees in linear planting beds rather than tree wells in order to support long-living healthy trees.



- CSV-9.5 Encourage the planting of trees in private yards and properties.
- CSV-9.6 Maintain a guide to preferred trees, shrubs, and ground cover plants of non-invasive species, or refer private parties to an existing guide that meets City needs to assist private landscaping efforts.
- CSV-9.7 Allow edible landscaping such as fruit trees, plants that provide foraging opportunities for wildlife, and community gardens on public and private property.
- CSV-9.8 Encourage any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing trees, to the maximum extent feasible.
- CSV-9.9 Promote the use of native plant species in public landscaping of parks, schools, medians and planter strips, as well as in private development throughout the City.

Agriculture

GOAL CSV-10 Fresh food is grown locally and made available through multiple venues that maintain a link to the City’s agricultural heritage and promote healthy eating.

POLICIES

- CSV-10.1 Allow agricultural uses to continue in rural residential areas.
- CSV-10.2 Consider ways to allow small-scale urban agriculture in parks, schools, and neighborhoods.
- CSV-10.3 Ensure that residents are permitted to grow fruits and vegetables in their yards, so long as there are not significant negative impacts to adjacent property owners.
- CSV-10.4 Encourage and support the use of public lands for community gardens and other food production facilities, when feasible.
- CSV-10.5 Support opportunities for local food production and access, such as farmer’s markets, community gardens, harvest sharing programs, and community-supported agriculture programs.
- CSV-10.6 Encourage local farmers to sell fresh food locally.
- CSV-10.7 Allow public facilities such as schools, libraries, and community centers to be used as Community Supported Agriculture pick-up sites, where feasible.



Cultural Resources

GOAL CSV-11 Murrieta protects, enhances, and celebrates archaeological, cultural, and historic resources as a way to foster community identity.

POLICIES

- CSV-11.1 Promote the protection and preservation of archaeological, cultural, historical, and architecturally significant sites, structures, districts, Native American resources, and natural features throughout the community, consistent with the Cultural Resource Preservation Ordinance. Preferred methods of protection include avoidance of impacts, placing resources in designated open space and allocation of local resources and/or tax credits as feasible.
- CSV-11.2 Encourage appropriate adaptive reuse of historic structures and sites.
- CSV-11.3 Promote the designation of eligible resources to the City Register of Cultural Resources, the County Landmarks Program, or other regional, state, or federal programs.
- CSV-11.4 Encourage the development of programs to educate the community about Murrieta's historic resources and involve the community in historic preservation.
- CSV-11.5 Comply with state and federal law regarding the identification and protection of archaeological and Native American resources, and consult early with the appropriate tribal governments.
- CSV-11.6 Investigate the feasibility of establishing a museum or other repository to archive and display Murrieta's archaeological resources.
- CSV-11.7 Maintain the position of archivist/historian at the Murrieta Public Library, and promote the Library's Heritage Room as a repository for historical information about the Murrieta area.
- CSV-11.8 Promote the use of historic elements in City parks and public places.
- CSV-11.9 Exercise sensitivity and respect for all human remains, including cremations, and comply with all applicable state and federal laws regulating human remains.



Energy

GOAL CSV-12 Energy conservation and the generation of energy from renewable sources is prioritized as part of an overall strategy to reduce greenhouse gas emissions.

POLICIES

- CSV-12.1 Ensure that all developments comply with energy efficiency requirements as mandated by the applicable Building Code.
- CSV-12.2 Work with energy utilities to encourage and incentivize the retrofitting of building systems with energy-conserving fixtures and appliances.
- CSV-12.3 Support the on-site installation and use of renewable energy generation systems for residential, commercial, institutional, and industrial uses.
- CSV-12.4 Explore options for addressing aesthetic concerns about renewable energy systems that do not unreasonably restrict the use of these systems, remaining consistent with State law.
- CSV-12.5 Consider non-commercial solar power generation in residential areas.
- CSV-12.6 Encourage new development projects and significant rehabilitation or expansion projects to incorporate innovative energy conservation or generation amenities such as electric vehicle charging stations, solar canopies, and carports.
- CSV-12.7 Support bulk purchasing or financing packages of renewable energy purchasing for residential, business and government facilities.
- CSV-12.8 Promote community awareness of opportunities to conserve energy and use renewable energy.

Solid Waste

GOAL CSV-13 Solid waste is diverted from landfills through waste reduction, re-use and recycling.

POLICIES

- CSV-13.1 Continue to comply with the landfill diversion requirements of the Integrated Waste Management Program.



- CSV-13.2 Ensure that non-residential and multi-family developments provide readily accessible areas for recycling (at a minimum) paper, corrugated cardboard, glass, plastics and metals, as required by California law.
- CSV-13.3 Maximize community reuse and recycling of products and materials through waste management contracts and public education.
- CSV-13.4 Incentivize businesses that provide solutions for recycling and re-use of specific waste streams such as food waste and cooking oils.
- CSV-13.5 Work with local landfills or green waste centers to develop the infrastructure for a composting program.
- CSV-13.6 Provide public outreach and education workshops and information on the composting program.
- CSV-13.7 Work with local landfills or green waste centers, or other interested parties, as appropriate, to implement a community-wide food scrap collection and composting program.

Green Building

GOAL CSV-14 A community that encourages and incentivizes the sustainable development of buildings and neighborhoods, particularly with respect to durability, energy and water use, and transportation impacts.

POLICIES

- CSV-14.1 Ensure all applicable construction projects comply with the California State Green Building Standards Code.
- CSV-14.2 Encourage the integration of other principles of green building into development standards and guidelines, looking for opportunities to realize other benefits such as improved health and increased bicycle transportation.
- CSV-14.3 Identify and reduce regulatory barriers to green building.
- CSV-14.4 Raise community awareness regarding green building methods, incentives, and benefits at community events, the planning counter, and on the City's website.



Municipal Operations

GOAL CSV-15 A community taking a leadership role in resource conservation and reduction of greenhouse gas emissions by implementing programs to improve municipal operations.

POLICIES

- CSV-15.1 Consider renewable energy generation systems on City-owned property for use in municipal operations.
- CSV-15.2 Reduce fuel consumption and emissions from municipal fleet vehicles.
- CSV-15.3 Continue to implement waste reduction programs at municipal facilities.
- CSV-15.4 Consider retrofitting and/or installing water- and energy-efficient fixtures and appliances in municipal facilities, where appropriate and feasible.
- CSV-15.5 Encourage the use of recycled water where appropriate and feasible in City parks and landscaped areas, and demonstrate preferred techniques for water-efficient landscaping, including the use of native plants.
- CSV-15.6 Demonstrate cutting-edge green building techniques when constructing and retrofitting municipal buildings.
- CSV-15.7 Use energy-efficient lighting in parks, streets and other public places.

8.6 IMPLEMENTATION OF THE ELEMENT

Natural resources are shared across jurisdictions and, therefore, conservation of these resources is an effort that is best accomplished through cooperative efforts between cities, counties, and various agencies. As called out in this Element, multi-jurisdictional plans pertaining to conservation include the Upper Santa Margarita Integrated Regional Water Management Plan (IRWMP) and Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Although implemented by public entities, both plans have implications for private development in Murrieta.

A number of City ordinances exist that promote conservation of natural and cultural resources in Murrieta through the regulation of private activity. These regulations are largely carried out through the development review process and development agreements. The Cultural Resources Ordinance requires proactive measures by the City of Murrieta Historic Preservation Advisory Commission in order to recognize and preserve historical and archaeological resources.

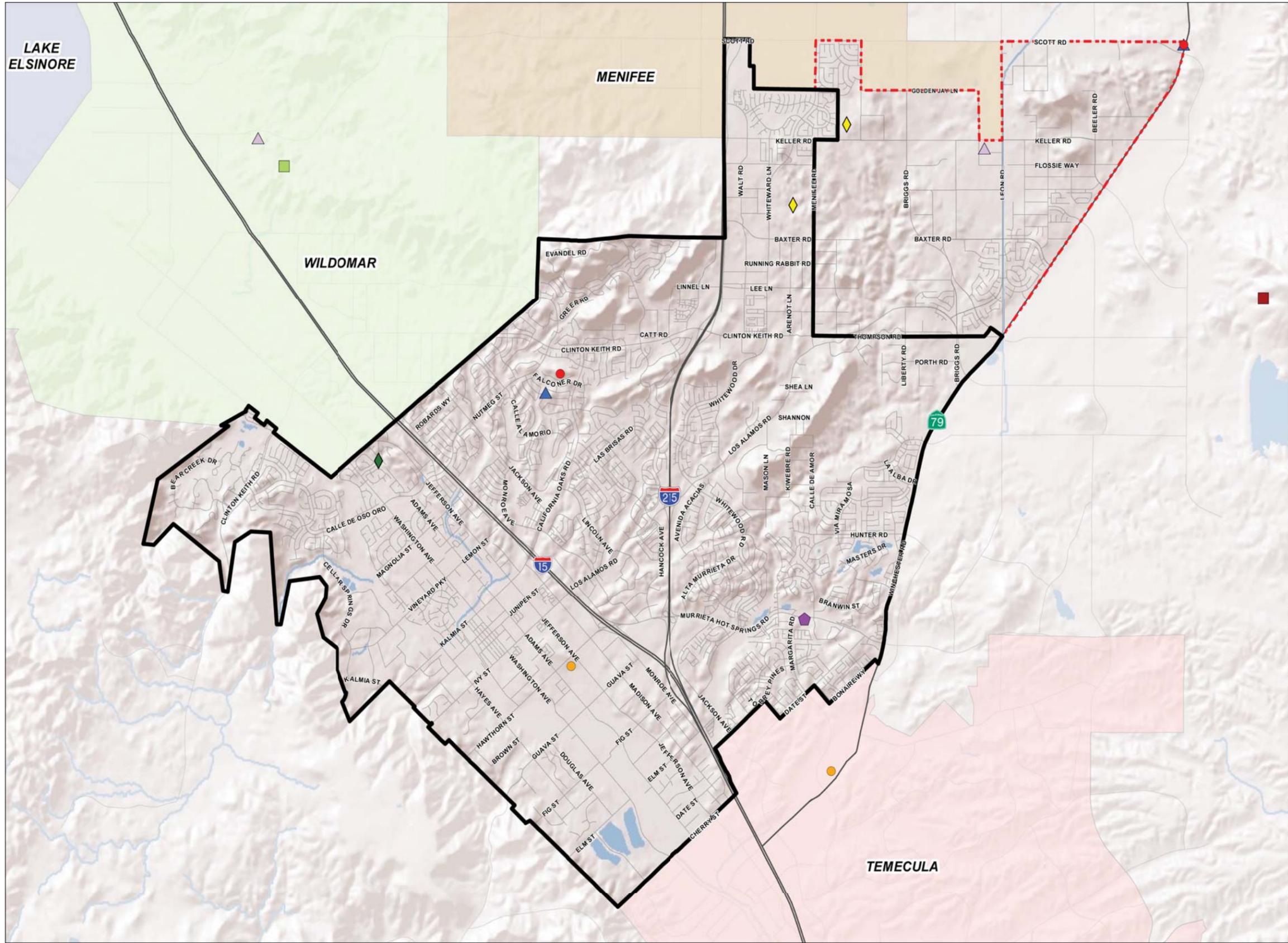


Businesses and residents in Murrieta are the end users of most resources, and they can be stewards as well. Education and outreach efforts to these community members by the City and its partners such as utility providers will go a long way toward conservation of Murrieta's valuable resources. The City of Murrieta can implement changes in its own operations to set an example for these efforts.



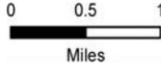
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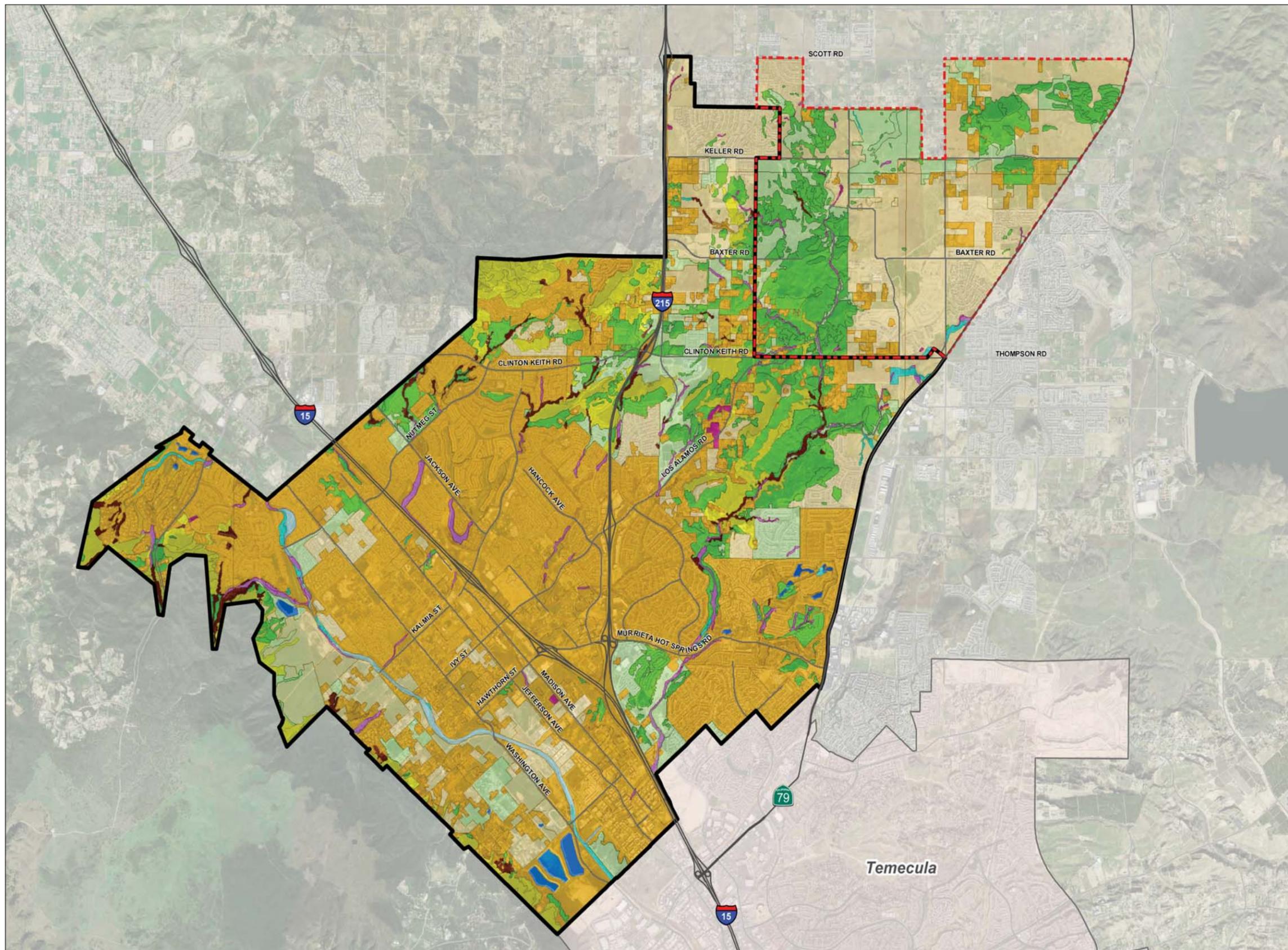


LEGEND

- Mineral Resources**
- ◆ Clay
 - Copper
 - Feldspar
 - ▲ Feldspar, Silica
 - ◆ Geothermal
 - ◆ Gold
 - Iron
 - Sand and Gravel, Construction
 - ▲ Stone, Crushed/Broken
 - ⬡ Sphere of Influence
 - ▭ City Boundary



Source: County of Riverside; City of Murrieta; and the California Department of Conservation.

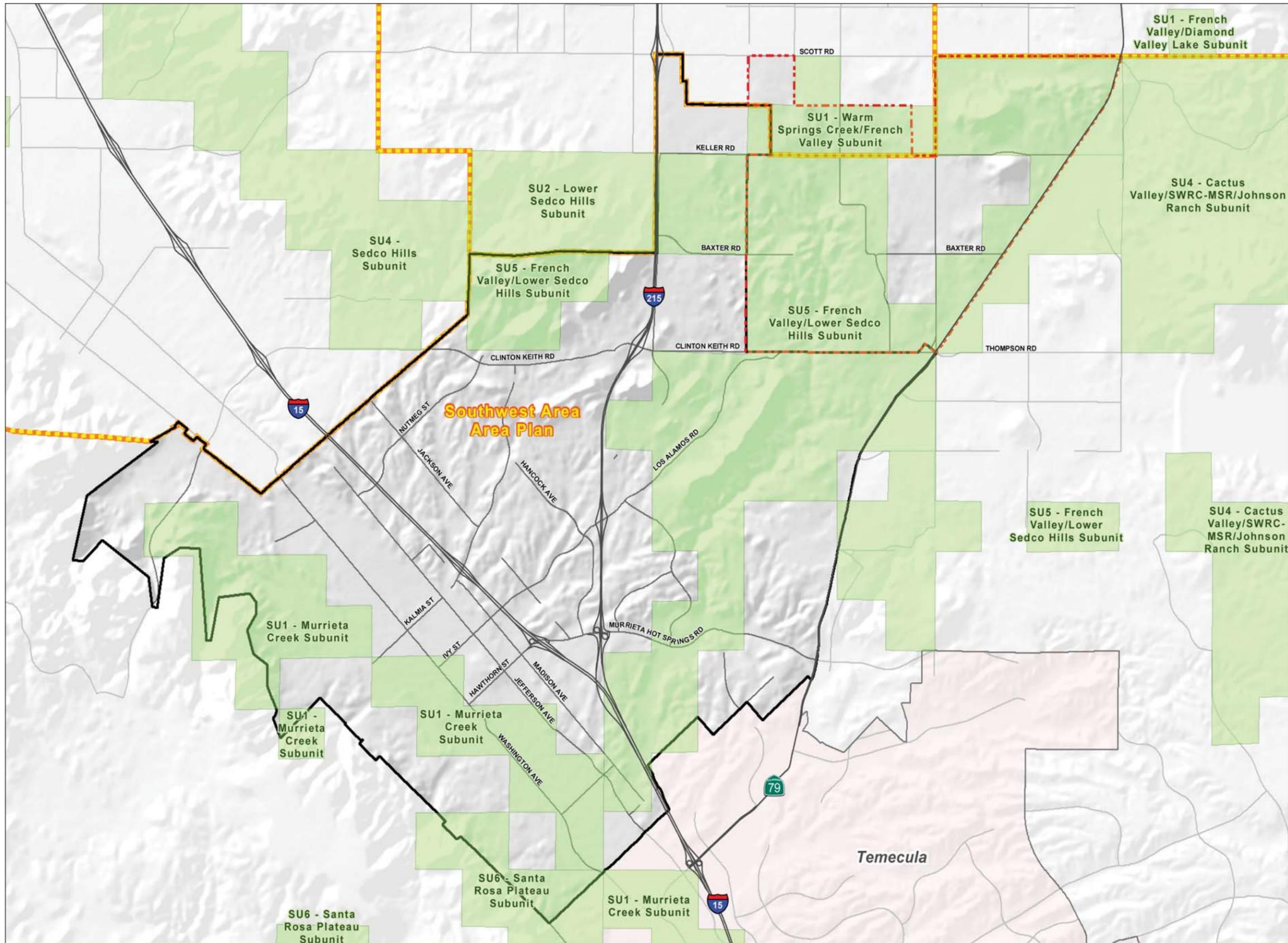


LEGEND

-  Sphere of Influence
-  City Boundary
- Vegetation and Land Use (2006)**
-  Annual Grassland
-  Coastal Oak Woodland
-  Coastal Scrub
-  Cropland, Orchard - Vineyard
-  Eucalyptus
-  Fresh Emergent Wetland
-  Lacustrine
-  Mixed Chaparral
-  Riverine, Lacustrine
-  Urban
-  Valley Foothill Riparian

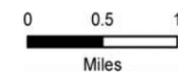


Source: SoilDataMart 2003; County of Riverside, 2005; and City of Murrieta, 2009.

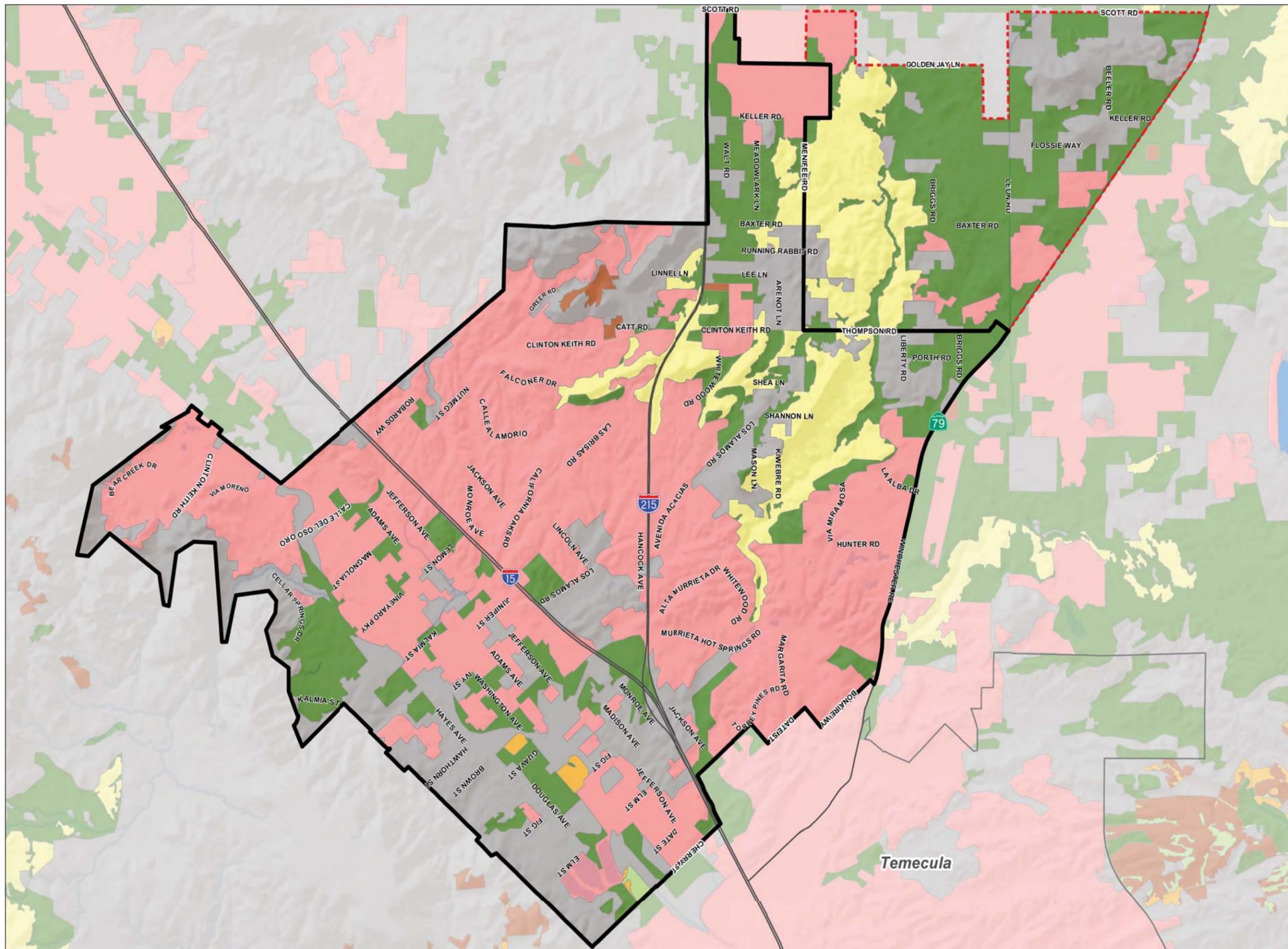


LEGEND

-  Sphere of Influence
-  City Boundary
-  Area Plan Boundary
-  Area Plan Sub Units



Source: AirPhotoUSA, 2008; County of Riverside, 2006; and City of Murrieta, 2009.

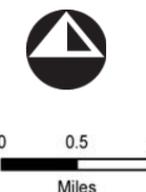


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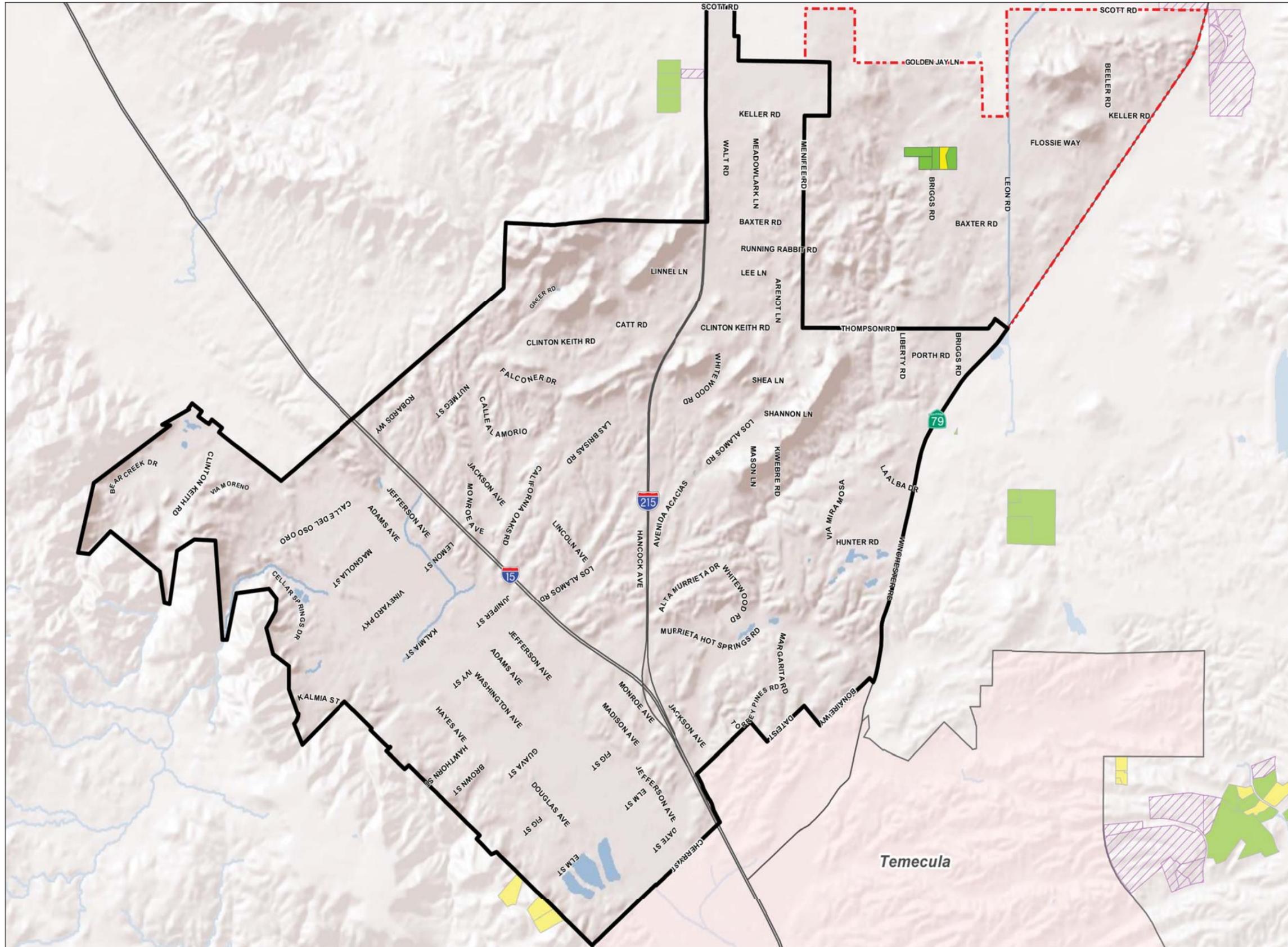
Important Farmlands

- Urban Built Out Land
- Grazing Land
- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Unique Farmland
- Water
- Other Land
- Sphere of Influence
- City Boundary

Note: The Department of Conservation Farmland Mapping and Monitoring Program updates agricultural land maps every two years. 2008 was the most recent available data for Riverside County.



Source: County of Riverside; City of Murrieta; USGS; ESRI - World Shaded Relief; and California Department of Conservation.



LEGEND

- 2006 Williamson Act Lands**
- Non-Prime Agricultural Land
- Prime Agricultural Land
- Land in Non-Renewal
- Sphere of Influence
- City Boundary

Note: Lands enrolled in Williamson Act and Farmland Security Zone Contracts as of January 1, 2007. The Department of Conservation produces Biennial Land Conservation (Williamson) Act Status Reports in even number years that reflect the previous two years. The last available status report is 2008, covering the years 2006 and 2007.



Source: County of Riverside; City of Murrieta; and California Department of Conservation.



Chapter 8: Conservation Element



Chapter 8

Conservation Element

8.1 INTRODUCTION

The purpose of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural and cultural resources. It serves as a guide for the City of Murrieta, its residents, and its businesses to understand what natural or other resources exist in the City, how development impacts these resources, and methods to maintain, preserve, or conserve these resources. The Conservation Element considers the following resources in the natural environment: water; hills and ridges; and mineral, paleontological, and biological resources. It also considers resources within the built environment: urban ecology, farmland, cultural, energy, and solid waste.

Because many of these resources are embodied in the natural and built landscape of Murrieta, the Land Use Element is an essential part of the City's conservation efforts. Other Elements that directly relate to natural resources are Infrastructure, Recreation and Open Space, and Air Quality.

The following Community Priorities relate most directly to this Element:

- Protect the natural beauty of the mountains, hills, and waterways.
- Preserve elements of Murrieta's rural heritage.
- Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.

8.2 AUTHORITY FOR ELEMENT

California Government Code Section 65302 (d) requires *“that a General Plan include a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.”*

8.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The Conservation Element is designed to protect, maintain, and enhance Murrieta's natural resources, and balance current community resource needs with the ability of the community's natural resources to meet those needs and benefit the common good. Murrieta recognizes that resources are finite, and is only able to support the human economy and the global ecosystem if they are used at a sustainable rate and allowed to replenish. Conservation of resources will also enable the City to become more self-sufficient, and reduce long-term costs associated with energy, water, and waste. Murrieta promotes sustainability as a core principle, and this concept applies directly to the management of resources as discussed in this Element. Additionally, protecting and enhancing the natural environment contributes directly to the community's quality of life.

NATURAL ENVIRONMENT

Murrieta's natural environment provides resources such as water, landscape, minerals, plants, and animals. Some of these resources are actively used in the City and must be managed for those purposes. While not directly used by the current inhabitants of the area, plants and animals are inseparable parts of the functioning ecosystem in the natural landscape. Their fossilized remains provide a record of natural history. The community benefits from natural systems such as waterways that allow groundwater recharge and plants that prevent erosion. It is therefore important to understand how these natural systems work.

Water

WATERSHED AND GROUNDWATER

The City of Murrieta and most of the Sphere of Influence (SOI) are located within the inland portion of the Santa Margarita River Basin, which comprises approximately 750 square miles. Murrieta Creek and Temecula Creek collect water from the upper watershed and represent the main tributaries to the Santa Margarita River. Western portions of the City are within the southern portion of the Santa Ana River Basin. The regional boundary for the two basins divides the Santa Margarita River drainage area from that of the San Jacinto River, which normally terminates in Lake Elsinore.

Murrieta Creek extends approximately 14 miles and drains an area of approximately 220 square miles. Warm Springs Creek is a major tributary of Murrieta Creek that traverses Murrieta. Both creeks remain in a semi-natural state, with areas of significant native vegetation occurring along portions of each. There are other minor tributaries and intermittent stream courses that occur within the General Plan Planning Area, as well as vernal pools and seasonal wetlands.

Storm water runoff represents the primary source of surface water within the Murrieta Creek Basin. Additional sources of surface water include groundwater from springs, runoff from agricultural uses, and snowmelt.



Groundwater is water contained within natural underground water systems below the Earth's surface, in which the water flows through porous formations called aquifers. Groundwater recharge is an important source of water supply to each of the retail water purveyors that serve the City and the Sphere of Influence. Numerous wells have been drilled within the groundwater basins to allow for the extraction of water from the underlying reservoirs.

Major groundwater basins underlying Murrieta and the Sphere of Influence include the Murrieta-Temecula Basin and the French Basin. The Murrieta-Temecula Basin underlies approximately 60,000 acres, including the Murrieta Creek channel and Warm Springs Creek, which serve as important sources of groundwater recharge. Water flows from the Basin to the Lake Elsinore area in the northwest and to the Santa Margarita River to the southwest. In the northeast, the French Basin underlies approximately 3,500 acres and discharges to Warm Springs Creek.

Water use and supplies in Murrieta and the Sphere of Influence are discussed in the Infrastructure Element.

UPPER SANTA MARGARITA INTEGRATED REGIONAL WATER MANAGEMENT PLAN

The Integrated Regional Water Management Plan (IRWMP) is a planning and management tool to facilitate efficient use of water resources and to develop effective water conservation measures, using a regional- and watershed-based approach. Development of the IRWMP is a cooperative effort by the Rancho California Water District, Riverside County Flood Control and Water Conservation District, and County of Riverside.

The intent of the IRWMP is to enable greater watershed-wide coordination and management of water resources within the Santa Margarita Watershed as a whole, as well as adjoining watershed and regional planning and funding efforts. Through the IRWMP, stakeholders collaborate across jurisdictional boundaries to implement water resource management projects. These stakeholders include regional water agencies; flood control districts; counties; cities; and federal, state, and local agencies. The IRWMP also provides opportunities to identify and evaluate information on the present and future needs within the watershed for consideration in the California Water Plan.

STORM WATER MANAGEMENT

Storm water drainage infrastructure within the City of Murrieta consists of a network of natural streams, improved channels, storm drains, catch basins, and detention basins. These facilities and their necessary maintenance are provided by the Riverside County Flood Control and Water Conservation District and the City.

To minimize detrimental effects of runoff water quality, the City of Murrieta implements its Storm Water Management Plan (SWMP). The SWMP identifies methods to reduce potential storm water runoff and the contribution of pollutants to the storm drain system from industrial, commercial, residential, and municipal sources.



Hills and Ridges

Murrieta's natural setting offers views and vistas of features that have both scenic and ecological value. A variety of rolling hillsides, mountain ranges, the Valley floor, and varied natural vegetation contributes to the unique visual character of Murrieta, as well as the surrounding region.

The Hogbacks are a prominent visual feature within the Murrieta landscape that can be seen from many vantage points. This ridgeline crosses the eastern portion of the City and supports areas of relatively undisturbed natural vegetation along the western slope.



Ridgelines are visible from the freeways traversing Murrieta.

Views to the Santa Rosa Plateau occur along the I-15 and I-215 Freeways, as well as from lands located to the west of the Hogbacks. Views from these locations also include the largely undisturbed ridgelines that extend to the north and south of the Plateau, combined with hillside areas supporting chaparral habitat. Oak woodland habitat and a variety of canyons are also present along the foothills of the Santa Ana Mountains and add to the existing visual character.

The Murrieta *Municipal Code* establishes guidelines for future development proposed along the City's hillsides. Section 16.24, Hillside Development, provides measures for the long-term protection of existing natural topography and scenic character whenever feasible through the regulation of grading activities, intensity, and density of development proposed, structural massing, building height, and other characteristics in order to minimize potential impacts on the existing viewshed.

SCENIC CORRIDORS

Views from the major freeways traversing Murrieta play a large part in defining the community's identity for people passing through the area. Both freeways have been recognized as possessing scenic qualities.

Interstate 15 is included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation, and Interstate 215 was previously shown on the County's Master Plan of Scenic Highways as being eligible for official designation as a County Scenic Highway.

Mineral Resources

The City lies within the Temescal Valley Area within Riverside County, which has become a major area for mining. Existing mineral extraction activities and commodities produced in this area primarily consist of clay, specialty sands, and specialty stone. Construction aggregate (crushed rock, sand, and gravel) also represents a valuable mineral commodity. Sand, gravel,



and clay are generally used for fill purposes, for the construction of roads and highways within urban and suburban development, and for other infrastructure purposes such as canals and aqueducts.

The extent and significance of mineral deposits in the City and the Sphere of Influence are largely unknown. *Exhibit 8-1, Mineral Resources*, shows the locations of known resources. Five resource sites are identified within the City. These sites contain support clay, sand and gravel (construction), feldspar, feldspar/silica, and gold. One geothermal resource is also identified within the City boundaries. Three additional sites are identified within the Sphere of Influence, which contain feldspar, gold, and stone (crushed/broken). According to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), no underlying oil fields are present in the City, the Sphere of Influence, or in outlying areas.

The Murrieta *Development Code* provides guidelines for the review of surface mining permit applications that are intended to create and maintain an effective surface mining and reclamation policy, as authorized by the California Surface Mining and Reclamation Act of 1975. The *Development Code* gives provisions for the regulation of surface mining operations in order to prevent or minimize potentially adverse effects, and provides for reclamation of mined lands.

Paleontological Resources

Paleontological resources are the fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. The Murrieta area is generally underlain by highly fossiliferous rock units that include the Pauba formation and Unnamed Sandstone formation. The San Bernardino County Museum Earth Sciences Division has classified the majority of the City and the Sphere of Influence as having a high potential for containing significant, nonrenewable paleontological resources.

Formations in the Murrieta area have yielded extensive fossil remains that include mammoth, mastodon, ground sloth, dire wolf, short-faced bear, saber-toothed cat, tapir, camel, llama, and pronghorn. Known deposits have also yielded smaller vertebrate fossils including rabbit, rodent, bat, shrew, bide, amphibian, lizard, tortoise, and turtle.

Biological Resources

WILDLIFE HABITAT

Approximately 8,374 acres of undeveloped land with potential wildlife habitat are present within the approximate 26,852-acre General Plan Planning Area, excluding agricultural lands. Concentrated areas of natural vegetation occur along the foothills and canyons in the western portion of the City, in the northern portion of the City along the northeastern hillsides, along Murrieta and Warm Springs Creeks, and along the slopes and base of the Hogbacks.

Plant communities within the General Plan Planning Area include annual grassland, coastal sage scrub, chaparral, oak woodland, riparian, and wetland habitat. *Table 8-1, Wildlife Habitat in Murrieta and Sphere of Influence*, lists specific categories and acreages of the plant



communities within the General Plan Planning Area. *Exhibit 8-2, Vegetation and Land Use*, identifies the location of potential wildlife habitat areas within the General Plan Planning Area.

**Table 8-1
Wildlife Habitat in Murrieta and Sphere of Influence**

Wildlife Habitat*	Wildlife Habitat Mapping Units (Common Name)	Approximate Area (acres)
Annual Grassland	California annual grassland alliance	2,340
Coastal Oak Woodland	Five different plant associations	303
Coastal Scrub	Sixteen different plant associations	3,372
Cropland, Orchard, Vineyard	Agricultural Land Use	5,662
Eucalyptus	Eucalyptus Alliance	35
Fresh Emergent Wetland	Bulrush-cattail	107
Lacustrine	Water mapping unit	128
Mixed Chaparral	Twelve different plant associations	1,636
Riverine/Lacustrine	Sandbars, mud flats, riparian shrubs and trees associated with a river	137
Urban	Five different mapping units	12,816
Valley Foothill Riparian	Nine different plant associations	316
TOTAL		26,852
* Using the Wildlife Habitat Relationship (WHR) system of vegetation classification. Descriptions of each habitat type and associated wildlife are provided in the Existing Conditions Report.		

SPECIAL-STATUS SPECIES

Special-status species include plants and animals that are listed as rare, threatened, endangered, or otherwise identified for tracking and protection at the state or federal level. Conservation efforts in the *Western Riverside Multiple Species Habitat Conservation Plan* are largely aimed at species associated with unusual soil types. Special-status plant species are likely to occur in habitat areas associated with vernal pools and clay soils, wetlands, and areas supporting chaparral, scrub, and woodlands.

Within the General Plan Planning Area, listed species with specific soil types include Munz’s onion, San Diego ambrosia, spreading navarretia, California Orcutt grass, and Quino checkerspot butterfly. In addition, coastal scrub and chaparral habitat areas are important habitat for the Quino checkerspot butterfly and California gnatcatcher. Annual grassland and coastal scrub habitat are important to the Stephens’ kangaroo rat, while riparian, lacustrine, and emergent wetland habitat are important to the least Bell’s vireo and southwestern willow flycatcher.



WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN

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

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

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

- **Murrieta Creek (SW1) and Santa Rosa Plateau (SW6)**. Maintain habitat function as riparian and aquatic species live-in habitat and large mammal movement linkage.
- **French Valley/Lower Sedco Hills (SW5) and Warm Springs Creek/French Valley (SCM1)**. Maintain habitat Core for narrow endemic plants (saline/alkali and clay), Quino checkerspot butterfly, Riverside fairy shrimp, Los Angeles pocket mouse, western pond turtle, and habitat linkages through the City limits (east-west and north-south) for wildlife movement and plant dispersal.

BUILT ENVIRONMENT

Murrieta's built environment interacts with the natural environment by drawing on resources like soil and energy and creating new resources such as farmland, historic structures, and products that can be re-used or recycled. The community also seeks to integrate the natural world into the urban fabric by preserving open space and introducing parks and trees. Developing the City while enhancing the functioning of natural systems is a prudent way to maintain and benefit from natural resources.

Urban Ecology

In urban areas where the majority of land is given over to pavement, buildings, or other kinds of development, ecologically functioning land is a unique and valuable asset with widespread positive impacts. Creeks, wetlands, habitat areas, parks, trees, gardens, storm water management areas, and other open space can serve as interconnecting islands of bio-diversity, providing valuable ecological services.

PARKS AND OPEN SPACE

Discussed extensively in the Recreation and Open Space Element, Murrieta's parks and natural open space provide opportunities for outdoor recreation and contact with nature. Trails have



been constructed through several parks and open space areas. Much of Murrieta’s open space follows natural drainage courses.

TREES

Murrieta has a *Tree Preservation Ordinance* that protects native Oak and Sycamore trees, and trees of historic or cultural significance, groves and stands of mature trees, and mature trees in general. Trees protected under this ordinance include palms and trees at the Murrieta Hot Springs Resort, conifers dating from pre-World War I along Murrieta Hot Springs Road, and a landmark cottonwood tree associated with a former ceremonial ground and trail route located near Lemon Street.

Farmland

Murrieta’s economy was once based on agriculture, and there is still farmland within the City and the Sphere of Influence (SOI). California’s Farmland Mapping and Monitoring Program categorizes the quality of farmland in the state based on such factors as soil type, growing season, availability of water, and history of crop production. *Exhibit 8-4, Important Farmland*, shows the location of farmland types in the City and SOI, including 3,207 acres of Farmland of Local Importance within the City boundaries.

Table 8-2, Farmland Types in Murrieta and Sphere of Influence (2008), provides a breakdown of the acreage of lands within each Farmland Mapping Category for the City and the Sphere of Influence. These Farmland Mapping Categories are defined in the Existing Conditions Background Report.

**Table 8-2
Farmland Types in Murrieta and Sphere of Influence (2008)**

Farmland Mapping Category	Total in Acres
City of Murrieta	
Urban Built Out Land	11,348
Grazing Land	1,540
Farmland of Local Importance	3,207
Prime Farmland	65
Farmland of Statewide Importance	28
Unique Farmland	81
Other Land	5,242
Sphere of Influence	
Urban Land	442
Grazing Land	1,164
Farmland of Local Importance	2,581
Other Land	1,155
Source: City of Murrieta GIS Data. December 2009. Farmland Mapping Categories are defined in the Existing Conditions Report.	



Exhibit 8-4 and Table 8-2 are based on the Important Farmland maps prepared by the State in 2008. These maps include land that was used for agricultural production anytime in the four years before the maps were prepared. However, by 2010 the extent of land used for agricultural production within the City limits was far less than the farmland depicted in Exhibit 8-4.

WILLIAMSON ACT LANDS

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

According to the California Department of Conservation, no Williamson Act encumbered properties are located within the City of Murrieta. Approximately 58 acres of encumbered acreage are located outside of the City boundary within the Sphere of Influence, as shown in Exhibit 8-5, Williamson Act Farmland (2007). None of these contracts are in non-renewal status with the State.

Cultural Resources

ARCHEOLOGICAL AND HISTORICAL RESOURCES

Murrieta enjoys a rich cultural history, with more than 199 documented cultural, archaeological and historic sites. Cultural and archaeological resources include remnants of prehistoric habitation such as milling features and food processing artifacts, stone artifacts (flakes, points, debitage), sites with rock art, village complexes and habitation sites, and prehistoric quarries. Historic sites include built resources and historic archaeological sites (trash scatters, habitation remains). It also includes historic resources such as ranches, homes, and sites of historic



This grain elevator, built in 1918, is one of the most noticeable historic structures in Murrieta.

buildings that have been demolished. The most historically significant areas generally occur along Washington Avenue, west of the I-15 Freeway, and Los Alamos Road, east of the I-215 Freeway.

The General Plan Planning Area contains a number of roads which, due to their individual qualities or historical significance, may warrant recognition or even conservation programs to preserve their character. The historic value of Los Alamos Road was recognized by the Murrieta City Council on July 16, 1991. In March of the following year, the Riverside County Historical Commission recommended that a four-mile stretch of



Los Alamos Road, between Via Santee and Winchester Road, be designated as a County Historic Route.

The City has a *Cultural Resource Preservation Ordinance* that provides “a mechanism by which community resources such as buildings, structures and sites within the City of Murrieta, which are of pre-historic or historic interest or value, or which exhibit special elements of the City’s architectural, cultural, or social heritage may be identified, protected, enhanced, perpetuated and used in the interest of the public’s health, safety, welfare, and enrichment.” Under this ordinance, a natural or constructed feature may be designated as an individual resource, and a geographic area may be designated as an archeological district or a historic preservation district.

The City of Murrieta Historic Preservation Advisory Commission acts in an advisory capacity to the City Council with regard to the preservation of cultural and archaeological resources within the City’s boundaries.

HISTORIC DOWNTOWN MURRIETA

The Historic Murrieta Specific Plan, adopted in 2000, provides a framework for the future enhancement and preservation of Historic Downtown Murrieta. The Specific Plan Area is bounded by Jefferson Avenue to the east; Ivy Street to the south; Hayes Avenue to the west; and Kalmia Street to the north. The Specific Plan sets forth guidelines for design of appropriate development including architectural characteristics, site planning, parking, landscaping, and signage. The Specific Plan also identifies several gateways to Historic Murrieta that have visual prominence, including Kalmia Street and Ivy Street, as well as Washington Avenue and Jefferson Avenue. Other elements contributing to the historic character of the area include a variety of large, mature trees, particularly along Washington Avenue.



This building on Washington Avenue is believed to be the former A. K. Small & Co. dry goods store, pictured in the Vision chapter as it appeared in 1917.

A number of improvements are planned or have been made in recent years within Historic Downtown Murrieta. These projects include design elements to enhance the overall historic theme and character, infrastructure and street improvements, parks, and upgrades to various City facilities. Historic Downtown continues to be a focal point for future improvements and planning efforts.



Energy

Energy resources are commonly categorized as renewable or nonrenewable. Future availability and environmental costs are growing concerns with nonrenewable energy. Two renewable energy sources, solar radiation and wind energy, are readily available in the area. Geothermal resources also exist, as suggested by the presence of thermal springs. However, most energy used in Murrieta comes from sources located elsewhere.

Electricity is provided by Southern California Edison (SCE), whose facilities include hydroelectric, nuclear, and coal power plants. A growing percentage of the energy supplied by SCE is from renewable sources: wind, geothermal, solar, biomass, and small hydroelectric. Under Executive Order S-14-08, California utilities are required to generate 33 percent of their electricity from renewable resources by the year 2020.

Natural gas is supplied through transmission pipelines by the Southern California Gas Company. In areas of the City where natural gas infrastructure is not available, homes or businesses use propane gas. Individual propane tanks are located on the property and the owners or occupants execute private agreements with propane companies to maintain and refill the tanks.

Transportation energy is supplied primarily by petroleum or fossil fuels, although hybrid and electric-powered vehicles are becoming more available, as well as vehicles powered by alternative fuels. At this time, gasoline and diesel fuels are readily available within the General Plan Planning Area and throughout the Southern California region. The environmentally significant consequence of using these fuels is the atmospheric release of greenhouse gases and other pollutants.

WIND ENERGY

Wind turbines on residential lots can reduce household consumption of utility-supplied electricity. In order to promote the safe, effective, and efficient construction and use of non-commercial wind energy conversion systems on rural residential lots, the *Municipal Code* includes standards for regulating these systems. The standards are intended to minimize visual, noise, and safety impacts on the surrounding community.

Solid Waste

Murrieta was found to be in compliance with AB 939 in 2006, having made a good faith effort (49 percent diversion rate) to meet the goal of diverting 50 percent of solid waste from landfills. In the two years since AB 939 compliance has been measured according to Annual Per Capita Disposal Rate, Murrieta has succeeded in meeting the AB 939 target set by CalRecycle. The City of Murrieta has established a number of programs in partnership with Waste Management that promote recycling, composting, and waste reduction, all of which have contributed to the City's increasing diversion rate and decreasing disposal rate in recent years.



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

NATURAL ENVIRONMENT

Water Supply

Water is a precious natural resource in Murrieta and in California. Water conservation and efficiency efforts in Murrieta are occurring against a statewide backdrop of increased demand for water and decreased supply due to many seasons of drought, which will likely be exacerbated in the future by climate change. In addition, the southern California water supply has been reduced by severe restrictions in water diversions from the Sacramento-San Joaquin River Delta for the State Water Project, which has historically supplemented water supplies along with water from the Colorado River.

California law requires Murrieta and other local governments to adopt ordinances ensuring that large landscaped areas are designed to be water-efficient. Plant choices, efficient irrigation systems, and other landscape design techniques can reduce water consumption from large projects such as parks, golf courses, homeowner association sites, and institutional uses, as well as residential yards and smaller landscaped areas. Murrieta adopted the latest *Water Efficient Landscape Ordinance* in 2010.

Future water supplies in Murrieta will rely heavily on recycled/reclaimed water to reduce the demand on potable water supplies. Water districts will need to ensure their water reclamation facilities and pipeline infrastructure are planned and installed according to their Urban Water Management Plan projections. Coordination between the City and water districts will be essential as further development is planned.

Residents and businesses in Murrieta will need to play a role in using water resources efficiently, and this will be encouraged through education and incentives from the City and water agencies.

Storm Water Management and Groundwater Recharge

Groundwater is an important source of water for Murrieta. When land is in its natural state, groundwater supplies are recharged as rain infiltrates the soil. But when areas become urbanized and soil is covered by impervious surfaces, this storm water runs off and is often diverted into channels that carry the water away. As urbanization continues in Murrieta, efforts to recharge groundwater will be important for the long-term sustainability of the City's water supply.

Groundwater recharge can be integrated into the design of development projects by preserving natural drainage courses, encouraging the use of pervious surfaces, and creating areas for water retention and infiltration. Recharge techniques that may be used on-site or off-site include recharge ponds, injection points, and storm water retention ponds.



Besides recharging aquifers with clean water, implementing a comprehensive storm water management program can reduce pollution and erosion, and prevent flooding. Unmanaged urban storm water runoff can cause polluted and excessive storm water flows that diminish water quality in the Santa Margarita River Basin.

In implementing its Storm Water Management Plan, the City will continue its efforts to keep pollutants from entering urban runoff and to provide measures that remove pollutants before runoff reaches the creeks.

Hills and Ridges

Murrieta's hills and ridges offer scenic and biological values, and are considered to be a community treasure. The City has regulations that protect hillside topography and scenic characteristics and prevent slope erosion, and seeks to preserve habitat areas such as the foothills of the Santa Ana Mountains under the MSHCP.

Scenic corridors through Murrieta allow enjoyment of these views. With formal designation of these corridors, the scenic qualities of Murrieta could be recognized at the County and State level as a community amenity.

Mineral Resources

The City of Murrieta recognizes the economic value of mining areas and facilities within its borders. Regulation allows these facilities to co-exist with other land uses and reduces negative impacts that can be associated with mining operations.

Archaeological Resources

The City of Murrieta recognizes the value of prehistoric and Native American traditional cultural and archaeological sites within its borders and the need to preserve these sensitive non-renewable resources. The impacts of the area's traditional inhabitants have played in the historic development of the City is also recognized and important to future growth and development. Appropriate steps and protocols as outlined in the *Cultural Resources Preservation Ordinance* will be taken to carefully balance protection of these archaeological sites, cultural resources and traditional cultural properties with the need to accommodate development.



Site design can use vegetated areas to remove pollutants from runoff and allow water to infiltrate the soil rather than flowing directly into storm drains.



Paleontological Resources

Paleontological resources in Murrieta will require continued protection during grading and excavation for development. Local displays of excavated fossils could also provide educational benefits and promote a sense of place and history, with the potential to attract visitors as well.

Biological Resources

The preservation of biological resources is of great importance to the City and to the County of Riverside. Ongoing net loss of habitat due to development will contribute to the regional loss of habitat on a cumulative level. Therefore, the City will continue to carefully balance protection of natural lands, habitat, and protection of multiple species with the need to accommodate development. In this effort, Murrieta will maintain compliance with the MSHCP and related state and federal regulations aimed at protecting biological resources.

BUILT ENVIRONMENT

Urban Ecology

Murrieta seeks to balance community needs within the framework of an improved urban ecological system. Whether naturally occurring or constructed, areas with functioning ecology can protect against natural disasters and negative environmental impacts. For example, wetlands can protect urban areas from flooding and provide centers of habitat for ecological restoration work. Trees and landscaping provide a wide array of ecological benefits, including absorbing storm water, cooling surrounding temperatures, removing air pollutants, filtering polluted water, sequestering carbon dioxide, and providing animal habitat. Permeable landscape features that can treat and retain storm water, instead of releasing it immediately during a storm, protect downstream waterways, wetlands, and water bodies from pollution, sedimentation, and flooding.

Preserving native species is a basic requirement for a sustainable ecological system, and can also enhance the quality of life of a community, when residents are provided opportunities to connect with nature and natural systems. Sustaining an ecological system requires protecting it from the negative impacts of invasive species that often accompany the urban edge. It must also be protected from pesticides and herbicides, which can contaminate water, air, and food; breed resistance in pests; and have widespread negative health effects on plants, animals and humans.

Murrieta sets aside natural open space for habitat, drainage, and recreation. In addition, the community constructs a variety of green spaces. As discussed in the Recreation and Open Space Element, the City of Murrieta has a parkland standard of 5 acres per 1,000 people, and seeks to distribute parks among all neighborhoods. Trees and landscaping are promoted throughout developed areas, supporting property values while offering other benefits. Water-efficient landscaping with “California-friendly” plants can also provide habitat for fauna such as butterflies and birds. To assist in storm water management, planted drainage and retention areas will be incorporated into development.



Agriculture

Preservation of farmland in areas less suitable for urban uses can offer multiple benefits: scenic value, maintaining a link to Murrieta's heritage, and providing access to locally grown food. A farmer's market in Murrieta demonstrates the value that residents place on obtaining fresh, locally grown produce. Residents also have opportunities to see where food is grown when farms and ranches operate farm stands and other visitor-serving agritourism activities, which can also improve the financial viability of these agricultural uses.

Increasingly, cities and master-planned communities are seeking to incorporate small-scale agriculture as an amenity for urbanized areas. "Urban agriculture" includes urban farms, community gardens, and cultivation on private properties. Facilities for processing and distributing food are another part of a local food system that supports agricultural uses. Consistent with its heritage and interest in community health, Murrieta will encourage opportunities for community members to access fresh, locally grown food.



Pumpkins from the "Produce for People" community garden were sold at City Hall to raise funds for the garden, which generates fresh produce for local food pantries.

Cultural and Historical Resources

Murrieta promotes the preservation of historically and architecturally significant sites, structures, and landscape features within the community and seeks to encourage proper adaptive reuse of historic structures and sites. In reviewing proposed development projects involving historic resources, the use of the *California Historic Building Code* and the U.S. Secretary of the Interior's rehabilitation, reconstruction, restoration, and preservation treatments has assisted in maintaining the historic character of the City while achieving local and regional growth goals.

The City will continue to provide protective measures for the City's Historic Downtown and Los Alamos area, as well as other historically and architecturally significant sites, structures, and landscape features throughout the community that enhance and/or reinforce the City's rich history and character.

Historic Downtown Murrieta has been recognized as a special cultural resource in the City of Murrieta. The *Historic Murrieta Specific Plan* describes this vision and the guiding principles to establish a cultural and governmental center, create an attractive town center, improve the historic and pedestrian scale, and foster proactive economic development.

Building on its historic resources and the cultures that make up Murrieta, the City can help satisfy community demand for more cultural institutions and events.



Energy

Murrieta recognizes the responsibility of local governments to help combat climate change and ensure stable energy supplies. Energy conservation and improvements in efficiency reduce demand for energy, while production of energy from renewable sources such as wind and solar has far fewer negative impacts than producing energy from fossil fuels. As such, the City is dedicated to using energy more efficiently and reducing greenhouse gas emissions — both in municipal operations and in the community as a whole.



Renewable energy can be produced at a large scale in fields, or by individual panels or turbines located on smaller properties.

Buildings and transportation combined account for approximately two-thirds of the energy consumption and greenhouse gas emissions in the United States. Therefore, in addition to efforts to reduce energy consumption in buildings, land use decisions and transportation behavior that decrease vehicle miles traveled can play an important role in reducing the energy consumed and emissions produced from transportation.

Solid Waste

Discarded waste uses up finite landfill space and often releases toxic material or produces toxic concentrations of material. Landfill waste also creates greenhouse gas (GHG) emissions that contribute to climate change. Organic waste decomposes anaerobically (without using oxygen) in a landfill, which produces methane gas, a GHG that has approximately 23 times greater greenhouse gas effect than carbon dioxide. In addition, sending recyclable materials to a landfill is a missed opportunity to recapture their “embedded” energy — the energy expended in extracting raw materials and creating these items from scratch.

Waste reduction and recycling efforts are thus proven tools to reduce greenhouse gas emissions along with material waste. They are also opportunities to raise awareness about environmental sustainability and the importance of changing behaviors. Murrieta seeks to continue the success of its efforts to divert waste from landfills. In anticipation of further requirements from the state related to AB 32, Murrieta should look to create a commercial recycling program that would promote recycling and diversion of solid waste from landfill by requiring businesses, nonresidential properties, and commercial buildings to source separate recyclable materials from all other solid waste for recycling and diversion from landfill and provide for the collection of recyclable materials.



Green Building

Green building, either for new construction or retrofits for existing buildings, can greatly reduce the impacts associated with conventional building practices. Green buildings are designed to save energy and water, reduce waste, minimize air pollution (including greenhouse gas emissions), and create healthier and safer indoor environments. Green buildings also aim to reduce impacts to the site vicinity, by reducing development footprint impacts and encouraging native plantings that contribute to local ecosystems.

Municipalities are in the position to effect significant change in the adoption and success of green building practices, either by creating standards or incentivizing green building — for instance, by removing barriers within City codes or review processes. Murrieta intends to encourage the application of green building practices within the community that will lead the way through the upgrade of municipal facilities.

Although the State of California incorporates a set of green building practices into its building standards code, the field of green building will continue to advance. Murrieta can stay abreast of current techniques and save more natural resources by encouraging green construction, where feasible, to go beyond state standards.

8.5 GOALS AND POLICIES

NATURAL ENVIRONMENT

Water Supply

GOAL CSV-1	A community that conserves, protects, and manages water resources to meet long-term community needs, including surface waters, groundwater, imported water supplies, storm water, and waste water.
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POLICIES

- CSV-1.1 Encourage the provision of a safe and sufficient water supply and distribution system.
- CSV-1.2 Promote the maximization of water supplies through conservation, water recycling, and groundwater recharge.
- CSV-1.3 Promote the protection of groundwater supplies from contamination.
- CSV-1.4 Support water purveyors in promoting a City-wide recycled water system through project review and coordination with water districts.
- CSV-1.5 Encourage the owners of hot springs to protect and enhance them.



CSV-1.6 Coordinate water resource management with water districts and regional, state, and federal agencies.

GOAL CSV-2 Murrieta promotes compliance with requirements from the State and appropriate agencies regarding comprehensive water conservation measures in buildings and landscaping.

POLICIES

- CSV-2.1 Ensure that all developments comply with water efficiency requirements, as mandated by the applicable Building Code.
- CSV-2.2 Work with water districts to encourage and incentivize the retrofitting of building systems, both indoor and outdoor, with water-conserving fixtures and appliances.
- CSV-2.3 Continue to utilize the programs and assistance of regional and State water agencies to increase water conservation throughout the City and Sphere of Influence.
- CSV-2.4 Promote water efficient landscaping practices through outreach efforts, project review, and enforcement of City, regional, or State code requirements.
- CSV-2.5 Consider streamlining municipal regulations pertaining to landscaping so that applicability and requirements are easily understood.

Storm Water Management and Groundwater Recharge

GOAL CSV-3 A community that participates in a multi-jurisdictional approach to protecting, maintaining, and improving water quality and the overall health of the watershed.

POLICIES

- CSV-3.1 Collaborate with partner agencies and other communities to conserve and properly manage surface waters within the City and Sphere of Influence through protection of the watershed and natural drainage system.
- CSV-3.2 Promote storm water management techniques that minimize surface water runoff in public and private developments.
- CSV-3.3 Utilize low-impact development (LID) techniques to manage storm water through conservation, on-site filtration, and water recycling, and continue to ensure compliance with the NPDES permit.



- CSV-3.4 Encourage the creation of a network of “green” streets that minimize stormwater runoff, using techniques such as on-street bio-swales, bio-retention, permeable pavement or other innovative approaches, as feasible.
- CSV-3.5 Seek opportunities to restore natural watershed function as an added benefit while mitigating environmental impacts.

GOAL CSV-4 Restoration of the natural function and aesthetic value of creeks, while providing flood control measures and opportunities for recreation.

POLICIES

- CSV-4.1 Prioritize creek preservation, restoration and/or mitigation banking along creeks as mitigation for environmental impacts.
- CSV-4.2 Consider alternatives to hardlined bottoms and side slopes within flood control facilities, where technically feasible.
- CSV-4.3 Preserve Warm Springs Creek and Cole Creek as a wildlife corridor, while accommodating flood control measures and passive recreation.
- CSV-4.4 Retain and restore natural drainage courses and their function where health and safety are not jeopardized.
- CSV-4.5 Support efforts for restoration, flood control, and recreation along Murrieta Creek, in coordination with regional and federal plans.
- CSV-4.6 Seek funds and provide support for creek restoration, maintenance and protection through grant and mitigation programs, development entitlements, and non-profit organizations.
- CSV-4.7 Continue to support the architectural enhancement of bridges over creeks as a scenic resource.

Hills and Ridges

GOAL CSV-5 Hills and ridges are protected for their environmental and aesthetic values.

POLICIES

- CSV-5.1 Promote compliance with hillside development standards and guidelines to maintain the natural character and the environmental and aesthetic values of sloped areas.



CSV-5.2 Incorporate significant landform features into City parks and open space, where appropriate.

CSV-5.3 Maintain a register of cultural resources that includes landforms with cultural significance.

Mineral Resources

GOAL CSV-6 Mineral resources are managed responsibly with minimal impact to surrounding areas.

POLICIES

CSV-6.1 Ensure compliance with City regulations that seek to prevent or minimize potentially adverse effects of mining, and provide for reclamation of mined lands.

Paleontological Resources

GOAL CSV-7 Paleontological resources are conserved as a record of the region’s natural history.

POLICIES

CSV-7.1 Continue development review procedures that protect paleontological resources.

CSV-7.2 Encourage local display and educational use of paleontological resources.

Biological Resources

GOAL CSV-8 Conservation of biological resources through habitat preservation and restoration, in coordination with other regional efforts and in compliance with state and federal mandates.

POLICIES

CSV-8.1 Facilitate the conservation of habitat areas and wildlife corridors under the Western Riverside Multiple Species Habitat Conservation Plan.



- CSV-8.2 Address applicable policies and regulations of regional, State, and Federal agencies to achieve common goals for preservation of habitat and the protection of threatened and endangered species.
- CSV-8.3 Work with public and private land owners to conserve biological resources.
- CSV-8.4 Review development projects to determine their impact on biological resources, and compliance with state and federal regulations.
- CSV-8.5 Address Western Riverside Multiple Species Habitat Conservation Plan policies to preserve jurisdictional, wetland, vernal pool and other areas whose hydrology supports habitat and species identified for conservation in the Plan.
- CSV-8.6 Address Western Riverside Multiple Species Habitat Conservation Plan policies for an urban interface, to reduce the impacts from toxics, light, noise, invasive plant species and domestic predators (pets).
- CSV-8.7 Establish an implementation program to clarify procedures for implementation of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Habitat Acquisition Negotiation Strategy (HANS) in the City and to provide incentives to facilitate conservation with the MSHCP while recognizing private property rights.

BUILT ENVIRONMENT

Urban Ecology - Trees and Landscaping

GOAL CSV-9 A community that promotes the growth of an urban forest and water-efficient landscaping, recognizing that plants provide natural services such as habitat, storm water management, soil retention, air filtration, and cooling, and also have aesthetic and economic value.

POLICIES

- CSV-9.1 Identify and protect native trees, trees of historic or cultural significance, and mature trees, consistent with the Tree Preservation Ordinance.
- CSV-9.2 Consider the establishment of street tree standards and a program for street tree planting, maintenance, and replacement.
- CSV-9.3 Promote the use of street trees as a buffer between pedestrians and motorized traffic.
- CSV-9.4 Encourage the planting of street trees in linear planting beds rather than tree wells in order to support long-living healthy trees.



- CSV-9.5 Encourage the planting of trees in private yards and properties.
- CSV-9.6 Maintain a guide to preferred trees, shrubs, and ground cover plants of non-invasive species, or refer private parties to an existing guide that meets City needs to assist private landscaping efforts.
- CSV-9.7 Allow edible landscaping such as fruit trees, plants that provide foraging opportunities for wildlife, and community gardens on public and private property.
- CSV-9.8 Encourage any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing trees, to the maximum extent feasible.
- CSV-9.9 Promote the use of native plant species in public landscaping of parks, schools, medians and planter strips, as well as in private development throughout the City.

Agriculture

GOAL CSV-10 Fresh food is grown locally and made available through multiple venues that maintain a link to the City’s agricultural heritage and promote healthy eating.

POLICIES

- CSV-10.1 Allow agricultural uses to continue in rural residential areas.
- CSV-10.2 Consider ways to allow small-scale urban agriculture in parks, schools, and neighborhoods.
- CSV-10.3 Ensure that residents are permitted to grow fruits and vegetables in their yards, so long as there are not significant negative impacts to adjacent property owners.
- CSV-10.4 Encourage and support the use of public lands for community gardens and other food production facilities, when feasible.
- CSV-10.5 Support opportunities for local food production and access, such as farmer’s markets, community gardens, harvest sharing programs, and community-supported agriculture programs.
- CSV-10.6 Encourage local farmers to sell fresh food locally.
- CSV-10.7 Allow public facilities such as schools, libraries, and community centers to be used as Community Supported Agriculture pick-up sites, where feasible.



Cultural Resources

GOAL CSV-11 Murrieta protects, enhances, and celebrates archaeological, cultural, and historic resources as a way to foster community identity.

POLICIES

- CSV-11.1 Promote the protection and preservation of archaeological, cultural, historical, and architecturally significant sites, structures, districts, Native American resources, and natural features throughout the community, consistent with the Cultural Resource Preservation Ordinance. Preferred methods of protection include avoidance of impacts, placing resources in designated open space and allocation of local resources and/or tax credits as feasible.
- CSV-11.2 Encourage appropriate adaptive reuse of historic structures and sites.
- CSV-11.3 Promote the designation of eligible resources to the City Register of Cultural Resources, the County Landmarks Program, or other regional, state, or federal programs.
- CSV-11.4 Encourage the development of programs to educate the community about Murrieta's historic resources and involve the community in historic preservation.
- CSV-11.5 Comply with state and federal law regarding the identification and protection of archaeological and Native American resources, and consult early with the appropriate tribal governments.
- CSV-11.6 Investigate the feasibility of establishing a museum or other repository to archive and display Murrieta's archaeological resources.
- CSV-11.7 Maintain the position of archivist/historian at the Murrieta Public Library, and promote the Library's Heritage Room as a repository for historical information about the Murrieta area.
- CSV-11.8 Promote the use of historic elements in City parks and public places.
- CSV-11.9 Exercise sensitivity and respect for all human remains, including cremations, and comply with all applicable state and federal laws regulating human remains.



Energy

GOAL CSV-12 Energy conservation and the generation of energy from renewable sources is prioritized as part of an overall strategy to reduce greenhouse gas emissions.

POLICIES

- CSV-12.1 Ensure that all developments comply with energy efficiency requirements as mandated by the applicable Building Code.
- CSV-12.2 Work with energy utilities to encourage and incentivize the retrofitting of building systems with energy-conserving fixtures and appliances.
- CSV-12.3 Support the on-site installation and use of renewable energy generation systems for residential, commercial, institutional, and industrial uses.
- CSV-12.4 Explore options for addressing aesthetic concerns about renewable energy systems that do not unreasonably restrict the use of these systems, remaining consistent with State law.
- CSV-12.5 Consider non-commercial solar power generation in residential areas.
- CSV-12.6 Encourage new development projects and significant rehabilitation or expansion projects to incorporate innovative energy conservation or generation amenities such as electric vehicle charging stations, solar canopies, and carports.
- CSV-12.7 Support bulk purchasing or financing packages of renewable energy purchasing for residential, business and government facilities.
- CSV-12.8 Promote community awareness of opportunities to conserve energy and use renewable energy.

Solid Waste

GOAL CSV-13 Solid waste is diverted from landfills through waste reduction, re-use and recycling.

POLICIES

- CSV-13.1 Continue to comply with the landfill diversion requirements of the Integrated Waste Management Program.



- CSV-13.2 Ensure that non-residential and multi-family developments provide readily accessible areas for recycling (at a minimum) paper, corrugated cardboard, glass, plastics and metals, as required by California law.
- CSV-13.3 Maximize community reuse and recycling of products and materials through waste management contracts and public education.
- CSV-13.4 Incentivize businesses that provide solutions for recycling and re-use of specific waste streams such as food waste and cooking oils.
- CSV-13.5 Work with local landfills or green waste centers to develop the infrastructure for a composting program.
- CSV-13.6 Provide public outreach and education workshops and information on the composting program.
- CSV-13.7 Work with local landfills or green waste centers, or other interested parties, as appropriate, to implement a community-wide food scrap collection and composting program.

Green Building

GOAL CSV-14 A community that encourages and incentivizes the sustainable development of buildings and neighborhoods, particularly with respect to durability, energy and water use, and transportation impacts.

POLICIES

- CSV-14.1 Ensure all applicable construction projects comply with the California State Green Building Standards Code.
- CSV-14.2 Encourage the integration of other principles of green building into development standards and guidelines, looking for opportunities to realize other benefits such as improved health and increased bicycle transportation.
- CSV-14.3 Identify and reduce regulatory barriers to green building.
- CSV-14.4 Raise community awareness regarding green building methods, incentives, and benefits at community events, the planning counter, and on the City's website.



Municipal Operations

GOAL CSV-15 A community taking a leadership role in resource conservation and reduction of greenhouse gas emissions by implementing programs to improve municipal operations.

POLICIES

- CSV-15.1 Consider renewable energy generation systems on City-owned property for use in municipal operations.
- CSV-15.2 Reduce fuel consumption and emissions from municipal fleet vehicles.
- CSV-15.3 Continue to implement waste reduction programs at municipal facilities.
- CSV-15.4 Consider retrofitting and/or installing water- and energy-efficient fixtures and appliances in municipal facilities, where appropriate and feasible.
- CSV-15.5 Encourage the use of recycled water where appropriate and feasible in City parks and landscaped areas, and demonstrate preferred techniques for water-efficient landscaping, including the use of native plants.
- CSV-15.6 Demonstrate cutting-edge green building techniques when constructing and retrofitting municipal buildings.
- CSV-15.7 Use energy-efficient lighting in parks, streets and other public places.

8.6 IMPLEMENTATION OF THE ELEMENT

Natural resources are shared across jurisdictions and, therefore, conservation of these resources is an effort that is best accomplished through cooperative efforts between cities, counties, and various agencies. As called out in this Element, multi-jurisdictional plans pertaining to conservation include the Upper Santa Margarita Integrated Regional Water Management Plan (IRWMP) and Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Although implemented by public entities, both plans have implications for private development in Murrieta.

A number of City ordinances exist that promote conservation of natural and cultural resources in Murrieta through the regulation of private activity. These regulations are largely carried out through the development review process and development agreements. The Cultural Resources Ordinance requires proactive measures by the City of Murrieta Historic Preservation Advisory Commission in order to recognize and preserve historical and archaeological resources.

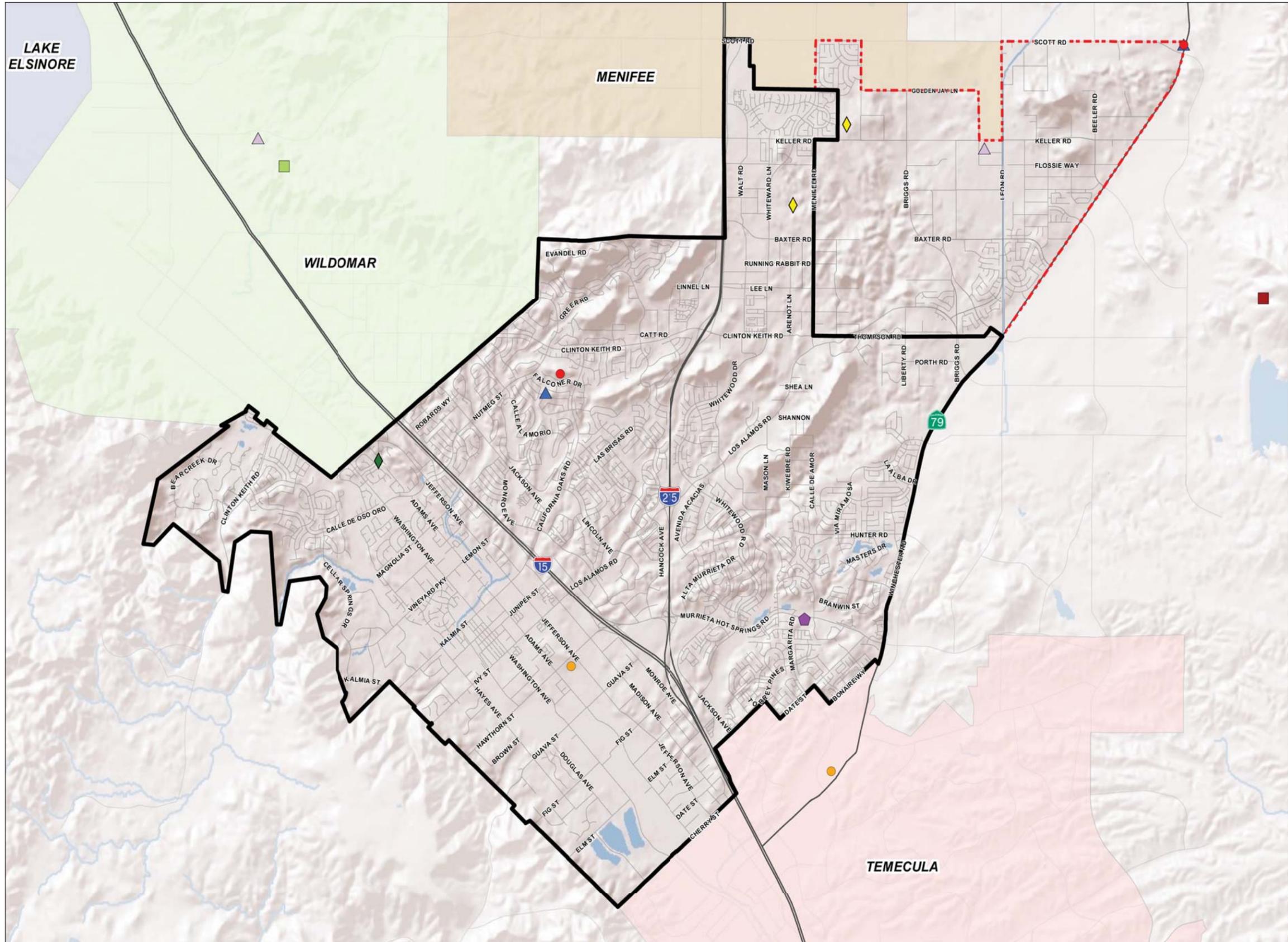


Businesses and residents in Murrieta are the end users of most resources, and they can be stewards as well. Education and outreach efforts to these community members by the City and its partners such as utility providers will go a long way toward conservation of Murrieta's valuable resources. The City of Murrieta can implement changes in its own operations to set an example for these efforts.



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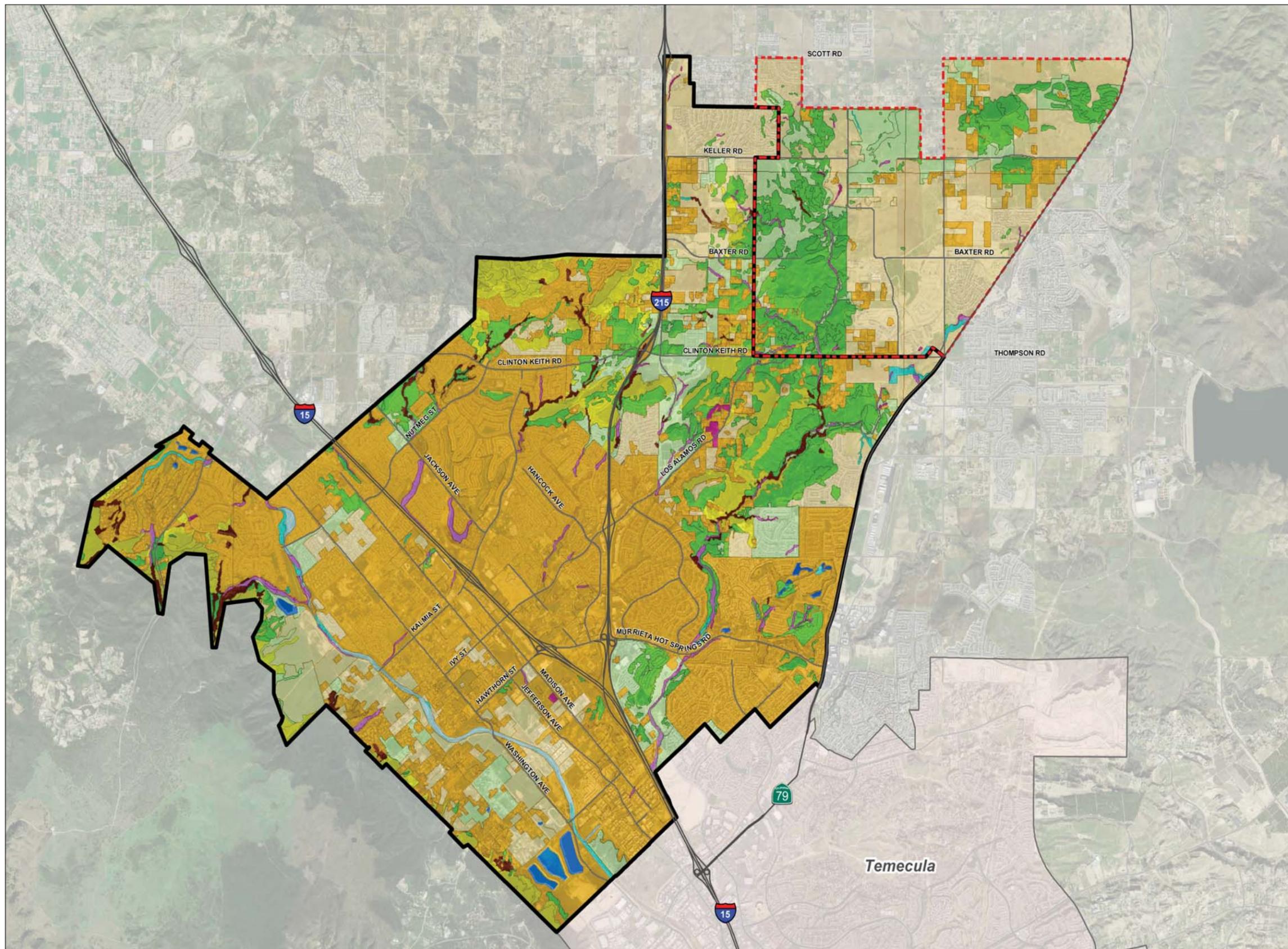


LEGEND

- Mineral Resources**
- ◆ Clay
 - Copper
 - Feldspar
 - ▲ Feldspar, Silica
 - ⬠ Geothermal
 - ◆ Gold
 - Iron
 - Sand and Gravel, Construction
 - ▲ Stone, Crushed/Broken
 - Sphere of Influence
 - City Boundary

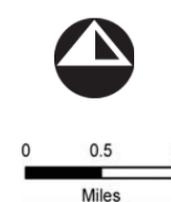


Source: County of Riverside; City of Murrieta; and the California Department of Conservation.

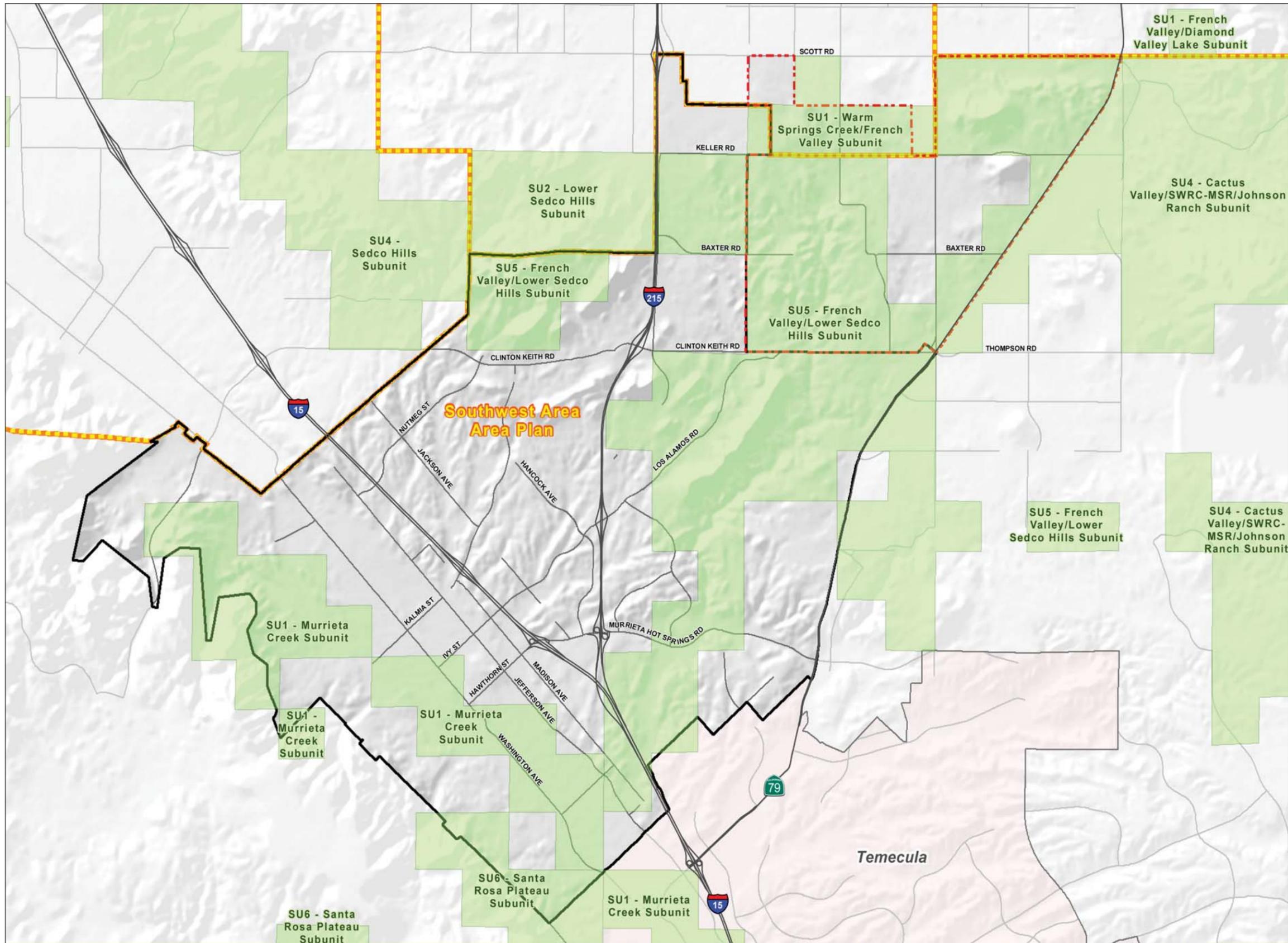


LEGEND

- Sphere of Influence
- City Boundary
- Vegetation and Land Use (2006)**
- Annual Grassland
- Coastal Oak Woodland
- Coastal Scrub
- Cropland, Orchard - Vineyard
- Eucalyptus
- Fresh Emergent Wetland
- Lacustrine
- Mixed Chaparral
- Riverine, Lacustrine
- Urban
- Valley Foothill Riparian

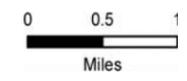


Source: SoilDataMart 2003; County of Riverside, 2005; and City of Murrieta, 2009.

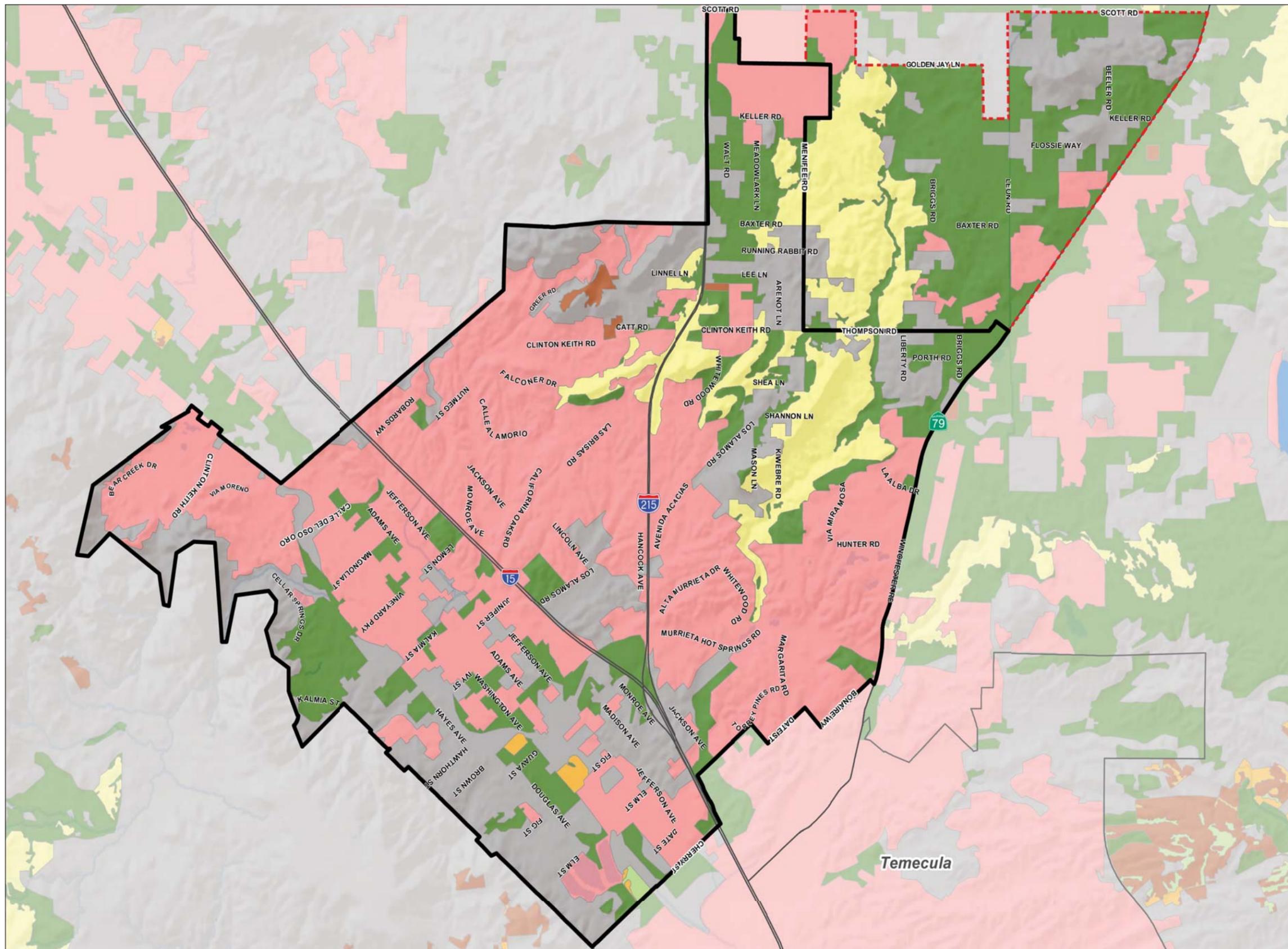


LEGEND

-  Sphere of Influence
-  City Boundary
-  Area Plan Boundary
-  Area Plan Sub Units



Source: AirPhotoUSA, 2008; County of Riverside, 2006; and City of Murrieta, 2009.

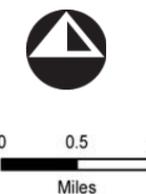


LEGEND

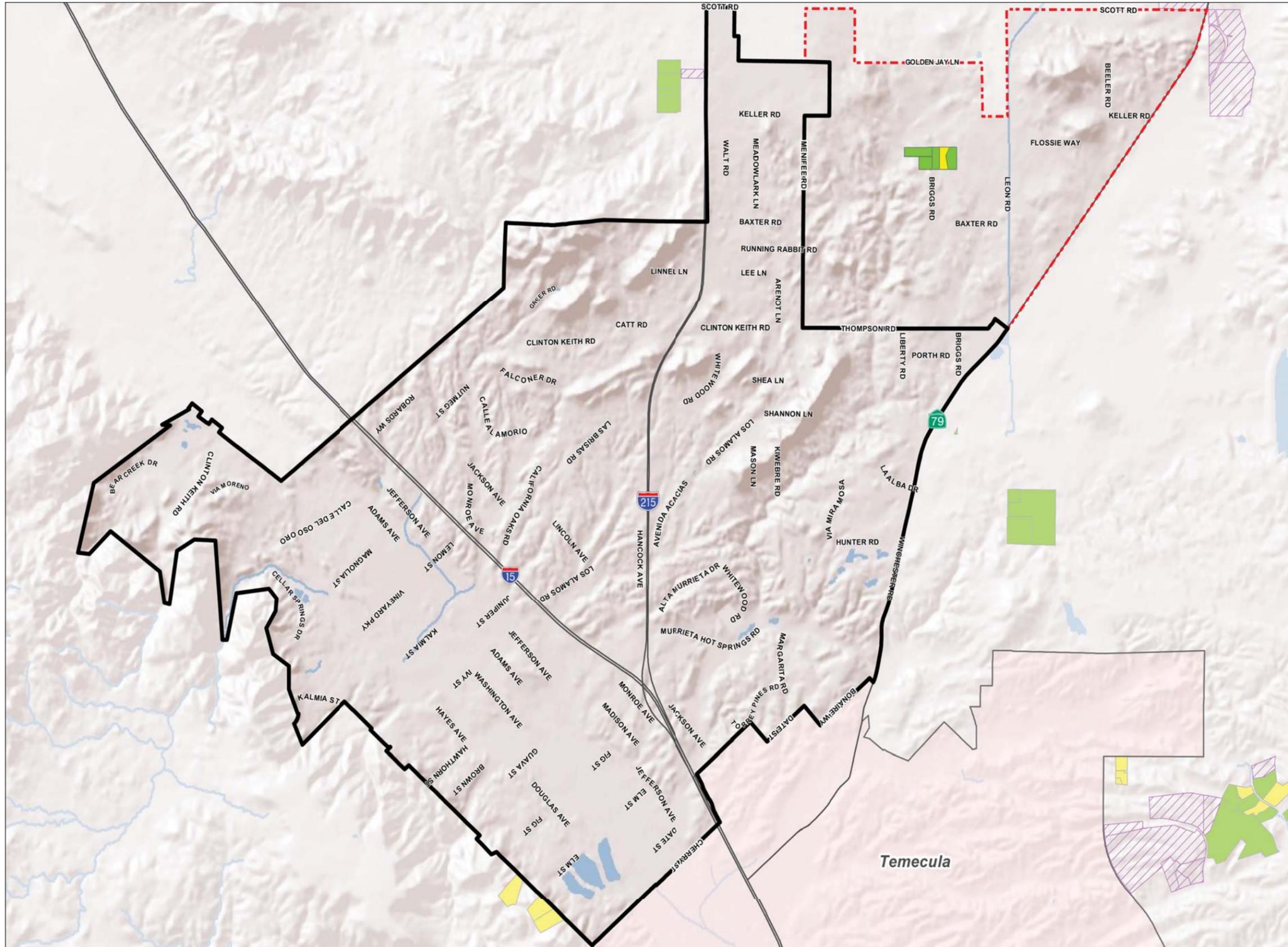
Important Farmlands

- Urban Built Out Land
- Grazing Land
- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Unique Farmland
- Water
- Other Land
- Sphere of Influence
- City Boundary

Note: The Department of Conservation Farmland Mapping and Monitoring Program updates agricultural land maps every two years. 2008 was the most recent available data for Riverside County.



Source: County of Riverside; City of Murrieta; USGS; ESRI - World Shaded Relief; and California Department of Conservation.



LEGEND

- 2006 Williamson Act Lands**
- Non-Prime Agricultural Land
 - Prime Agricultural Land
 - Land in Non-Renewal
 - Sphere of Influence
 - City Boundary

Note: Lands enrolled in Williamson Act and Farmland Security Zone Contracts as of January 1, 2007. The Department of Conservation produces Biennial Land Conservation (Williamson) Act Status Reports in even number years that reflect the previous two years. The last available status report is 2008, covering the years 2006 and 2007.



Source: County of Riverside; City of Murrieta; and California Department of Conservation.



Chapter 9: Recreation and Open Space Element



9.1 INTRODUCTION

Surrounded by natural beauty, with hills and creeks within its borders, Murrieta is well positioned to provide opportunities for recreation, outdoor activities, and enjoyment of nature. Parks, recreation facilities, and trails promote health, and community members value them highly. Recreation programs such as classes and events offer a variety of benefits including health, education, and social interaction. Besides promoting aesthetic values, open space management and conservation can provide habitat, contribute positively to air and water quality, and protect residents from hazards such as fires and floods.

The following Community Priorities relate most directly to this Element:

- Protect the natural beauty of the mountains, hills, and waterways.
- Provide abundant parks and facilities for recreational activities, and cultural amenities.
- Provide ample activities for all ages of youth, and jobs for teens.

9.2 AUTHORITY FOR ELEMENT

California *Government Code* Section 65560(b)(3) stipulates that the General Plan address:

“...Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors...”

9.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

Recreation planning is guided by the *City of Murrieta Parks and Recreation Master Plan (Parks Master Plan)*. The *Parks Master Plan* provides information about Murrieta’s parks and recreation facilities. It also includes a needs assessment and gap analysis, recommendations for meeting current and future needs, and a financial implementation plan.

PARKLAND

At the time the *Parks Master Plan* was adopted in 2009, the City had 467.24 acres of parkland in 48 City parks. This total does not include joint use school facilities, some natural areas in Nature Parks, or private facilities. It includes six types of City Parks – City-Wide Parks, Community Parks, Neighborhood Parks, Neighborhood Play Areas, Special Use Parks, Native Parks – shown in *Exhibit 9-1, Parks*, and listed in *Table 9-1, Recreation Facilities Inventory*. *Table 9-1* reflects several new parks and facilities that have been added since the completion of the *Parks Master Plan*, and which increase the City's parkland acreage total.



Los Alamos Hills Sports Park is already Murrieta's largest active park, and will become larger as Phases 2 and 3 are completed.

The following facilities have been added, are in the design phase, or constructed since adoption of the *Parks Master Plan* in 2009:

- Torrey Pines Park (8.80 acres) – Neighborhood Park
- Vineyards (10 acres) – Neighborhood Park
- Grizzly Ridge Park (0.44 acres) – Neighborhood Play Area
- Murrieta Equestrian Park (21.98 acres) – Special Use Park

These facilities range in size from Neighborhood Play Areas that are at most 5 acres to City-Wide Parks with at least 50 acres of parkland. They include Special Use Parks, which are focused on one type of activity, and Nature Parks, which have limited improvements that provide public access to natural open space. Los Alamos Hills Sports Park is Murrieta's only City-Wide Park, with 45 acres of parkland developed in Phase 1.

Parkland Needs

The City has adopted a standard of 5 acres of parkland per 1,000 residents. As of June 2009, the City had a deficit of 34 acres according to this standard; and if no new parkland is added, there will be a deficit of approximately 200 acres at buildout (assuming a population of 133,261). Additional acreage is required to accommodate recreation facilities such as sports fields and courts that meet the population's demands. The *Parks Master Plan* estimated that 240.3 acres of parkland would be needed for a population of 120,000 to meet identified needs for recreational facilities, in addition to what is needed to meet the parkland standard.



**Table 9-1
Recreation Facilities Inventory**

Recreational Facilities	Parkland Acreage	Passive Amenities										Active Amenities																	
		Amphitheater	Barbeques	Bike Path/Walking Trail	Catch and Release Pond	Community Center/Recreation Room	Dog Park	Open Grass Areas	Parking Lot	Par Exercise Course	Picnic Tables	Restroom/Port-O-Lets	Shelters	Tot Lot/Playground Equipment	Multi-Purpose Trail/Trail Connection	Water Fountains	Baseball Field (with Mound)	Basketball Court	Concession Building	Football Field	Gymnasium	Horseshoe Pits	Skateboard Park	Soccer Field	Softball Field (without Mound)	Spray Turtles	Swimming/Wading Pool	Tennis Court	Volleyball Court
City-Wide Parks																													
1	Los Alamos Hills Sports Park	45.00	•	•			•	•		12	•	3	3	•	•	4L		•	3	L				6L					
Community Parks																													
2	Alta Murrieta Sports Park	9.76	•				•	•		3	•		1		•	1L		•	1										
3	California Oaks Sports Park	19.99	•				•	•		6	•	1	1		•		2L					1	1P	2L/3		1	2	1	
4	Copper Canyon Park	20.94	•	•	•		•	•		5	•	3	2	•	•	2	4H	•					2P						
5	Glen Arbor Park	18.92					•			2																			
6	Hunt Park	4.72				•	•	•		4	•				•	1L	1L			0.5				2			1L		
7	Mira Mosa Park	8.10	•	•			•	•		4	•	1	1		•	1	2H												
8	Pond Park	14.59		•	•		•			8	•																		
Neighborhood Parks																													
9	Barratt Park	8.30		•			•	•					1	•															
10	Firefighters Park	3.21	•	•			•	•		9	•	2	1		•		2H								•			1	
11	Mapleton Park	9.30	•	•			•	•		2	•	1	1	•	•		1H					1P	1					1	
12	Mountain Pride Park	9.64					•	•		1	•												2P						
13	Murrieta Elementary School Park	4.26					•	•		3	•	1	1		•		1					1P	2						
14	Northstar Park	14.00	•				•			4		1	1		•							1P	1P						
15	Rancho Acacia Park	10.11	•	•			•	•		8		1	1	•	•							1P	1P						
16	Shady Maple Park	4.79					•	•		2		1	1	•								1P	1P						
17	Valley Vista Park	6.50	•				•			6		1	1	•								1P							
18	Vintage Reserve Park	3.83	•				•	•		3			1	•								1P							
Neighborhood Play Areas																													
19	Antelope Hills Park – Active	5.31	•	•			•			11		1	1	•			2H												
20	Antigua Park	2.26					•						1	•															
21	Blackmore Ranch Park	1.14	•				•	•		2		1	1	•															
22	Calle Cipres Park	1.80					•			2			1	•															
23	Calle Estancia Park	2.83	•	•			•			•		1	1	•															
24	Carson Park	0.69					•							•															



**Table 9-1 (continued)
Recreation Facilities Inventory**

Recreational Facilities	Parkland Acreage	Passive Amenities											Active Amenities																				
		Amphitheater	Barbeques	Bike Path/Walking Trail	Catch and Release Pond	Community Center/Recreation Room	Dog Park	Open Grass Areas	Parking Lot	Par Exercise Course	Picnic Tables	Restroom/Port-O-Lets	Shelters	Tot Lot/Playground Equipment	Multi-Purpose Trail/Trail Connection	Water Fountains	Baseball Field (with Mound)	Basketball Court	Concession Building	Football Field	Gymnasium	Horseshoe Pits	Skateboard Park	Soccer Field	Softball Field (without Mound)	Spray Turtles	Swimming/Wading Pool	Tennis Court	Volleyball Court				
Neighborhood Play Areas – continued																																	
25	Century Park	3.90			•					•		•			4																		
26	Creekside Village Green Park	4.00								•					4															2H			
27	Crystal Aire Park	1.11		•						•					2																		
28	Eastgate Park	1.50																															
29	Echo Canyon Park	3.07								•					2																		
30	Grizzly Ridge Park	0.44		•						•					1																		
31	Meadowridge Park	4.29		•	•					•					3																		
32	Montafino Park	0.76								•																							
33	Monte Vista Park	1.06		•	•					•					2																2H		
34	Oak Terrace Park	0.20								•					2																		
35	Oak Tree Park	0.32								•																							
36	Palomar Park	1.75		•						•					2																		
37	Rosewood Park	0.41								•																							
38	Springbrook Park	0.29		•						•					1																		
39	Sycamore Park	2.66								•																						1H	
40	Whitewood Park	1.84								•					5																		
Special Use Parks																																	
41	Murrieta Equestrian Park	22								•																							
42	Sykes Ranch Park	2.61		•	•					•	•			10																			
43	Town Square Park	4.22	•	•	•					•	•																						
Nature Parks																																	
44	Antelope Hills Park	0.00			•																												
45	Bear Valley Park 1	20.14			•					•																							
46	Bear Valley Park 2	3.97			•					•																							
47	Cole Canyon Park	140.00			•																												
48	Falcon's View Park	9.37			•																												
49	Oak Mesa Park	5.98																															
50	Warm Springs Park	23.80			•					•																							
Total Acreage		489.68																															
* Numbers in left column correspond to those in <i>Exhibit 9-1, Parks</i> .																																	
Definitions: L = Lighted; P = Practice Field; and H = Half Court.																																	



Access to Parkland

Besides seeking an adequate quantity of parkland, the City seeks to locate parks within convenient distance of neighborhoods throughout Murrieta. There are six residential areas that the *Parks Master Plan* identified as outside the ½-mile service area of any Neighborhood Park or Neighborhood Play Area. However, proximity to joint use school sites was not considered in that analysis, and those sites are located in at least two of the areas indicated as underserved.

RECREATION AND COMMUNITY FACILITIES

Recreation facilities include sports fields and courts, buildings for indoor recreation, and other facilities that accommodate recreation activities. Murrieta's parks offer a range of recreation facilities, listed in *Table 9-1*. Special Use Parks offer different amenities than other types of parks. For instance, Murrieta Equestrian Park (formerly Murrieta Stud Ranch) has equestrian arenas, a barn, stables, and open pasture.

Additional public recreation facilities are found in school campuses and in community facilities. Murrieta residents also have access to private recreational facilities, some of which are used for City recreation programming.



The former Murrieta Stud Ranch, pictured here in 2009 as it was being acquired by the City, has become a Special Use Park for equestrian activities.

Joint Use Facilities

A joint use agreement between the City and the Murrieta Valley Unified School District provides a framework for the City to access the recreation facilities of all school campuses except the continuation and independent study high schools; and for the District to access California Oaks Sports Park, Copper Canyon Park, Community Center, and Senior Center. Future facilities acquired or constructed by either party may be added to the list of facilities included in the agreement.

Through this agreement, 11 District sports fields become City parks in evenings and on weekends, and the District has exclusive access to certain City fields and parks adjacent to school campuses during the school day.¹ The agreement also grants the City further use of District sports fields, as scheduled in semi-annual meetings of the two parties. The City and District may use each other's facilities besides sports fields through an application process, giving each other first priority after their own use (including events that they sponsor, or by affiliated or related groups).

¹ "Joint Use Agreement for School and Municipal Facilities between Murrieta Valley Unified School District and the City of Murrieta," effective August 1, 2009.



The City and District may assist organizations such as youth sports leagues and school booster clubs to access joint use facilities. In addition to the Joint Use Agreement, community sports organizations can make separate agreements with the District to use school facilities.

Community Center

The Murrieta Community Center is located near Town Square at 41810 Juniper Street. This facility, built in 1979, provides office space for the Community Services Department and a 3,600-square foot multipurpose room. The multipurpose room has a theatrical stage and a kitchen, and can accommodate 250 people. However, there are no room dividers, so it can only be programmed with one class or activity at a time.

The need for additional community centers was identified as a key issue in the *Parks Master Plan*. Specifically, the *Parks Master Plan* calls for community centers that serve youth, multi-generational families, and older adults with a variety of activities and programs as well as opportunities for supervised free play.

Senior Center

The Senior Center opened in 2006, and has a 2,000 square foot multipurpose room, 1,200-square foot lounge, educational room with computers, and offices. The multipurpose room is used for classes, workshops, and meals. Visitors can use the computers in the educational room when a class is not in session.²

Besides providing a gathering place for Murrieta's seniors, the Senior Center aims to provide opportunities for learning; workshops on arts, crafts, and other hobbies; exercise programs; and information and services from organizations serving seniors.

Community Event Space

Murrieta offers indoor and outdoor spaces for community events that are held by the City, residents, and organizations. Community members may reserve the Community Center, Town Square Park, and some Library facilities for events, as well as picnic shelters at several City parks. Community Center amenities are described above. Town



Town Square Park has a large lawn and stage that are suited for community-wide events.

² City of Murrieta, "Senior Center," <http://www.murrieta.org/services/senior/senior.asp>, accessed December 10, 2009.



Square Park provides space for community events in its amphitheater and large open turf area. The Library has a community room with adjacent garden that may be reserved for events. There is also an amphitheater at Antelope Hills Park.

Program Space

Recreation facilities make it possible for the City to offer recreation programs. Community Services programs are held at the Community Center and a nearby trailer; Senior Center; Hunt Field; Town Square Park; and in Copper Canyon Park, which has classroom space. Programs are also held in Murrieta schools and private facilities.³

Facility Needs

Murrieta has an identified need for the following additional recreation facilities in order to meet current and future demand:

- Swimming pools
- Sports facilities, including:
 - Baseball fields
 - Soccer fields
 - Softball fields
 - Tennis courts
- Off-leash dog areas
- Gymnasiums and indoor basketball courts

Facilities are planned that will help meet the needs for community centers, gymnasiums, and indoor basketball. Future plans for Los Alamos Hills Sports Park call for a 20,000-square foot community center that may include a gymnasium and outdoor facilities, including a swimming pool and tennis courts. A teen center planned for California Oaks Sports Park may also include a gymnasium.

Recreation Programs

In fiscal year 2010, the Community Services Department served over 8,500 participants with its programs and activities; the number of participants served increased to 15,009 in fiscal year 2011. Senior programs drew the greatest number of participants, followed by gymnastics, aquatics, and dance. Other recreation offerings include sports, toddler, art and music, health and fitness, martial arts, camp, and teen programs. The City also holds a number of community events throughout the year, such as celebrations for major holidays.

The *Parks Master Plan* process produced a priority list of recreation program needs but also advised that responding to changing demographics and recreation preferences is an ongoing process that will demand staff's continual attention and resources.

³ *City of Murrieta Parks and Recreation Master Plan, 2009.*



Recreation Funding

Funding for capital improvements and additions to park and recreation facilities in the City of Murrieta comes from several sources. Fees on new development (development impact fees and developer special agreements) are a major source of funding to provide parks and recreation facilities for the residents of newly developing areas of the City. Other sources of funding include Redevelopment Agency tax allocation bonds, grant funds (including Community Development Block Grants), and contributions from the City's general fund reserves.

Funding for maintenance and operation of Murrieta park and recreation facilities and programs are provided by Community Services District funds, user fees for recreation programs and facility use, and the City's general fund.

OPEN SPACE

Murrieta had 1,216.95 acres classified as Open Space on the 2006 General Plan/Zoning Map within the City limits, as shown in *Exhibit 9-2, Open Space*.

Lands set aside for protection and conservation of natural resources are designated as open space. This may include steep hillsides with a slope of at least 50 percent, significant habitat areas, and creeks. Additionally, within Specific Plan areas, open space may be set aside to serve as buffer areas and drainage areas.

Some open space is found in conjunction with parkland, especially in Nature Parks. Nature Parks are distinguished from open space because they provide public access via trails. Up to 10 percent of a Nature Park can be improved for active recreation. However, most of the park is undeveloped and contains vegetation, topography, or features that are important to retain in their natural states. Murrieta has seven Nature Parks, the largest of which is Cole Canyon Park.

Trails

There are 15 multi-use trails within the City that provide opportunities to walk and ride through parkland and open space. These trails are shown in *Exhibit 5-1, Trails and Bikeways*, and are described in a guide produced by the City in 2006. Made of asphalt, concrete, native soil, or decomposed granite, these multi-use trails are all open to horses, bikes and pedestrians.



Multi-use trails allow walking, biking, and horseback riding around and through parks in Murrieta.



The *Parks Master Plan* identifies the need to develop an effective, connected, multi-use trail system for walking, jogging, hiking, biking, and horseback riding. Community members repeatedly expressed the same sentiment in workshops for the General Plan Update.

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

PARKLAND

In general, a parkland acreage standard is the ratio upon which development fees and dedications can be based. Establishment of a standard creates an obligation to fund improvements that achieve the standard throughout the City. Murrieta's parkland standard of 5 acres per 1,000 people is the highest allowed under California's Quimby Act, which gives the City its authority to require fees or dedicated property to offset new development impacts on recreation facilities.

However, this standard will not provide enough parkland to accommodate all the recreational facilities that the General Plan 2035 population is anticipated to demand. In order to plan for future parkland needs, the City will need to look beyond the parkland standard. The City may also consider counting joint use facilities as parkland.

The *Parks Master Plan* identifies 13 undeveloped park sites totaling over 100 acres within the City of Murrieta, as shown in [Exhibit 9-3, Park Site Opportunities](#). Some of these park sites may ultimately be considered Nature Parks, for which a maximum of 10 percent of the park's acreage would meet the parkland acreage requirement and the remainder of the park would be considered open space.

RECREATION AND COMMUNITY FACILITIES

Murrieta has a need for additional recreation and community facilities and will need to keep up with greater demand as the population grows. [Table 9-2, Recreation Facility Recommendations for Current Needs](#), details how current needs for recreation facilities can be accommodated in existing parks, joint use schools, and opportunity sites. Opportunity sites are a combination of parks that have been designed but not constructed, sites acquired by the City but not yet designed, and other sites with the potential for park use; their locations are shown in [Exhibit 9-3](#).

The City will seek to meet needs for recreation and community facilities throughout Murrieta. Satisfaction of these needs can be pursued by acquiring and developing new sites, preferably in partnership with schools or private parties, but also through increased joint use of school sites, renovation and improvement of existing facilities, and building facilities in current or planned parks.

RECREATION PROGRAMS

Murrieta's recreation programs offer sports, activities, and experiences for participants of all ages. They promote health, provide opportunities to pursue interests and learn, and encourage



social interaction. The City's special events provide opportunities for residents to meet each other and feel that they belong to a community. There is demand for more programming in arts and culture, for community events, and for youth programs, as well as for therapeutic recreation programs.

**Table 9-2
Recreation Facility Recommendations for Current (2009) Needs**

Recreation Facility Recommendations for Current Needs	Passive Facilities					Athletic Facilities						
	Community Center	Dog Park/Off Leash Dog Area	Picnic Tables with Shade Shelter	Playground/Tot Lot	Spray Play Elements	Baseball	Gymnasium	Skate Park	Soccer	Softball	Swimming Pool	Tennis Court
Existing Parks and Facilities												
Antigua Park			4	R								
Barratt Park				R								
Calle Estancia Park			4	1								
California Oaks Sports Park				R	•				1		R	2L
Century Park				R								
Copper Canyon Park					•				1			
Firefighters Park				R								
Glen Arbor Park		•										
Hunt Park							R					
Los Alamos Hills Sports Park (Phase 1)									2AF			
Mapleton Park			4	R	•							
Meadowridge Park			4	R								
Montafino Park				R								
Murrieta Elementary School Park										1L		
Oak Tree Park			4	R								
Rancho Acacia Park				R								
Shady Maple Park				R								
Sycamore Park			4									
Whitewood Park		•										
Subtotal in Existing Parks	0	1*	24	1	3	0	0.5	0	4	0	0.5	2
Joint Use Schools												
Murrieta Elementary School						1						
Warm Springs Middle School						2			2			
Thompson Middle School						1			1			
Murrieta Valley High School												7
Vista Murrieta High School												8
Murrieta Mesa High School						•			•		1	
Subtotal in Joint Use Schools	0	0	0	0	0	4	0	0	3	0	1	16



**Table 9-2 [continued]
Recreation Facility Recommendations for Current (2009) Needs**

Recreation Facility Recommendations for Current Needs	Passive Facilities					Athletic Facilities						
	Community Center	Dog Park/Off Leash Dog Area	Picnic Tables with Shade Shelter	Playground/Tot Lot	Spray Play Elements	Baseball	Gymnasium	Skate Park	Soccer	Softball	Swimming Pool	Tennis Court
Opportunity Sites												
Planned Facilities												
<i>Designed</i>												
California Oaks Sports Park Expansion (Phase 3)	1						1					
Cherry Street Park						4			4			6
Golden Cities Park	0.5			1		1						
Second Avenue Park	0.5		4									
Torrey Pines Park		●	4	1		1						
Vineyards Park				1		1			2			
<i>Not Designed</i>												
Grizzly Ridge Park			6	1								
Los Alamos Hills Sports Park Expansion (Phase 2)				1				1		1		4
Los Alamos Hills Sports Park Expansion (Phase 3)	1	●			●		1				1	
Unplanned Facilities												
Calle Del Oso Oro Site		●										
City Parcel #1 – Nutmeg Site		●										
Town Hall Association Parcel		●										
Acquisition Sites												
Vineyard Specific Plan – developer property	●					●			●		●	●
Subtotal in Opportunity Sites	3	4*	14	5	0	7	2	1	6	1	1	10
Total Recommended Additions:	3.0	5*	38.0	6.0	3.0	11.0	2.5	1.0	13.0	1.0	2.5	27.0
Current Facility Needs From Exhibit 3.3-1 (Deficit):	N/A	3.0	20.0	N/A	N/A	8.7	1.4	1.0	12.9	1.0	1.1	28.4
Total Surplus/Deficit:	N/A	N/A	18.0	N/A	N/A	2.30	1.10	0.00	0.00	0.00	1.40	-1.40
● – Tentative or Unspecific Number * – Candidate Locations												
Definitions: AF = Artificial Turf; L = Lighting; R = Renovate/Expand												
Source: City of Murrieta Parks and Recreation Master Plan, 2009.												



The availability of recreation facilities affects the City's ability to offer some types of programming that are in demand, such as swimming lessons and indoor fitness classes. Besides pursuing the construction of new facilities, the City can access additional facilities by working with private partners and through the joint use agreement with Murrieta Valley Unified School District. In locating programs, the City should consider how to make them convenient, accessible, and equitably distributed.

YOUTH

Children under 18 make up about one-third of Murrieta's population, and providing programs and facilities for youth is a community priority. For commuting parents, out-of-school care for children is especially important. The community can promote success in school by providing tutoring through the Library, at other venues such as the teen and senior centers, and on-site at school campuses. Youth programs should provide opportunities for physical activity and team sports, as well as a range of learning experiences including arts and environmental education.

Community members including youth have also asked for job training and jobs for teens. By preparing youth for careers, Murrieta can help maintain its skilled workforce. Youth mentoring programs can also be rewarding volunteer opportunities for the adults doing the mentoring.

For teens, events such as dances and battle of the bands are important social activities, while facilities such as the skate park provide spaces where they have a sense of ownership. The planned teen center can meet a variety of facility and program needs, and teens should be involved in overseeing it. Teen demand for a dance club could be met by encouraging a privately operated business or through frequent City- and school-sponsored dances.

Murrieta teens are enthusiastic about providing input to the City, as demonstrated in the General Plan Update youth visioning workshop at Vista Murrieta High School. The City of Murrieta has a Youth Advisory Committee, in which 11 middle and high school students provide input on recreation planning and addressing issues that affect teens in Murrieta. This is an example of the ways in which youth can be engaged in their community, while also developing leadership skills that can prepare them for the workforce.

OPEN SPACE

It is a community priority to protect the natural beauty of the mountains, hills, and waterways in and around Murrieta. Community members consider open space to be a treasure and would like to see natural areas retained in the future, while balancing preservation with development and understanding that some residents are concerned about property rights.

With over one-third of its land undeveloped and natural resources such as creeks and hills within its borders, Murrieta has opportunities to designate additional land as open space. Under the *Western Riverside Multiple Species Habitat Conservation Plan (MSHCP)*, the City sets aside parcels as Conservation Land. These parcels contribute to large "Core Areas" of habitat in the northeast and southwest areas of the City and Sphere of Influence, and create "Linkages" between them along Murrieta Creek and Warm Springs Creek. To the southwest of Murrieta, open space connects to the Santa Rosa Plateau.



Other considerations for planning open space include recreation access and management of wildfire and stormwater.

TRAILS

The ability to bike and walk between Murrieta's multi-use trails, neighborhoods, and regional open space is a community priority and can be provided in different ways. Additional multi-use trails provide connectivity for the greatest variety of users, while off-street paved Class I bikeways accommodate all but equestrian users. On-street bikeways and sidewalks provide connectivity for bicyclists and pedestrians, respectively.

The Circulation Element provides goals and policies related to connecting multi-use trails to other paths for pedestrians and bicycles.

9.5 GOALS AND POLICIES

PARKS, RECREATION FACILITIES, AND COMMUNITY FACILITIES

GOAL ROS-1 Parkland is provided within a convenient distance from all residential areas, in a range of park types that meet different needs for active and passive recreation.

POLICIES

- ROS-1.1 Maintain a minimum standard of 5 acres of local parkland per 1,000 population.
- ROS-1.2 Create a strategy for providing sufficient parkland to accommodate needed recreation facilities through land acquisition, joint use, partnerships, and other means.
- ROS-1.3 Provide City-Wide Parks, Community Parks, Neighborhood Parks, Neighborhood Play Areas, Special Use Parks, and Nature Parks in locations appropriate to their intended service areas, so that all residential areas are served by parks.
- ROS-1.4 Involve the community in planning for parks.

GOAL ROS-2 Facilities that support recreation needs, programs, and community events are located throughout the City.

POLICIES

- ROS-2.1 Pursue the development of active recreation facilities through improvements to parks and existing facilities as well as the development of facilities in new parkland.



- ROS-2.2 Provide community centers, gymnasiums, and courts for indoor recreation programs in convenient, accessible, and equitably distributed locations.
- ROS-2.3 Ensure that recreation facilities provide access and accommodations for users with a range of physical abilities.
- ROS-2.4 Consider the installation of water fountains, toilets, and sinks in parks and recreation facilities.

GOAL ROS-3 City resources for parks and recreation facilities are leveraged through partnerships, joint use agreements, private facilities, outside funding, and community volunteers.

POLICIES

- ROS-3.1 Maintain the joint use agreement with Murrieta Valley Unified School District and look for additional opportunities to partner in expanding resident access to shared facilities.
- ROS-3.2 Continue to cooperate with school districts in locating schools to allow for park development adjacent to campuses.
- ROS-3.3 Cooperate with federal, state, and county agencies to provide regional open space and recreation facilities for local residents.
- ROS-3.4 Encourage the development of private and commercial recreation facilities.
- ROS-3.5 Seek agreements and joint ventures with private entities to provide recreation facilities and activities.
- ROS-3.6 Pursue support from federal, state, and private sources to assist with acquisition, design, and construction of parks and recreation facilities.
- ROS-3.7 Promote a sense of community responsibility for maintaining and improving the parks and recreation system, and offer ways for individuals, groups, and businesses to invest time and resources in that effort.

RECREATION PROGRAMS

GOAL ROS-4 Recreation programs enrich the lives of residents across a broad spectrum of ages, interests, and abilities.



POLICIES

- ROS-4.1 Seek resident involvement and feedback to create recreation programming that is relevant to a broad spectrum of community members.
- ROS-4.2 Offer and encourage cultural arts programs and events that provide entertainment, such as concerts, as well as those that develop skills in dancing, drama, music, and the arts.
- ROS-4.3 Use recreation programming to promote physical activity, healthy eating, and other healthy lifestyle habits.
- ROS-4.4 Collaborate with other providers to expand therapeutic recreation programs for residents with special needs.

GOAL ROS-5 Recreation programs foster a sense of community and civic involvement, and promote interaction between residents.

POLICIES

- ROS-5.1 Host special events that become community traditions, appealing to a range of ages.
- ROS-5.2 Encourage events in the Town Square Park and Historic Downtown Murrieta.
- ROS-5.3 Promote opportunities for multi-generational interaction such as youth mentoring by seniors and business people.
- ROS-5.4 Create roles for volunteers to assist with recreation facilities and programs.

YOUTH FACILITIES AND PROGRAMS

GOAL ROS-6 Youth are a special focus of recreation facilities and programs.

POLICIES

- ROS-6.1 Expand recreation programs for youth and teens, including before- and after-school care, sports and fitness, outdoor activity and excursions, and arts education.
- ROS-6.2 Use recreation programming to promote success in school.
- ROS-6.3 Provide safe places for teens to socialize and participate in recreation activities.



- ROS-6.4 Expand opportunities for youth to be involved in planning recreation programs, services, and events for youth.
- ROS-6.5 Continue providing the Youth Advisory Committee for middle school and high school students.

OPEN SPACE

GOAL ROS-7 Open space areas are planned to protect, conserve, and utilize resources of unique character and value for the community.

POLICIES

- ROS-7.1 Preserve and enhance open space resources in Murrieta.
- ROS-7.2 Designate open space to preserve habitat and scenic views of natural areas.
- ROS-7.3 Seek opportunities to designate open space along waterways, while also providing for the development of trails.
- ROS-7.4 When possible, link open space and parks for the movement of wildlife and people.

GOAL ROS-8 New development is part of a coordinated system of open space, parkland, recreation facilities, and trails.

POLICIES

- ROS-8.1 Encourage the provision of parks, recreation facilities, and/or open space in new development and redevelopment projects.
- ROS-8.2 Ensure that new residential developments provide for recreation needs of residents through development fees and park dedication.
- ROS-8.3 Encourage development that promotes outdoor activity.
- ROS-8.4 When reviewing new development or redevelopment projects, refer to the Trails Plan to determine whether right-of-way is needed for trails on the project site.



GOAL ROS-9 Public plazas or green spaces provide additional open space opportunities for existing and future residents and employees.

POLICIES

- ROS-9.1 Continue to require that adequate, usable, and permanent private open space is provided in residential developments.
- ROS-9.2 Encourage new and existing commercial, office, and industrial development to provide outdoor green spaces that may be used by employees.
- ROS-9.3 Encourage new development and redevelopment projects to incorporate gardens and green spaces with various cultural influences throughout the community to bridge cultures and provide education opportunities.
- ROS-9.4 Encourage green spaces planted with a diverse plant palette in order to promote natural variety, ecosystem services, and enhance the well-being of community residents.
- ROS-9.5 Review and modify as necessary, open space requirements for different types of development projects.

TRAILS

Refer to the Circulation Element Goal CIR-8 and related policies.

9.6 IMPLEMENTATION OF THE ELEMENT

The Recreation and Open Space Element is a policy document that requires the ongoing effort and actions of many segments of the community to implement. The Planning Commission and City Council, as major decision-making bodies, play an important role in its implementation. Other responsible parties include such City departments as the Community Development Department, Building Department, Public Works, and Community Service, whose day-to-day decisions are guided by the public policies in this document and the actions of the Community Services Commission.

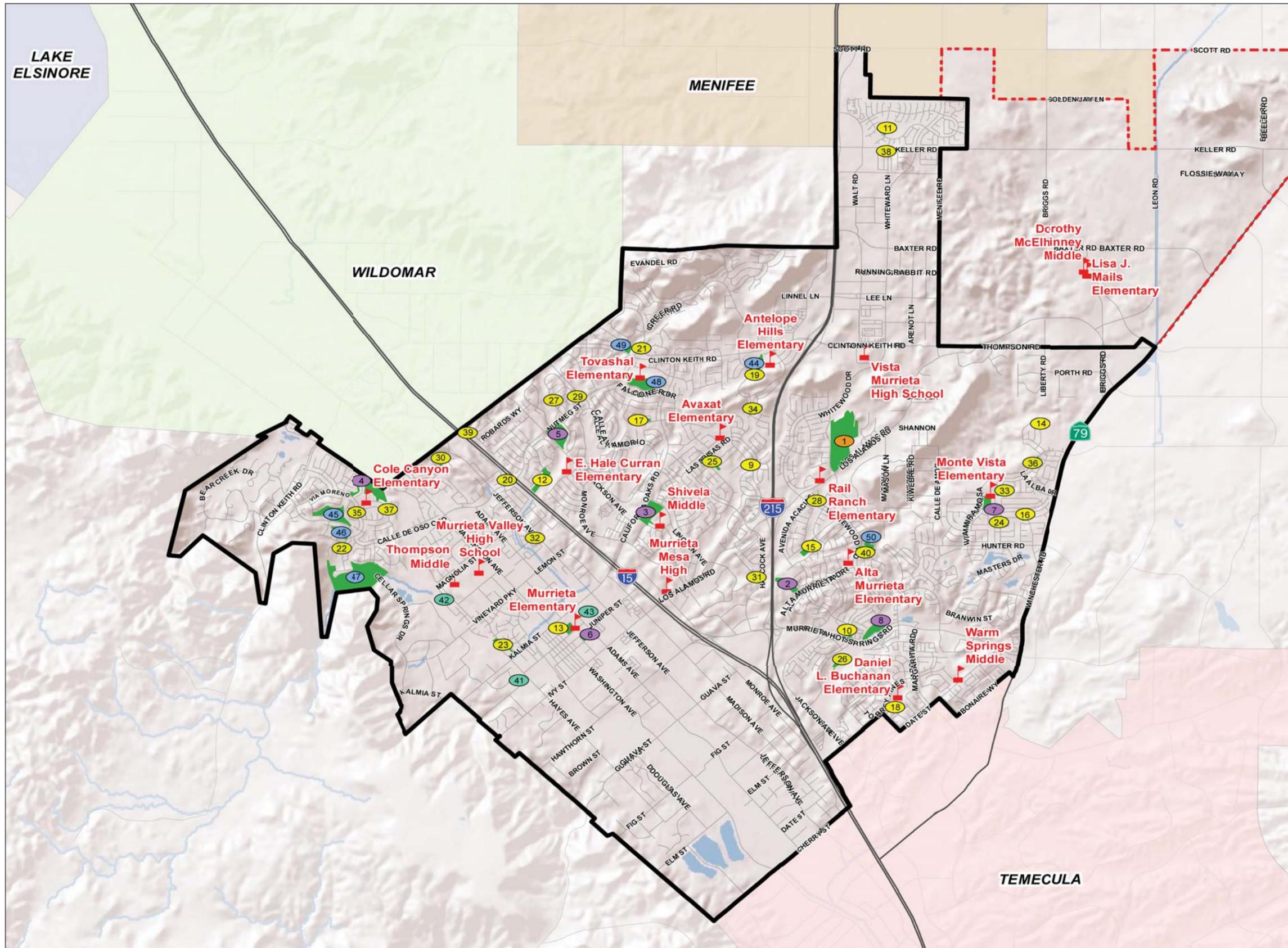
The business and development community will do a fair share of the implementation as they incorporate plan policies into their various interests and projects. Murrieta residents should also be engaged in planning and providing for recreation and open space.

The City of Murrieta Parks and Recreation Master Plan is the implementation document that will guide City investments in parks and recreation.



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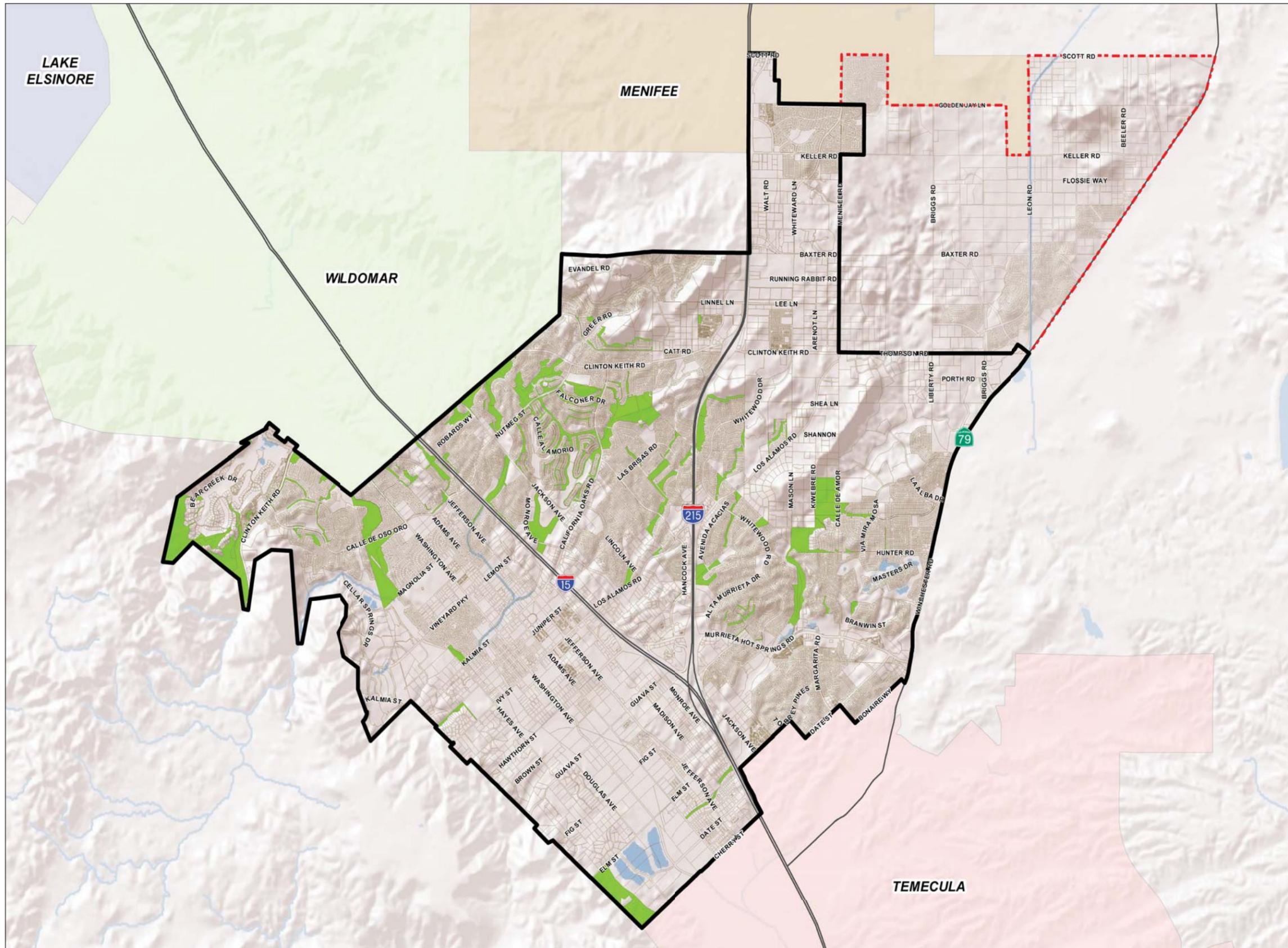


LEGEND

- | | |
|---|--|
| <p>Citywide Parks</p> <ul style="list-style-type: none"> 1 Los Alamos Hills Sports Park | <p>Neighborhood Play Areas</p> <ul style="list-style-type: none"> 19 Antelope Hills Park - Active 20 Antigua Park 21 Blackmore Ranch Park 22 Calle Cipres Park 23 Calle Estancia Park 24 Carson Park 25 Century Park 26 Creekside Village Green Park 27 Crystal Aire Park 28 Eastgate Park 29 Echo Canyon Park 30 Grizzly Ridge Park 31 Meadowridge Park 32 Montalino Park 33 Monte Vista Park 34 Oak Meadows Park 35 Oak Tree Park 36 Palomar Park 37 Rosewood Park 38 Springbrook Park 39 Sycamore Park 40 Whitewood Park |
| <p>Community Parks</p> <ul style="list-style-type: none"> 2 Alta Murrieta Sports Park 3 California Oaks Sports Park 4 Copper Canyon Park 5 Glen Arbor Park 6 Hunt Park 7 Mira Mosa Park 8 Pond Park | <p>Neighborhood Parks</p> <ul style="list-style-type: none"> 9 Barrat Park 10 Firefighters Park 11 Mapleton Park 12 Mountain Pride Park 13 Murrieta Elementary School Park 14 Northstar Park 15 Rancho Acacia Park 16 Shady Maple Park 17 Valley Vista Park 18 Vintage Reserve Park |
| <p>Nature Parks</p> <ul style="list-style-type: none"> 44 Antelope Hills Park 45 Bear Valley Park 1 46 Bear Valley Park 2 47 Cole Canyon Park 48 Falcon's View Park 49 Oak Mesa Park 50 Warm Springs Park | <p>Special Use Parks</p> <ul style="list-style-type: none"> 41 Murrieta Equestrian Park 42 Sykes Ranch Park 43 Town Square Park |
| <p>Public Schools</p> <p>Sphere of Influence</p> <p>City Boundary</p> | |



Source: City of Murrieta, Murrieta Valley Unified School District, and ESRI - World Shaded Relief.



LEGEND

- Open Space
- Parcels
- Sphere of Influence
- City Boundary



Source: County of Riverside, City of Murrieta.



LEGEND

PLANNED FACILITIES

Designed

- 1 California Oaks Sports Park Expansion - Phase 3
- 2 Cherry Street Park
- 3 Golden Cities Park
- 4 Second Avenue Park
- 5 Torrey Pines Park
- 6 Vineyards Park

Not Designed

- 7 Grizzly Ridge Park
- 8 Los Alamos Hills Sports Park Expansion - Phase 2
- 9 Los Alamos Hills Sports Park Expansion - Phase 3

UNPLANNED FACILITIES

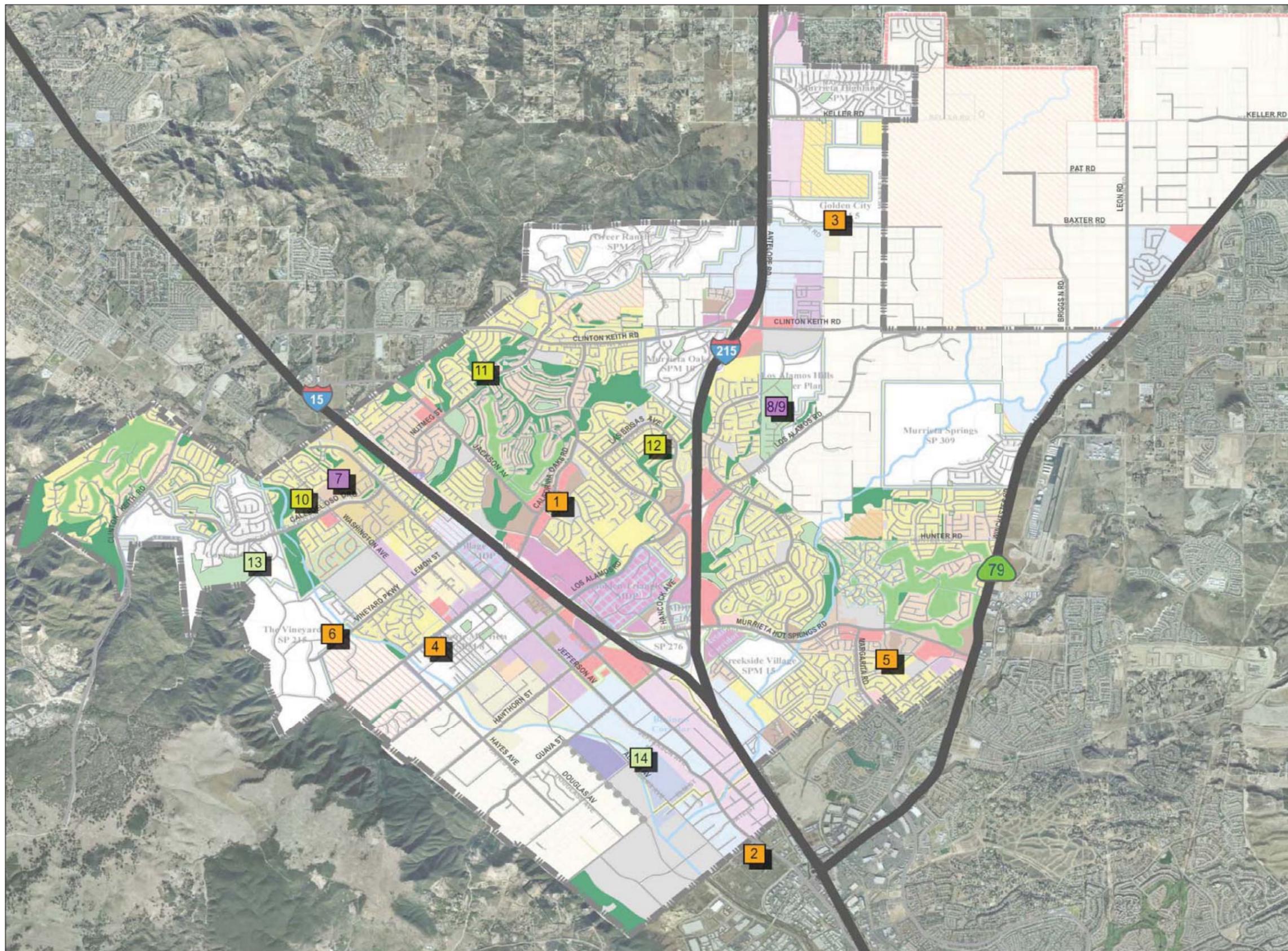
- 10 Calle Del Oso Oro Site
- 11 City Parcel/Nutmeg
- 12 City Parcel/Calle San Vicente

ACQUISITION SITES

- 13 Vineyard Specific Plan - Developer Property
- 14 Water District Property - Pony Baseball Fields

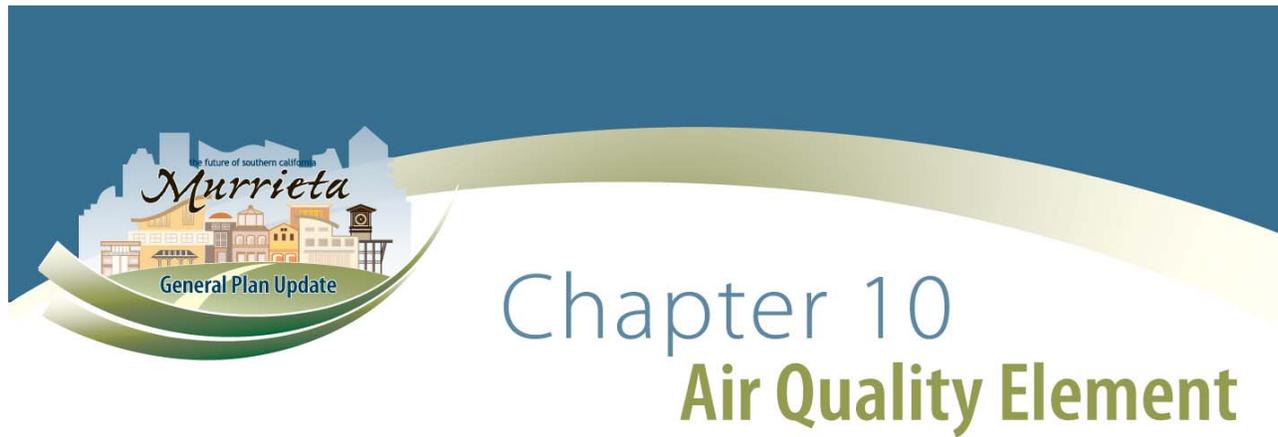


Source: RJM Design Group, November 20, 2008.





Chapter 10: Air Quality Element



10.1 INTRODUCTION

Recognizing the importance of air quality associated with the public's health and welfare and that air quality is a regional issue that extends beyond the jurisdictional boundaries of a city, Murrieta has chosen to include Air Quality as an optional Element within its General Plan. The Air Quality Element is intended to establish policy direction and implementation measures that allow the South Coast Air Basin to attain Federal and State air quality standards, as well as to protect Murrieta residents and businesses from the harmful effects of poor air quality. The Element establishes a number of programs to reduce current pollution emissions and to require new development to include measures to comply with air quality standards. This Element also contains provisions to address new air quality regulations and requirements. The City has also prepared a Climate Action Plan, which addresses global climate change issues and the reduction of greenhouse gas emissions.

The City of Murrieta is located in the South Coast Air Basin (Basin), a 10,743-square mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. Regulatory oversight for air quality in the Basin rests with South Coast Air Quality Management District (SCAQMD) at the regional level, the California Air Resources Board (CARB) at the State level and the United States Environmental Protection Agency (U.S. EPA) at the Federal level. The SCAQMD monitors air quality at 37 monitoring stations throughout the Basin. Each monitoring station is located within a Source Receptor Area (SRA). The communities within an SRA are expected to have similar climatology and ambient air pollutant concentrations. The City of Murrieta is located in SRA 26 (Temecula Valley).

10.2 AUTHORITY FOR ELEMENT

Although Air Quality is not a required element, California *Government Code* Section 65303 authorizes cities and counties to adopt “*any other elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city.*” Once adopted, an optional element carries the same legal weight as any of the seven mandatory elements and must be consistent with all other elements. *Government Code* Section 65302(d), which provides the statutory requirements for the Conservation Element, also serves as the applicable *Government Code* section for the Air Quality Element. Further guidance is provided in the Office of Planning and Research's *2003 General Plan Guidelines* regarding the assessment of air quality impacts in General Plans.

10.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

The following have been identified as key issues and challenges facing Murrieta in regards to air quality, its effects on the community, and how it can be addressed as the City continues to grow.

- **Air Quality.** Although air quality has steadily improved in the Basin in recent history, the Basin (including the City) is designated as a nonattainment area under State standards for one-hour ozone and under Federal standards is designated as nonattainment for eight-hour ozone. The Basin is nonattainment under both State and Federal standards for PM₁₀, and PM_{2.5}. Murrieta community members have identified “good air quality” as a treasure of the City, in comparison to other cities within the region. Maintaining and improving upon the existing air quality is a focus for Murrieta.
- **Land Use Patterns that Contribute to Air Pollutant Emissions.** Air pollutant emissions within the City of Murrieta are currently generated by stationary and mobile sources, with mobile sources accounting for the majority of emissions. Mobile sources of emissions refer to those moving objects that release pollution and include cars, trucks, buses, planes, trains, and motorcycles. Within the County of Riverside, vehicular sources are the largest contributor to the estimated annual average pollutant levels for reactive organic gas (ROG), carbon monoxide (CO), nitrogen oxide (NO_x), sulfur oxide (SO_x), and particulate matter less than 10 and 2.5 microns in diameter (PM₁₀, and PM_{2.5}, respectively). In Murrieta, mobile sources of emissions are primarily attributed to automobiles and trucks. Murrieta’s urban form and street layout is primarily low-density and automobile-oriented with most uses separated from each other. These land use patterns support the use of low-occupancy vehicles and higher vehicle miles traveled. Many Murrieta residents travel outside the City for services, recreation, and amenities that could be provided more broadly within the City. Murrieta community members have identified “traffic issues,” “uncontrolled expansion,” and “attracting new business and jobs” as challenges within the City.
- **Population Growth and Development.** Population growth and associated increases in vehicles and development within the City and surrounding region would further contribute to the amount of air pollutants in the City and the Basin. Murrieta community members have identified “growth,” as well as increased “traffic and transportation issues” as challenges within the City.
- **Changing Regulations and Requirements.** As concerns over air quality continue to become more heightened, the regulatory agencies continue to investigate and implement policies and measures to achieve Federal and State standards for improved air quality. New and/or revised policies and guidelines require cities to be proactive in order to respond to these changes.
- **Health Impacts of Air Quality.** Air quality can directly impact a person’s health. Sensitive populations (or sensitive receptors) are more susceptible to the effects of air

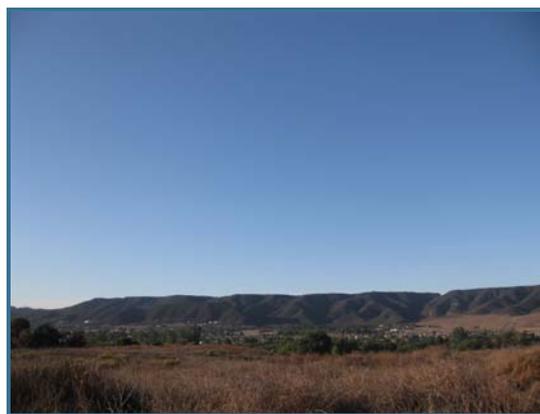


pollution than are the general population. Consideration regarding the placement of land uses is important in order to ensure that land uses that potentially emit harmful emissions are not located in proximity to sensitive receptors, such as residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

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

Murrieta community members have acknowledged the City’s air quality as a treasure and identified “stewardship of our good air” as a vision for the future. Maintaining good air quality is important for the physical health of the community, as well as for the City’s economic health. Many of the visions identified by the community contribute to improved air quality. The following key concepts and vision for the General Plan directly guide the Air Quality goals and policies and are intended to respond to the key issues and challenges identified above:

- New Development and Balanced Growth
- Land Use Compatibility
- Maintain Coordination with Regulatory Agencies and Compliance with New Regulations and Requirements



Clear skies provide views of mountain ranges around Murrieta.

NEW DEVELOPMENT AND BALANCED GROWTH

Murrieta has one of the fastest growth rates in the state over the past 20 years. With opportunities for new development, it is anticipated that Murrieta will continue to grow. Focusing growth and providing a balance of land uses to meet the needs of the community will contribute to a reduction in vehicle miles traveled and increase in non-motorized transportation, reducing mobile sources emissions. This can be achieved by developing a diverse mix of uses throughout the City, attracting a variety of employment opportunities to reduce the need for residents to commute for jobs, providing neighborhood retail and services near residential uses, and providing opportunities to shop, dine and recreate in Murrieta. It can also be achieved by creating attractive and safe pedestrian and bicycle facilities and by promoting high-quality transit service. This is consistent with the priorities articulated by the community, which include economic vitality by attracting higher education, growing a base of clean industry, improving roadway networks to reduce traffic, and providing a citywide system of bicycle lanes and recreational trails that improve accessibility without a car. Balancing land uses and growth will help to reduce air pollutant emissions, while at the same time contributing to achieving a sustainable economy.



LAND USE COMPATIBILITY



Murrieta can improve air quality by reducing the need for residents to make car trips outside the City.

As Murrieta continues to grow and development becomes more concentrated, it will become increasingly important to consider land use compatibility as it pertains to sensitive populations. Sensitive populations (or sensitive receptors) are more susceptible to the effects of air pollution than the general population. Additionally, locating sensitive receptors (i.e., residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) in proximity to sources of air pollutants that emit Toxic Air Contaminants (TACs) can have significant health impacts. Land use compatibility and potential health

impacts should be considered as part of the development review process. Addressing potential air pollutant impacts on sensitive receptors can be accomplished through the initial design phase of a development project, allowing for appropriate siting and identification of mitigation that minimize health impacts prior to construction. The General Plan guides development and establishes land use policies to avoid siting sensitive sites near sources of air pollution and to protect the health and safety of the Murrieta community.

MAINTAIN COORDINATION WITH REGULATORY AGENCIES AND COMPLIANCE WITH NEW REGULATIONS AND REQUIREMENTS

Rules, regulations, and guidelines to achieve Federal and State standards for improved air quality continue to change as new information and guidance becomes available. In order to maintain compliance with regulatory requirements, Murrieta will need to be proactive and monitor any updated rules and regulations from the SCAQMD, revisions to SCAQMD's CEQA Guidelines, and periodic updates to the Air Quality Management Plan (AQMP). General Plan policies encourage regional and local efforts to address air quality.



10.5 GOALS AND POLICIES

GOAL AQ-1 Improved air quality through participation in regional and local efforts.

POLICIES

- AQ-1.1 Continue to work with the Western Riverside Council of Governments (WRCOG) Regional Air Quality Task Force to implement regional and local programs designed to meet federal, state, and regional air quality planning requirements.
- AQ-1.2 Review and update City regulations and/or requirements, as needed, based on improved technology and new regulations including updates to the Air Quality Management Plan (AQMP), rules and regulations from South Coast Air Quality Management District (SCAQMD), and revisions to SCAQMD’s CEQA Guidelines.
- AQ-1.3 Cooperate with local, regional, State, and Federal agencies to achieve better transportation facility planning and development.
- AQ-1.4 Cooperate with the State and Southern California Association of Governments (SCAG) in the implementation of SB 375 – Regional Transportation Planning, Housing, CEQA and Global Warming Emission Reduction Strategies.
- AQ-1.5 Provide public education and/or materials to educate and encourage residents and business owners to purchase/use low toxicity household cleaning products.

GOAL AQ-2 The relationship between land use and air quality is considered in policy decisions in order to protect public health and improve air quality.

POLICIES

- AQ-2.1 Locate sensitive receptors (i.e., residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) away from significant pollution sources to the maximum extent feasible.
- AQ-2.2 Avoid locating new homes, schools, childcare and elder care facilities, and health care facilities within 500 feet of freeways.
- AQ-2.3 Consider air quality impacts from both existing and new development when making siting decisions.



- AQ-2.4 Consult the California Air Resources Board's (CARB) Land Use and Air Quality Handbook and current environmental health research for the safe distances to sensitive land uses including schools, hospitals, elder and childcare facilities, or residences when new or expanded industrial land uses or other stationary sources of pollution are proposed, such as gas stations or auto body shops.
- AQ-2.5 Work with developers and/or builders of any sensitive land uses, such as hospitals, to determine compliance with California Air Resources Board (CARB) standards and to ensure any future plans or expansions are in compliance, and encourage retrofits to the facility such as plantings or air filters to improve indoor air quality, if necessary.

GOAL AQ-3 **Reduced emissions during construction activities.**

POLICIES

- AQ-3.1 Ensure that construction activities follow current South Coast Air Quality Management District (SCAQMD) rules, regulations, and thresholds.
- AQ-3.2 Ensure all applicable best management practices are used in accordance with the South Coast Air Quality Management District (SCAQMD) to reduce emitting criteria pollutants during construction.
- AQ-3.3 Require all construction equipment for public and private projects comply with California Air Resources Board's (CARB) vehicle standards. For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures will be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD.
- AQ-3.4 Require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures among others. Appropriate control measures will be determined on a project by project basis, and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include but not be limited to:
- Minimizing simultaneous operation of multiple construction equipment units.
 - Implementation of South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust Control Measures.
 - Watering the construction area to minimize fugitive dust.
 - Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by California Air Resources Board (CARB).
 - Minimizing idling time by construction vehicles.



GOAL AQ-4 Mobile source emissions are reduced by providing a balance of jobs and housing that serve the needs of the community.

POLICIES

- AQ-4.1 Cooperate with local, regional, State, and Federal agencies to reduce vehicle miles traveled (VMT) and consequent emissions through job creation.
- AQ-4.2 Improve jobs/housing balance by encouraging the development, expansion, and retention of business.
- AQ-4.3 Improve access of businesses to local institutions that provide education and job training to prepare local residents to fill the jobs local industries create.
- AQ-4.4 Encourage a mix of housing types that are affordable to all segments of the population and are near job opportunities to further reduce vehicle trips.

GOAL AQ-5 Air quality is improved through an efficient circulation system, reduced traffic congestion, and reduced vehicle miles traveled.

POLICIES

- AQ-5.1 Encourage employers to implement transportation demand management (TDM) measures, such as the following programs to reduce trips and vehicle miles traveled:
 - Transit subsidies
 - Bicycle facilities
 - Alternative work schedules
 - Ridesharing
 - Telecommuting and work-at-home programs
 - Employee education
 - Preferential parking for carpools/vanpools
- AQ-5.2 Re-designate truck routes away from sensitive land uses including schools, hospitals, elder and childcare facilities, or residences, where feasible.
- AQ-5.3 Promote use of fuel-efficient and low-emissions vehicles, including Neighborhood Electric Vehicles.
- AQ-5.4 Encourage the use of lowest emission technology buses in public transit fleets.



- AQ-5.5 Provide a preference to contractors using reduced emission equipment for City construction projects as well as for City contracts for services (e.g., garbage collection).
- AQ-5.6 Manage the municipal vehicle fleet to achieve the highest possible number of fuel-efficient and low emissions vehicles commercially available.
- AQ-5.7 Reduce industrial truck idling by enforcing California’s five (5) minute maximum law, requiring warehouse and distribution facilities to provide adequate on site truck parking, and requiring refrigerated warehouses to provide generators for refrigerated trucks.

GOAL AQ-6 Stationary source pollution (point source and area source) are minimized through existing and future regulations and new technology.

POLICIES

- AQ-6.1 The City shall continue to minimize stationary source pollution through the following:
- Ensure that industrial and commercial land uses are meeting existing South Coast Air Quality Management District (SCAQMD) air quality thresholds by adhering to established rules and regulations.
 - Encourage the use of new technology to neutralize harmful criteria pollutants from stationary sources.
 - Reduce exposure of the City’s sensitive receptors to poor air quality nodes through smart land use decisions.
- AQ-6.2 Encourage and support the use of innovative ideas and technology to improve air quality.
- AQ-6.3 Encourage non-polluting industry and clean green technology companies to locate to the City.
- AQ-6.4 Work with the industrial business community to improve outdoor air quality through improved operations and practices.
- AQ-6.5 New multi-family residential buildings and other sensitive land uses in areas with high levels of localized air pollution should be designed to achieve good indoor air quality through landscaping, ventilation systems, or other measures.
- AQ-6.6 Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of renewable energy sources.



- AQ-6.7 During the design review process, encourage the use of measures to reduce indoor air quality impacts (i.e., air filtration systems, kitchen range top exhaust fans, and low-VOC paint and carpet for new developments busy roadways with significant volumes of heavy truck traffic).

GOAL AQ-7 Particulate matter and fugitive dust emissions are reduced throughout the City.

POLICIES

- AQ-7.1 Adopt incentives, regulations, or procedures to reduce particulate matter.
- AQ-7.2 Collaborate with transportation agencies, utilities, and developers to minimize fugitive dust and emissions from construction and maintenance activities.
- AQ-7.3 Cooperate with local, regional, State, and Federal jurisdictions and/or agencies to better control fugitive dust from stationary, mobile, and area sources.
- AQ-7.4 Consider the suspension of all grading operations, not including dust control actions, at construction projects when the source represents a public nuisance or potential safety hazard due to reduced visibility on streets surrounding the property.

10.6 IMPLEMENTATION OF THE ELEMENT

To meet State and Federal air quality goals requires commitment and involvement by all jurisdictions within the South Coast Air Basin. Protecting public health is a mutual goal shared by Murrieta, as well as other jurisdictions located within the Basin. Although an individual agency does not have the authority or jurisdiction to implement air quality measures for the larger region, local governments do have the legal authority and responsibility to direct policies and actions within their community. The City of Murrieta has established a policy program that addresses air quality through new development and balanced growth; land use compatibility; and coordination and compliance with regulatory agencies and new regulations/requirements. The responsibility of implementing the goals and policies of the Air Quality Element are assigned to the City's Community Development Department, and in some instances, this authority is shared with the South Coast Air Quality Management District (SCAQMD) and the South California Association of Governments (SCAG).



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Chapter 11: Noise Element



Chapter 11

Noise Element

11.1 INTRODUCTION

The Noise Element examines noise sources in the City to identify and assess the potential for noise conflicts and problems, and to identify ways to reduce existing and potential noise impacts. This Element addresses noise that affects the larger community, rather than noise associated with site-specific conditions. Existing and future noise from mobile and stationary sources are considered, as well as the compatibility of land uses and sensitive receptors. The Element identifies projected noise levels and contains goals and policies to maintain noise levels that are compatible with various types of land uses, as well as prevent high noise levels in sensitive areas. The regulatory framework, background information, and existing and future conditions can be found in the General Plan EIR.

11.2 AUTHORITY FOR ELEMENT

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

“... a noise element which shall identify and appraise noise problems in the community. The Noise Element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify... current and projected noise levels for all of the following sources: (1) highways and freeways; (2) primary arterials and major local streets; (3) passenger and freight on-line railroad operations and ground rapid transit systems; (4) commercial, general aviation, heliport, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation; (5) local industrial plants, including but not limited to, railroad classification yards; (6) other ground stationary noise sources identified by local agencies as contributing to the community noise environment.”

11.3 SUMMARY OF EXISTING STANDARDS AND CONDITIONS

Noise, defined as unwanted sound, is principally caused by the operation of machinery for transportation (automobiles, trucks, trains, and aircraft) and machinery for production (industry and construction). Noise affects the quality of the environment, both at home and work, as well as enjoyment of recreational activity. Excessive amounts of noise may have adverse effects on physical activity and psychological stability. The effect of noise on the individual and the community varies with its duration, intensity, and the tolerance level of the individual.

NOISE DESCRIPTORS

The standard unit of measurement of the loudness of sound is the decibel (dB). This unit expresses an exponential increase, where an increase of 10 decibels represents a tenfold increase in the sound generated. In order to describe “average noise levels,” the measurements are then weighted and added over a specified time period to reflect the magnitude of the sound, as well as its duration, frequency, and time of occurrence.

The sound pressure level is measured on a logarithmic scale. The 0 dB level is based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). The decibel scale has a value of 1.0 dB at the threshold of hearing and 140 dB at the threshold of pain. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud. A 1.0-decibel increase is just audible, and a 10-decibel increase means the sound is perceived as being twice as loud as before. In most situations a 3 dB change in sound pressure level is considered a “just-detectable” difference and a 5 dB change (either louder or quieter) is readily noticeable.

Sound from a small localized source (approximating a “point” source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates or drops-off at a rate of 6 dB for each doubling of the distance (6 dB/DD). This decrease, due to the geometric spreading of the energy over an ever-increasing area, is referred to as the inverse square law. However, highway traffic noise is not a single, stationary point source of sound. The movement of the vehicles makes the source of the sound appear to emanate from a line (line source) rather than a point when viewed over some time interval. Since the change in surface area of a cylinder only increases by two times for each doubling of the radius instead of four times associated with spheres, the change in sound level is 3 dB per doubling of distance.

Noise levels are expressed as A-weighted decibels (dBA), which adjusts the actual sound level to reflect only those frequencies audible to the human ear. The human ear is most sensitive to frequencies around 4,000 Hz (about the highest note on a piano) and less sensitive to low frequencies below 100 Hz (such as a low rumble). Other examples of the decibel level of various noise sources include: the quiet rustle of leaves (10 dBA), a soft whisper (20 to 30 dBA), the hum of a small electric clock (40 dBA), ambient noise outdoors or in a kitchen (50 dBA), normal conversation at five feet (55 dBA), and a busy street at 50 feet (75 dBA).



Examples of various sound levels are shown in *Exhibit 11-1, Sound Levels and Human Response*.

SCALES AND DEFINITIONS

Numerous methods have been developed to measure sound over a period of time. These methods typically include (1) the community noise equivalent level (CNEL); (2) equivalent sound level (Leq); and (3) day/night average sound level (Ldn). These methods are described in *Table 11-1, Noise Descriptors*.

**Table 11-1
Noise Descriptors**

Term	Definition
Decibel (dB)	The unit for measuring the volume of sound equal to 10 times the logarithm (base 10) of the ratio of the pressure of a measured sound to a reference pressure (20 micropascals).
A-Weighted Decibel (dBA)	A sound measurement scale that adjusts the pressure of individual frequencies according to human sensitivities. The scale accounts for the fact that the region of highest sensitivity for the human ear is between 2,000 and 4,000 cycles per second (hertz).
Equivalent Sound Level (Leq)	The sound level containing the same total energy as a time varying signal over a given time period. The Leq is the value that expresses the time averaged total energy of a fluctuating sound level.
Maximum Sound Level (Lmax)	The highest individual sound level (dBA) occurring over a given time period.
Minimum Sound Level (Lmin)	The lowest individual sound level (dBA) occurring over a given time period.
Community Noise Equivalent Level (CNEL)	A rating of community noise exposure to all sources of sound that differentiates between daytime, evening, and nighttime noise exposure. These adjustments are +5 dBA for the evening, 7:00 PM to 10:00 PM, and +10 dBA for the night, 10:00 PM to 7:00 AM.
Day/Night Average (Ldn)	The Ldn is a measure of the 24-hour average noise level at a given location. It was adopted by the U.S. Environmental Protection Agency (EPA) for developing criteria for the evaluation of community noise exposure. It is based on a measure of the average noise level over a given time period called the Leq. The Ldn is calculated by averaging the Leq's for each hour of the day at a given location after penalizing the "sleeping hours" (defined as 10:00 PM to 7:00 AM), by 10 dBA to account for the increased sensitivity of people to noises that occur at night.
Single Event Noise Exposure Level (SENEL)	The Single Event Noise Exposure Level (SENEL) is the most appropriate noise level duration rating scale for a single noise occurrence. The SENEL, given in decibels, is the noise exposure level of a single event measured over the time interval between the initial and final times for which it exceeds the threshold noise level.
Exceedance Level (Ln)	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% (L01, L10, L50, L90, respectively) of the time during the measurement period.
Source: Cyril M. Harris, <i>Handbook of Noise Control</i> , 1979.	



SENSITIVE NOISE RECEPTORS

Sensitive populations are more susceptible to the effects of noise and air pollution than are the general population. Land uses considered sensitive by the State of California include schools, playgrounds, athletic facilities, hospitals, rest homes, rehabilitation centers, long-term care and mental care facilities. Some jurisdictions also consider day care centers, single-family dwellings, mobile home parks, churches, and libraries to be sensitive to noise. Generally, a sensitive receptor is identified as a location where human populations (especially children, senior citizens, and sick persons) are present, and where there is a reasonable expectation of continuous human exposure to noise.



Schools are a type of land use that is considered sensitive to noise.

According to the Murrieta Police Department, other than noise complaints associated with site-specific domestic activity, the majority of calls include complaints pertaining to commercial activities such as deliveries/loading docks, lot sweeping, employee activities (i.e., talking and music), and mowing.

Land uses less sensitive to noise are business, commercial, and professional developments. Noise receptors categorized as being least sensitive to noise include industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, motorcycle parks, rifle ranges, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals. These types of land uses

often generate high noise levels. Moderately sensitive land uses typically include: multi-family dwellings, hotels, motels, dormitories, and outpatient clinics. Current land uses located within the City that are sensitive to intrusive noise include residential uses (particularly those in the vicinity of I-15 and I-215 Freeways), schools, hospitals, churches, and parks.

NOISE REGULATIONS

Noise Standards and Land Use Compatibility

The State of California General Plan Guidelines, published by the state Governor's Office of Planning and Research (OPR), provides guidance for the acceptability of specific land use types within areas of specific noise exposure. *Table 11-2, Land Use Compatibility for Community Noise Environments*, presents guidelines for determining acceptable and unacceptable community noise exposure limits for various land use categories. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution. OPR guidelines are advisory in nature. Local jurisdictions, including the City of Murrieta, have the responsibility to set specific noise standards based on local conditions.



**Table 11-2
Land Use Compatibility for Community Noise Environments**

Land Use Category	Community Noise Exposure (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	75 - 85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 77.5	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA
CNEL = community noise equivalent level; NA = not applicable				
NORMALLY ACCEPTABLE: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.				
CONDITIONALLY ACCEPTABLE: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features have been included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.				
NORMALLY UNACCEPTABLE: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise-insulation features must be included in the design.				
CLEARLY UNACCEPTABLE: New construction or development should generally not be undertaken.				
Source: Office of Planning and Research, California, <i>General Plan Guidelines</i> , October 2003.				

City of Murrieta Noise Standards

The City of Murrieta’s regulations with respect to noise are included in Chapter 16.30 of the *Development Code*, also known as the *Noise Ordinance*. Construction-related and operational noise restrictions are discussed below.

- Construction Noise.** Section 16.30.130 of the *City of Murrieta Noise Ordinance* regulates construction noise. The *Noise Ordinance* prohibits noise generated by construction activities between the hours of 7:00 PM and 7:00 AM and on Sundays and holidays. Construction activities shall be conducted in a manner that the maximum noise levels at the affected structures will not exceed those listed in *Table 11-3, City of Murrieta Construction Noise Standards*.



**Table 11-3
City of Murrieta Construction Noise Standards**

Equipment Type	Single-Family Residential	Multi-Family Residential	Commercial
Mobile Equipment			
Daily, except Sundays and holidays, 7:00 AM to 8:00 PM	75 dBA	80 dBA	85 dBA
Daily, except Sundays and holidays, 8:00 PM to 7:00 AM	60 dBA	64 dBA	70 dBA
Stationary Equipment			
Daily, except Sundays and holidays, 7:00 AM to 8:00 PM	60 dBA	65 dBA	70 dBA
Daily, except Sundays and holidays, 8:00 PM to 7:00 AM	50 dBA	55 dBA	60 dBA
Source: City of Murrieta, <i>City of Murrieta Development Code Section 16.30.130.</i>			

- Operational Noise.** Within the City of Murrieta, the *Noise Ordinance* governs operational noise generated between two properties and does not regulate noise from transportation sources, such as traffic, aircraft, and railways. Section 16.30.090 of the *Noise Ordinance* establishes the exterior noise standards for all receptor properties within a designated noise zone. The City’s exterior noise level limits between properties are presented in *Table 11-4, City of Murrieta Exterior and Interior Noise Limits.*

**Table 11-4
City of Murrieta Exterior and Interior Noise Limits**

Noise Zone	Land Use (Receptor Property)	Time Period	Allowed Exterior Noise Level (dBA)
Exterior Noise Limits			
I	Noise-sensitive area	Anytime	45
II	Residential properties	10:00 PM to 7:00 AM	45
		7:00 AM to 10:00 PM	50
III	Commercial properties	7:00 AM to 10:00 PM	70
		10:00 PM to 7:00 AM	55
IV	Industrial properties	7:00 AM to 10:00 PM	60
		Anytime	70
Interior Noise Limits			
All noise zones	Multi-family residential	10:00 PM to 7:00 AM	40
		7:00 AM to 10:00 PM	45
Source: City of Murrieta, <i>City of Murrieta Development Code Section 16.30.090.</i>			



Section 16.30.090(B) of the *Development Code* further restricts noise levels. Section 16.30.090(B) states, in part:

No person shall operate or cause to be operated any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by a person that causes the noise level, when measured on any other property to exceed the following exterior noise standards:

1. *Standard No. 1 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than thirty (30) minutes in any hour. Standard No. 1 may be the applicable noise level from Table 11-4 above.*
2. *Standard No. 2 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than fifteen (15) minutes in any hour. Standard No. 2 shall be the applicable noise level from Table 11-4 above, plus five dB.*
3. *Standard No. 3 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the applicable noise level from Table 11-4 above plus ten dB.*
4. *Standard No. 4 shall be the exterior noise level which shall not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from Table 11-4 above plus fifteen (15) dB.*
5. *Standard No. 5 shall be the exterior noise level which shall not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from Table 11-4 above plus twenty (20) dB.*

Section 16.30.100 sets forth interior noise levels limits for multi-family residential properties, as stated in Table 11-4. Section 16.30.100 states, in part:

No person shall operate or cause to be operated within a residential unit any source of sound, or allow the creation of any noise, that causes the noise level when measured inside a neighboring receiving residential unit to exceed the following standards:

1. *Standard No. 1. The applicable interior noise level for cumulative period of more than five minutes in any hour;*
2. *Standard No. 2. The applicable interior noise level plus five dB for a cumulative period of more than one minute in any hour; or*
3. *Standard No. 3. The applicable interior noise level plus ten dB for any period of time.*

Vibration Standards

Vibration is the periodic oscillation of a medium or object with respect to a given reference point. Sources of vibration include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) and those introduced by human activity (e.g., explosions, machinery, traffic,



trains, construction equipment). Vibration sources may be continuous, (e.g., machinery) or transient in nature (e.g., explosions). Vibration levels can be depicted in terms of amplitude and frequency relative to displacement, velocity, or acceleration. Vibration amplitudes are commonly expressed in peak particle velocity (PPV) or root-mean-square (RMS) vibration velocity. PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is typically used in the monitoring of transient and impact vibration and has been found to correlate well to the stresses experienced by buildings. PPV and RMS vibration velocity are normally described in inches per second (in/sec). Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. The response of the human body to vibration relates well to average vibration amplitude; therefore, vibration impacts on humans are evaluated in terms of RMS vibration velocity. Similar to airborne sound, vibration velocity can be expressed in decibel notation as vibration decibels (VdB). The logarithmic nature of the decibel serves to compress the broad range of numbers required to describe vibration.

CEQA states that the potential for any excessive groundborne noise and vibration levels must be analyzed; however, it does not define the term “excessive” vibration. Numerous public and private organizations and governing bodies have provided guidelines to assist in the analysis of groundborne noise and vibration. The City’s *Development Code* Section 16.30.130(K) prohibits the operation of any device that creates vibration above the City’s established perception threshold of 0.01 in/sec over the range of one to 100 Hertz.

11.4 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

LAND USE COMPATIBILITY

Land use decisions can have significant impacts on the noise environment. When determining the placement of land uses, it is important to consider the activities associated with potential uses and existing uses within the surrounding environment. Incompatible uses can impact the quality of life of the community. Policies in the General Plan, zoning regulations, and the City’s Noise Ordinance are implemented to ensure land use compatibility with respect to noise and locations of sensitive receptors throughout the City.

Noise Measurements

Noise measurements were taken throughout the City of Murrieta at 15 locations as illustrated in *Exhibit 11-2, Noise Measurement Locations*. Based upon the City’s development patterns, the City was divided into Acoustical Analysis Zones (AAZ) to identify areas of homogenous acoustical conditions. Aerial imagery with a one-foot pixel resolution was utilized for a visual representation of the City’s roadway and land use layout. In addition, the City’s existing General Plan/Zoning Map and proposed land use change areas (Focus Areas) maps were utilized to determine the City’s existing and proposed patterns of development.



Chapter 11 Noise Element

The noise measurement locations were selected as a representative sample of the more urbanized portions of the City in order to identify ambient baseline levels. The noise measurements described in *Table 11-5, Noise Measurements*, were taken to identify ambient noise exposure in the City.

**Table 11-5
Noise Measurements**

Site No.	Location	Leq (dBA)	Lmin (dBA)	Lmax (dBA)	Peak (dBA)	Date and Time ¹
1	Corner of Elm Street and Madison Avenue	52.7	41.8	68.5	9.8	10:47 AM – 10:57 AM
2	Intersection of Arjay Drive and Estate Hill Way	41.9	33.1	57.8	79.0	11:21 AM – 11:31 AM
3	Intersection of Jefferson Avenue and Kalmia Street	58.4	49.6	72.3	102.0	11:52 AM – 12:02 PM
4	Cul-de-sac of Pomerado Court off of Douglas Avenue	51.3	41.9	72.1	89.4	12:16 PM – 12:26 PM
5	Cul-de-sac of Summit Park Center off of Vineyard Knoll Drive	49.9	35.7	71.0	89.9	12:45 PM – 12:55 PM
6	Cul-de-sac of Kilcare Circle off of Boldin Drive	47.8	40.4	64.1	87.7	1:30 PM – 1:40 PM
7	Intersection of Catalina Street and Chateau Drive	51.4	45.4	68.3	92.0	1:56 PM – 2:06 PM
8	Cul-de-sac of Kaelan Court off of Roland Road	47.1	38.7	65.7	94.9	3:10 PM – 3:20 PM
9	Cul-de-sac of Copperleaf Court off of Mimosa Drive	50.4	39.0	68.6	88.9	3:40 PM – 3:50 PM
10	Baxter Road off of Antelope Road (adjacent to Loma Linda Medical Center)	41.6	33.1	60.5	96.7	4:30 PM – 4:40 PM
Leq = equivalent sound level; dBA = A-weighted decibel.						
1 - Each 10-minute measurement was taken during non-peak traffic hours because free flowing traffic conditions yield higher noise levels, as opposed to rush hour traffic during peak hours when vehicle speeds and heavy truck volumes are low.						
Source: RBF Consulting, November 4, 2010.						



Noise levels at the selected sensitive receptor sites were measured on November 4, 2010, using a Brüel & Kjær model 2250 sound level meter (SLM) equipped with Brüel & Kjær pre-polarized freefield microphone, which meets standards of the American National Standards Institute (ANSI) for general environmental noise measurement instrumentation. Each measurement was for 10 minutes, and the sound meter was calibrated prior to noise monitoring.

- **Measurement Site 1** was located at the corner of Elm Street and Madison Avenue. Sources of peak noise included vehicular noise from Elm Street, Madison Avenue, I-15, and I-215, an airplane, and truck horn. The noise level monitored at Site 1 was 52.7 dBA.
- **Measurement Site 2** was located at the intersection of Arjay Drive and Estate Hill Way. The monitored noise level was 41.9 dBA, with the majority of noise from traffic along Hayes Avenue, two airplanes, and a siren.
- **Measurement Site 3** was located at the intersection of Jefferson Avenue and Kalmia Street. The monitored noise level was 58.4 dBA with peak noise from traffic along Jefferson Avenue and Kalmia Street, and vehicles in the City Hall parking lot.
- **Measurement Site 4** was located at the cul-de-sac of Pomerado Court off of Douglas Avenue. Sources of peak noise included traffic along Douglas Avenue and an overhead aircraft. The monitored noise level was 51.3 dBA.
- **Measurement Site 5** was located at the cul-de-sac of Summit Park Center off of Vineyard Knoll Drive. The monitored noise level was 49.9 dBA. The source of peak noise included traffic along Clinton Keith Road and landscaping activities.
- **Measurement Site 6** was located at the cul-de-sac of Kilkare Circle off of Boldin Drive. The monitored noise level was 51.4 dBA. Sources of peak noise were from traffic along Kilkare Circle and three airplanes.
- **Measurement Site 7** was located at the intersection of Catalina Street and Chateau Drive. Sources of peak noise included traffic along Catalina Street, I-15, and I-215, and a siren. The monitored noise level was 51.4 dBA.
- **Measurement Site 8** was located at the cul-de-sac of Kaelan Court off of Roland Road. Sources of peak noise included a helicopter and an airplane. The monitored noise level was 47.1 dBA.
- **Measurement Site 9** was located at the cul-de-sac of Copperleaf Court off of Mimosa Drive. Sources of peak noise included an airplane, trucks, and maintenance activities. The monitored noise level was 50.4 dBA.
- **Measurement Site 10** was located along Baxter Road off of Antelope Road, adjacent to the Loma Linda Medical Center. The monitored noise level was 41.6 dBA and peak noise included traffic along I-215 and Antelope Road, and two airplanes.



MOBILE NOISE SOURCES

The most significant source of noise within the City is generated from mobile sources. In particular, freeway traffic (vehicles and trucks) and traffic on heavily traveled surface streets contribute the greatest amounts of mobile noise sources. The Murrieta community has identified traffic as a challenge, and has identified transportation, including improving accessibility without a car as a priority for the City.

Motor Vehicle Noise

The roadways within the City that generate the most traffic noise from vehicle and truck traffic include the major north-south trending I-15 and I-215 Freeways due to higher traffic volumes and vehicle speeds than other roadways. Major east-west arterials that generate significant noise include Jefferson Avenue and Washington Avenue. Major north-south arterials generating traffic noise include Clinton Keith Road, Kalmia Street/California Oaks Road, and Murrieta Hot Springs Road.

Vehicular noise along major roadways was modeled to estimate existing noise levels from mobile traffic. The existing and future roadway noise levels were projected using the FHWA Traffic Noise Prediction Model (RD-77-108), together with several roadway and site parameters. The FHWA model is based upon reference energy mean emission levels (REMELS) for automobiles, medium trucks (two axles) and heavy trucks (three or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. To predict CNEL values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume. The California Vehicle Noise (Calveno) traffic noise emission curves are used as recommended by the California Department of Transportation (Caltrans) to more accurately calculate noise levels generated by traffic in California.

Traffic volumes used in the FHWA model were obtained from Iteris (January 2011). These traffic inputs determine the projected impact of vehicular traffic noise and include the roadway cross-section (e.g., number of lanes), roadway width, average daily traffic (ADT), vehicle travel speed, percentages of automobile and truck traffic, roadway grade, angle of view, and site conditions (hard or soft). The model does not account for ambient noise levels (i.e., noise from adjacent land uses) or topographical differences between the roadway and adjacent land uses. Exhibit 11-3, Existing Roadway Noise Contours and Table 11-6, Existing Roadway Noise Levels, indicates the location of the 60-, 65-, and 70-CNEL noise contours associated with vehicular traffic along local roadways as modeled with the FHWA computer model.

As shown in Table 11-6, the existing noise levels adjacent to City roadways range from a low of 45.2 CNEL along Guava Street from Madison Avenue to Monroe Avenue to a high of 72.9 CNEL along Murrieta Hot Springs Road from I-215 to Alta Murrieta Drive.



**Table 11-6
Existing Roadway Noise Levels**

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Clinton Keith Road					
Southwest City Limits to Calle del Oso Oro	9,100	63.9	283	90	28
Calle del Oso Oro to Grand Avenue	11,100	65.9	448	142	45
Grand Avenue to Nutmeg Street	19,000	67.0	591	187	59
Nutmeg Street to Murrieta Oaks Road	27,300	68.6	848	268	85
Murrieta Oaks Road to I-215	27,040	68.6	842	266	84
I-215 to Antelope Road	5,281	58.9	91	29	9
Antelope Road to Meadowlark Road/Whitewood Lane	13,000	62.9	224	71	22
Calle del Oso Oro					
Clinton Keith Road to Calle Cipres	4,200	59.3	98	31	10
Calle Cipres to Washington Avenue	11,400	63.7	267	85	27
Nutmeg Street					
Washington Avenue to Adams Avenue	5,900	60.9	138	44	14
Adams Street to Jefferson Avenue	5,900	60.8	138	44	14
Jefferson Avenue to Jackson Avenue	9,300	62.8	218	69	22
Jackson Avenue to Clinton Keith Road	10,900	64.7	339	107	34
Lemon Street					
Washington Avenue to Adams Avenue	3,300	58.7	77	24	8
Adams Avenue to Jefferson Avenue	4,200	59.7	98	31	10
Kalmia Street					
Hayes Avenue to Washington Avenue	1,500	55.2	35	11	4
Washington Avenue to Adams Avenue	15,400	66.3	479	151	48
Adams Avenue to Jefferson Avenue	20,600	67.6	640	202	64
Jefferson Avenue to Madison Avenue	25,500	68.3	793	251	79
Madison Avenue to I-15	35,300	69.7	1,098	347	110
California Oaks Road					
I-15 to Monroe Avenue	29,500	68.8	918	290	92
Monroe Avenue to Jackson Avenue	29,200	68.7	908	287	91
Jackson Avenue to Hancock	24,900	67.0	584	185	58
Hancock to Clinton Keith Road	15,100	66.1	470	149	47



**Table 11-6 [continued]
Existing Roadway Noise Levels**

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Ivy Street					
Hayes Street to Washington Avenue	900	48.7	8	2	1
Washington Avenue to Adams Avenue	8,900	63.9	277	88	28
Adams Avenue to Jefferson Avenue	9,500	64.2	295	93	30
Jefferson Avenue to Madison Avenue	11,300	64.8	351	111	35
Los Alamos Road					
Madison Avenue to Lincoln Avenue	10,400	64.5	324	102	32
Lincoln Avenue to Hancock Avenue	19,000	67.0	591	187	59
Hancock Avenue to I-215	19,200	67.1	597	189	60
I-215 to Whitewood Lane	23,000	66.6	538	170	54
Whitewood Lane to Ruth Ellen Way	3,800	59.3	89	28	9
Murrieta Hot Springs Road					
Jefferson Avenue to Madison Avenue	18,285	67.1	568	180	57
Madison Avenue to I-15	42,600	70.2	1,325	419	132
I-15 to I-215	65,100	71.9	2,022	639	202
I-215 to Alta Murrieta Drive	74,500	72.9	2,315	732	231
Alta Murrieta Drive to Jackson Avenue	48,000	71.0	1,492	472	149
Jackson Avenue to Whitewood Road	43,263	70.5	1,347	426	135
Whitewood Road to Margarita Road	51,200	71.3	1,591	503	159
Margarita Road to Eastern City Limits	40,000	70.2	1,244	393	124
Guava Street					
West of Hayes Avenue	500	49.2	9	3	1
Hayes Avenue to Douglas Avenue	700	50.5	12	4	1
Douglas Avenue to Washington Avenue	1,200	53.0	21	7	2
Adams Avenue to Jefferson Avenue	2,100	55.4	36	11	4
Jefferson Avenue to Madison Avenue	3,100	57.1	53	17	5
Madison Avenue to Monroe Avenue	200	45.2	3	1	0
Elm Street					
Adams Avenue to Madison Avenue	2,500	55.9	43	14	4



**Table 11-6 [continued]
Existing Roadway Noise Levels**

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hayes Avenue					
Nighthawk Way to Vineyard Parkway	1,900	54.8	33	10	3
Kalmia Street to Ivy Street	1,900	56.3	45	14	4
Ivy Street to Hawthorne Street	1,300	50.3	11	4	1
Hawthorne Street to Guava Street	700	50.5	12	4	1
Washington Avenue					
North of Calle del Oso Oro	10,000	63.2	234	74	23
Calle del Oso Oro to Nighthawk Way/Magnolia Street	14,300	64.8	335	106	34
Nighthawk Way/Magnolia Street to Vineyard Parkway	12,600	64.2	295	93	30
Vineyard Parkway to Kalmia Street	20,800	66.2	488	154	49
Kalmia Street to Ivy Street	8,300	58.3	71	23	7
Ivy Street to Hawthorne Street	1,400	53.6	24	8	2
South of Hawthorne Street	1,300	53.3	22	7	2
Jefferson Avenue					
North of Nutmeg Street	10,000	64.7	311	98	31
Nutmeg Street to Magnolia Street	9,000	62.8	211	67	21
Magnolia Street to Lemon Street	10,000	64.6	311	98	31
Lemon Street to Kalmia Street	11,200	65.0	348	110	35
Kalmia Street to Ivy Street	17,900	66.8	557	176	56
Ivy Street to Murrieta Hot Springs Road	12,000	65.1	373	118	37
Murrieta Hot Springs Road to Guava Street	27,800	68.7	864	273	86
Guava Street to Fig Street	28,000	69.9	1,131	358	113
Fig Street to Elm Street	29,000	70.1	1,172	371	117
South of Elm Street	20,736	67.4	644	204	64
Madison Avenue					
Kalmia Street to Ivy Street/Los Alamos Road	14,914	67.1	602	190	60
Ivy Street/Los Alamos Road to Murrieta Hot Springs Road	24,100	68.1	749	237	75
Murrieta Hot Springs Road to Guava Street	3,400	54.5	29	9	3
Jackson Avenue					
North of Nutmeg Street	7,100	61.7	167	53	17
Nutmeg Street to Monroe Avenue	14,900	64.9	349	110	35
Monroe Avenue to California Oaks Road	14,900	64.8	349	110	35



**Table 11-6 [continued]
Existing Roadway Noise Levels**

Roadway Segment	Existing				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hancock Avenue					
California Oaks Road to Las Brisas Road	14,700	64.7	345	109	34
Las Brisas Road to Los Alamos Road	19,550	66.0	458	145	46
Los Alamos Road to Murrieta Hot Springs Road	19,500	66.0	457	144	46
I-15					
City Boundary to Nutmeg Street	124,000	79.0	11,989	3,791	1,199
Nutmeg Street to Kalmia Street	124,000	79.0	11,989	3,791	1,199
Kalmia Street Los Alamos Road	127,000	79.1	12,268	3,879	1,227
Los Alamos Road to I-215	127,000	79.1	12,268	3,879	1,227
I-215 to Cherry Street	186,000	80.8	18,005	5,694	1,801
I-215					
Scott Road to Los Alamos Road	89,000	77.3	7,074	2,237	707
Los Alamos Road to Murrieta Hot Springs Road	91,000	78.3	8,803	2,784	880
Murrieta Hot Springs Road to I-15	83,000	77.9	8,024	2,537	802
ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level					
Source: Traffic noise modeling is based on traffic data provided by Iteris, January 2011.					

Under existing conditions, very few areas (seven segments along Murrieta Hot Springs Road) within the City experience traffic noise levels in excess of 70 CNEL. The 70-dBA contour along these roadway links extends to a maximum of 231 feet from the roadway centerline. However, many of the City’s commercial areas experience noise levels in excess of 65 CNEL adjacent to major arterial roadways and freeway rights-of-way. Residences located within this area may experience unacceptable noise levels. It should be noted that these are modeled traffic noise levels, and are not based upon actual site measurements.

Freeways typically result in greater noise levels than other roadways due to higher traffic volumes and vehicle speeds. As depicted on *Exhibit 11-3*, the I-15 and I-215 Freeways traverse the City of Murrieta and represent a primary source of traffic noise. The following describes the traffic volumes and general characteristics of the freeways within the City.

- **Interstate 15.** I-15 is a major regional transportation corridor that serves as the backbone of the transportation system connecting the major urban centers of San Diego County and San Bernardino County, while passing through the western portion of Riverside County. Based on traffic data from Iteris, ADT along the segments of I-15 that pass through Murrieta ranges from approximately 124,000 to 186,000 for both northbound and southbound traffic.



- **Interstate 215.** I-215 is a major regional transportation corridor that serves as the backbone of the transportation system connecting western Riverside County to the major urban center of San Bernardino County. Based on traffic data from Iteris, ADT along the segments of I-215 that pass through Murrieta ranges from approximately 83,000 to 91,000 for both northbound and southbound traffic.

Airport Noise

Off-road transportation noise is also generated by aircraft traffic from one nearby airport, the French Valley (Rancho California) Airport, located outside of the City's Sphere of Influence. Aircraft flyovers are heard occasionally in the City; however, the aircraft do not contribute a significant amount of noise heard in the City. The Riverside County Airport Land Use Commission has prepared a Comprehensive Land Use Plan for the French Valley Airport (CLUP), which experiences an average of 506 daily operations. The CLUP indicates that the 55 CNEL noise level contour extends slightly into the eastern part of the City along the westerly side of Winchester Road. The CLUP also designates portions of the City as being located within Compatibility Zones B1, C, D, and E, all of which require certain land use restrictions.

Railway Noise

Although there are currently no railway operations or associated noise sources within the City, opportunities to pursue future light rail transit and high speed rail are anticipated. The potential locations of these facilities have not been determined.

STATIONARY NOISE SOURCES

Stationary noise sources, including construction activities and commercial and industrial uses contribute to overall noise within the City. Existing and future noise associated with stationary noise will need to be considered. Residential land uses and areas identified as noise-sensitive must be protected from excessive noise from stationary sources including commercial and industrial centers. These impacts are best controlled through effective land use planning and application of the *City Noise Ordinance*.

Construction noise is one of the most common stationary noise sources in the City. The use of pile drivers, drills, trucks, pavers, graders, and a variety of other equipment can result in short, sporadic elevated noise levels. Although construction noise impacts are generally short-term in nature, it can often disturb nearby sensitive uses.

Commercial uses within the City are generally located along the I-15 and I-215 Freeway corridors, as well as other major roadways such as Jefferson Avenue, Madison Avenue, and Murrieta Hot Springs Road. The primary noise sources associated with commercial facilities are caused by delivery trucks, air compressors, generators, outdoor loudspeakers, and gas venting. Residential, institutional, and park uses are located adjacent to several commercial areas of the City. Commercial operations may cause annoyance to these nearby sensitive receptors.

The primary noise sources associated with these facilities are caused by mechanical equipment, loading and unloading of vehicles and trucks, and amplified communication.



Industrial noise is generally limited to the immediate source area and only impacts sensitive receptors if there is an incompatible mix of land uses in the vicinity of the industrial facility. Therefore, proper planning, zoning, and enforcement of the Noise Ordinance are important factors in limiting the amount of disturbance to sensitive receptors from industrial noise sources.

POPULATION GROWTH AND DEVELOPMENT

Future population growth and development within the City will generate new and additional noise. As vacant and underutilized land is developed in Murrieta, it will be important to ensure land use compatibility with respect to noise and locations of sensitive receptors.

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

Protecting the public’s health, safety, and welfare from unnecessary, excessive, and harmful noise is a key objective of the City. The following key concepts and vision for the General Plan directly guide the Noise Element goals and policies and are intended to respond to the key issues and challenges identified above:

- Mobile Sources
- Stationary Sources
- Noise Control Techniques
- City Noise Ordinance



Setbacks and landscaped walls can help to buffer residential uses from noise associated with roadways. Home construction techniques can also reduce indoor noise levels.

MOBILE SOURCES

Mobile sources are the most significant noise generators within Murrieta. The most efficient and effective means of controlling noise from transportation systems is to reduce noise at the source. However, the City has no direct control over noise produced by trucks and cars because of State and Federal preemption rules. Vehicular noise emissions standards are established at the State and Federal levels. Local agencies can play a part in reducing traffic noise by controlling traffic volume and congestion. Therefore, City noise programs focus on reducing the impact of transportation noise along freeways and arterial roadways and on site planning, landscaping, topography, and the design and construction of noise barriers to alleviate vehicular traffic noise impacts.

Motor Vehicle Noise

Future noise levels have been calculated for various roadway segments within the City of Murrieta. Table 11-7, General Plan Buildout Roadway Noise Levels, outlines the City’s future roadway noise levels under proposed General Plan 2035 buildout conditions and Exhibit 11-4, General Plan 2035 Noise Contours, illustrates the proposed General Plan 2035 noise contours. As indicated in Table 11-7, 24 modeled roadway segments (along Clinton Keith Road, Kalmia



Street, California Oaks Road, Los Alamos Road, Murrieta Hot Springs Road, and Jefferson Avenue, excluding freeway segments) would generate noise levels greater than 70 dBA CNEL at 100 feet from centerline.

**Table 11-7
General Plan 2035 Roadway Noise Levels**

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Clinton Keith Road					
Southwest City Limits to Calle del Oso Oro	33,600	69.5	1,045	330	104
Calle del Oso Oro to Grand Avenue	25,600	69.5	1,034	327	103
Western City Limits to Nutmeg Street	56,000	71.7	1,740	550	174
Nutmeg Street to Murrieta Oaks Road	82,900	73.4	2,580	816	258
Murrieta Oaks Road to I-215	79,000	73.3	2,455	776	246
I-215 to Antelope Road	70,200	70.2	1,211	383	121
Antelope Road to Meadowlark Lane/Whitewood Road	60,700	69.5	1,046	331	105
Calle del Oso Oro					
Clinton Keith Road to Calle Cipres	10,200	63.2	239	76	24
Calle Cipres to Washington Avenue	19,800	66.1	464	147	46
Nutmeg Street					
Washington Avenue to Adams Avenue	12,800	64.3	300	95	30
Adams Street to Jefferson Avenue	13,200	64.3	309	98	31
Jefferson Avenue to Jackson Avenue	14,200	64.6	333	105	33
Jackson Avenue to Clinton Keith Road	15,200	66.1	473	149	47
Lemon Street					
Washington Avenue to Adams Avenue	6,300	61.5	148	47	15
Adams Avenue to Jefferson Avenue	12,100	64.3	284	90	28
Kalmia Street					
Hayes Avenue to Washington Avenue	8,200	62.6	192	61	19
Washington Avenue to Adams Avenue	18,800	67.2	585	185	59
Adams Avenue to Jefferson Avenue	28,400	69.0	883	279	88
Jefferson Avenue to Madison Avenue	49,300	71.2	1,532	485	153
Madison Avenue to I-15	54,500	71.6	1,696	536	170



**Table 11-7 [continued]
General Plan 2035 Roadway Noise Levels**

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
California Oaks Road					
I-15 to Monroe Avenue	54,500	71.5	1,693	535	169
Monroe Avenue to Jackson Avenue	52,400	71.2	1,629	515	163
Jackson Avenue to Hancock Avenue	31,700	68.0	743	235	74
Hancock Avenue to Clinton Keith Road	25,800	68.4	801	253	80
Ivy Street					
Hayes Street to Washington Avenue	700	47.6	6	2	1
Washington Avenue to Adams Avenue	8,900	63.9	277	88	28
Adams Avenue to Jefferson Avenue	14,100	65.9	438	139	44
Jefferson Avenue to Madison Avenue	22,600	67.8	703	222	70
Los Alamos Road					
Madison Avenue to Lincoln Avenue	24,700	68.2	767	243	77
Lincoln Avenue to Hancock Avenue	35,100	69.7	1,092	345	109
Hancock Avenue to I-215	53,600	71.5	1,668	528	167
I-215 to Whitewood Road	31,000	67.9	726	230	73
Whitewood Road to Ruth Ellen Way	3,800	59.3	89	28	9
Murrieta Hot Springs Road					
Jefferson Avenue to Madison Avenue	46,400	71.1	1,441	456	144
Madison Avenue to I-15	77,500	72.8	2,411	762	241
I-15 to I-215	91,000	73.4	2,830	895	283
I-215 to Alta Murrieta Drive	93,000	73.9	2,894	915	289
Alta Murrieta Drive to Jackson Avenue	63,200	72.2	1,966	622	197
Jackson Avenue to Whitewood Road	57,600	71.8	1,792	567	179
Whitewood Road to Margarita Road	66,400	72.4	2,064	653	206
Margarita Road to Eastern City Limits	52,500	71.4	1,633	516	163
Guava Street					
West of Hayes Avenue	5,900	59.9	102	32	10
Hayes Avenue to Douglas Avenue	6,300	60.1	109	34	11
Douglas Avenue to Washington Avenue	5,200	59.3	90	28	9
Adams Avenue to Jefferson Avenue	11,400	62.7	197	62	20
Jefferson Avenue to Madison Avenue	1,100	52.6	19	6	2
Madison Avenue to Monroe Avenue	3,300	57.3	57	18	6
Elm Street					
Adams Avenue to Madison Avenue	2,800	56.4	48	15	5



**Table 11-7 [continued]
General Plan 2035 Roadway Noise Levels**

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hayes Avenue					
Nighthawk Way to Vineyard Parkway	3,600	57.6	62	20	6
Kalmia Street to Ivy Street	6,500	61.6	152	48	15
Ivy Street to Hawthorne Street	4,900	56.0	42	13	4
Hawthorne Street to Guava Street	4,500	58.6	78	25	8
Washington Avenue					
North of Calle del Oso Oro	10,000	63.2	234	74	23
Calle del Oso Oro to Nighthawk Way/Magnolia Street	14,900	65.0	349	110	35
Nighthawk Way/Magnolia Street to Vineyard Parkway	12,600	64.2	295	93	30
Vineyard Parkway to Kalmia Street	20,800	66.2	488	154	49
Kalmia Street to Ivy Street	8,300	58.3	71	23	7
Ivy Street to Hawthorne Street	1,400	53.6	24	8	2
South of Hawthorne Street	3,300	57.4	57	18	6
Jefferson Avenue					
North of Nutmeg Street	24,500	68.5	762	241	76
Nutmeg Street to Magnolia Street	39,700	69.2	931	294	93
Magnolia Street to Lemon Street	40,100	70.6	1,247	394	125
Lemon Street to Kalmia Street	46,900	71.2	1,458	461	146
Kalmia Street to Ivy Street	61,500	72.2	1,912	605	191
Ivy Street to Murrieta Hot Springs Road	53,600	71.6	1,668	527	167
Murrieta Hot Springs Road to Guava Street	53,100	71.6	1,650	522	165
Guava Street to Fig Street	45,100	72.0	1,822	576	182
Fig Street to Elm Street	44,600	71.9	1,798	569	180
South of Elm Street	30,300	69.1	942	298	94
Madison Avenue					
Kalmia Street to Ivy Street/Los Alamos Road	16,900	67.7	682	216	68
Ivy Street/Los Alamos Road to Murrieta Hot Springs Road	24,100	68.1	749	237	75
Murrieta Hot Springs Road to Guava Street	18,000	61.7	155	49	15
Jackson Avenue					
North of Nutmeg Street	9,600	63.0	225	71	23
Nutmeg Street to Monroe Avenue	18,000	65.7	422	133	42
Monroe Avenue to California Oaks Road	17,600	65.5	412	130	41



**Table 11-7 [continued]
General Plan 2035 Roadway Noise Levels**

Roadway Segment	Future 2035				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Hancock Avenue					
California Oaks Road to Las Brisas Road	15,300	64.9	358	113	36
Las Brisas Road to Los Alamos Road	24,600	67.0	576	182	58
Los Alamos Road to Murrieta Hot Springs Road	27,000	67.4	633	200	63
I-15					
City Boundary to Nutmeg Street	199,900	81.0	19,309	6,106	1,931
Nutmeg Street to Kalmia Street	199,900	81.0	19,309	6,106	1,931
Kalmia Street Los Alamos Road	197,000	91.0	19,045	6,022	1,904
Los Alamos Road to I-215	142,600	79.6	13,797	4,363	1,380
I-215 to Cherry Street	248,800	82.1	24,066	7,610	2,407
I-215					
Scott Road to Los Alamos Road	195,300	80.7	15,512	4,905	1,551
Los Alamos Road to Murrieta Hot Springs Road	170,600	81.1	16,506	5,220	1,651
Murrieta Hot Springs Road to I-15	149,900	80.5	14,501	4,586	1,450
ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level					
Source: Traffic noise modeling is based on traffic data provided by Iteris, January 2011.					

Of the roadway segments modeled, 25 segments (along Clinton Keith Road, Calle del Oso Oro, Nutmeg Street, Kalmia Street, California Oaks Road, Ivy Street, Los Alamos Road, Elm Street, Washington Avenue, Jefferson Avenue, Madison Avenue, Jackson Avenue, and Hancock Avenue) would generate noise levels between 65 dBA CNEL and 70 dBA CNEL at 100 feet from the centerline.

Sixteen modeled roadway segments (along Calle del Oso Oro, Nutmeg Street, Lemon Street, Kalmia Street, Ivy Street, Elm Street, Hayes Avenue, and Washington Avenue) would generate noise levels between 60 dBA CNEL and 65 dBA CNEL at 100 feet from the centerline.

Thirteen modeled roadway segments (along Ivy Street, Los Alamos Road, Guava Street, Hayes Avenue, and Washington Avenue) would generate noise levels below 60 dBA CNEL at 100 feet from the centerline.



Rail Noise

Opportunities to pursue light rail transit and high speed rail are planned for the future of the City, which would create a new source of mobile noise. At this time, the location of any potential stations or rail alignments is not known. The City would be proactive in coordinating with appropriate agencies in the siting, design, and construction of rail stations and track alignments to ensure that noise attenuation measures are addressed.

CALIFORNIA HIGH-SPEED TRAIN PROGRAM

The California High-Speed Rail Authority is currently in the process of analyzing the potential for a high-speed train connecting northern and southern California. The California High-Speed Train Program consists of a more than 700-mile-long high-speed train system capable of high-speed train (HST) speeds in excess of 200 miles per hour on a dedicated, fully grade-separated track with state-of-the-art safety, automated train control systems, and signaling. The system described is designed to connect and serve the major metropolitan centers of California, extending from Sacramento and the San Francisco Bay Area, through the Central Valley, to Los Angeles and San Diego. The HST system is projected to carry approximately 88-117 million passengers annually by the year 2030.

As of October 2010, the Los Angeles-San Diego Section of the HST alignment is in the Preliminary Alternatives Analysis (AA) phase. Several alternative alignments are being analyzed as part of the process. The current set of alternatives will undergo analysis to determine if each alternative is practical and feasible. Evaluation factors include: operations, community disruption and impacts, travel time, capital and operating costs, constructability, environmental constraints and impacts, intermodal connections, development potential, property impacts and right-of-way constraints. Alignments being considered include the I-15 and I-215 Freeways through Murrieta with a potential station located within Murrieta or Temecula.

The HST has similar noise and vibration characteristics to conventional trains with unique features resulting from the higher speed of travel. The HST is expected to be a steel-wheel, steel-rail electrically-powered train operating on its own tracks in an exclusive right-of-way. Due to no highway grade crossings, the train horn and warning bells would be eliminated except in the case of emergencies. The use of electrical power cars eliminates the rumble associated with diesel-powered locomotives. All of these factors allow HST to generate lower noise levels than conventional trains at speeds with which most people are familiar. However, at higher speeds, HST shows a noise increase over conventional trains due to aerodynamic effects. A mitigating factor is that the high speeds enable HST noise to occur for a relatively short duration (a few seconds at the highest speeds).

Vibration of the ground caused by the pass-by of the HST is similar to that caused by conventional steel wheel/steel rail trains. The same speed-dependent vibration generation mechanisms are present in each type of train. Holding down vibration levels associated with the HST are the new track construction and smooth track and wheel surfaces resulting from high maintenance standards required for high speed operation.



Airport Noise

Off-road transportation noise is also generated by aircraft traffic from one nearby airport, the French Valley (Rancho California) Airport, located outside of the City's Sphere of Influence. The CLUP indicates that the 55 CNEL noise level contour is located outside of City boundaries. The CLUP also designates portions of the City as being located within Compatibility Zones B1, C, D, and E, all of which require certain land use restrictions. The City will continue to work with the Riverside County Airport Land Use Commission in the development of the French Valley Airport Land Use Plan and other planning and environmental studies.

STATIONARY SOURCES

Commercial and industrial land uses are located near sensitive receptor areas. These uses currently generate occasional stationary noise impacts. Primary noise sources associated with these facilities are due to customer trips, delivery trucks, heavy machinery, air compressors, generators, outdoor loudspeakers, and gas vents. Other significant stationary noise sources within the City include construction activities, street sweepers, and gas-powered leaf blowers.

Residential Uses

Residential uses will comprise the largest land use category in Murrieta, with 10,255 acres and 56.5 percent of the total land in the City. Rural and single-family parcels cover the largest total area of land. A total of 93.7 percent of the residential land are rural and single-family, while 6.3 percent of the land contains multi-family uses. Future development of residential lots would create stationary noise typical of any new residential development. Noise that is typical of single-family residential areas includes children playing, pets, amplified music, pool and spa equipment operation, mechanical equipment, woodworking, car repair, and home repair. Noise from residential stationary sources would primarily occur during the "daytime" activity hours.

Commercial/Industrial Uses

Noise generally produced in commercial and industrial districts includes that typically associated with slow moving truck deliveries, parking areas, landscape maintenance, and similar activities. Overall, 6.2 percent (1,335 acres) of the total land within the City is designated for commercial use and 0.5 percent (108.69) acres is designated for industrial use. Commercial land uses are generally located along major corridors, including the I-15 and I-215 Freeways, and segments of Jefferson Avenue, Madison Avenue, California Oaks Road, Murrieta Hot Springs Road, and Clinton Keith Road. Industrial land uses are dispersed throughout the City. Noise strategies and actions require the reduction of noise transmission between commercial/industrial and residential uses. Proper site planning and design would ensure the reduction of noise transmission between these uses. Additionally, any future development of mixed uses would be designed to limit noise from loading areas, refuse collection, and other activities associated with commercial activity.



NOISE CONTROL TECHNIQUES

There are several basic techniques available to minimize the adverse effects of noise on sensitive noise receivers. Acoustical engineering principles suggest controlling the noise source whenever feasible and protecting the noise receptors when noise source control mechanisms have been pre-empted by State and Federal governments.

Noise producers within local jurisdictions include industrial processes, electrical substations, wastewater treatment facilities, transportation system locations, swimming pool/spa pump motors, air conditioning units, drive-through speakers, siren usage, and local government controlled or sanctioned activities (City vehicles, public works projects). Regulatory mechanisms available to control these noise sources include: City *Noise Ordinance*, the application of “conditions of approval” on new developments, land use policy and approval practices as outlined in the General Plan, and noise information in permit applications for sources of stationary noise. In the event that source control mechanisms have been employed and noise impacts persist or are projected to occur, additional techniques should be considered. The following is a partial listing of noise control techniques:

- **Site Planning.** Involves the careful arrangement of land uses, lots, and buildings to minimize intrusive noise levels. The placement of noise compatible land uses between the roadway and more sensitive uses is an effective planning technique. The use of buildings as noise barriers, and their orientation away from the source of noise, can shield sensitive activities, entrances, and common open space areas. Clustered and master planned developments can maximize the amount of open space available for landscaped buffers next to heavily traveled roadways and thereby allow aesthetic residential lot setbacks in place of continuous noise barriers.
- **Architectural Design.** Involves the incorporation of noise reduction strategies in the design and layout of individual structures. Building heights, room arrangements, window size and placement, balcony and courtyard design, and the provision of air conditioning all play an important role in shielding noise sensitive activities from intrusive sound levels.
- **Construction.** Involves the treatment of various parts of a building to reduce interior noise levels. Acoustic wall design, doors, ceilings and floors, as well as dense building materials, the use of acoustic windows (i.e., double glazed, double paned, thick, non-opening, or small with air-tight seals), and the inclusion of maximum air spaces in attics and walls are all available options.
- **Noise Barriers.** Ideally, noise barriers incorporate the placement of berms, walls, or a combination of the two in conjunction with appropriate landscaping to create an aesthetically pleasing environment. Where space is available (e.g., in clustered developments), a meandering earth berm is both effective and aesthetically pleasing. Where space is restricted, a wall is an effective treatment.



City Noise Ordinance

Implementation and enforcement of the City's *Noise Ordinance* will continue to be the primary means of regulating and controlling construction and operational noise. The City may require acoustical studies be prepared as part of the development review process to ensure adequate analysis of potential noise impacts associated with a development project. Additionally, the City will continue to coordinate with airport operators to minimize noise impacts associated with this use.

11.6 GOALS AND POLICIES

GOAL N-1 Noise sensitive land uses are properly and effectively protected from excessive noise generators.

POLICIES

- N-1.1 Comply with the Land Use Compatibility for Community Noise Environments.
- N-1.2 Protect schools, hospitals, libraries, churches, convalescent homes, and other noise sensitive uses from excessive noise levels by incorporating site planning and project design techniques to minimize noise impacts. The use of noise barriers shall be considered after all practical design-related noise measures have been integrated into the project. In cases where sound walls are necessary, they should help create an attractive setting with features such as setbacks, changes in alignment, detail and texture, murals, pedestrian access (if appropriate), and landscaping.
- N-1.3 Discourage new residential development where the ambient noise level exceeds the noise level standards set forth in the Noise and Land Use Compatibility Guidelines and the City Noise Ordinance.
- N-1.4 Coordinate with the County of Riverside and adjacent jurisdictions to minimize noise conflicts between land uses along the City's boundaries.

GOAL N-2 A comprehensive and effective land use planning and development review process that ensures noise impacts are adequately addressed.

POLICIES

- N-2.1 Review and update the Noise Ordinance to ensure that noise exposure information and specific policies and regulations are current.



- N-2.2 Integrate noise considerations into land use planning decisions to prevent new noise/land use conflicts.
- N-2.3 Consider the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development proposals.
- N-2.4 Encourage proper site planning and architecture to reduce noise impacts.
- N-2.5 Permit only those new development or redevelopment projects that have incorporated mitigation measures, so that standards contained in the Noise Element and Noise Ordinance are met.
- N-2.6 Incorporate noise reduction features for items such as, but not limited to, parking and loading areas, ingress/egress point, HVAC units, and refuse collection areas, during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses.
- N-2.7 Require that new mixed-use developments be designed to limit potential noise from loading areas, refuse collection, and other activities typically associated with commercial activity through strategic placement of these sources to minimize noise levels on-site.
- N-2.8 Encourage commercial uses in mixed-use developments that are not noise intensive.
- N-2.9 Orient mixed-use residential units, where possible, away from major noise sources.
- N-2.10 Locate balconies and operable windows of residential units in mixed-use projects away from the primary street and other major noise sources, where possible, or provide appropriate mitigation.

GOAL N-3**Noise from mobile noise sources is minimized.****POLICIES**

- N-3.1 Consider noise mitigation measures in the design of all future streets and highways and when improvements occur along existing freeway and highway segments.
- N-3.2 Work with Caltrans to achieve maximum noise abatement in the design of new highway projects or with improvements to interchanges along the I-15 and I-215 Freeways, and with widening of SR-79.



- N-3.3 Encourage the construction of noise barriers and maintenance of existing noise barriers for sensitive receptors located along the I-15 and I-215 Freeways.
- N-3.4 Enforce the use of truck routes to limit unnecessary truck traffic in residential and commercial areas. Consider requiring traffic plans for construction projects and new commercial and industrial uses.
- N-3.5 Consider the use of rubberized asphalt for new roadways or roadway rehabilitation projects.
- N-3.6 Coordinate with appropriate agencies in the siting, design, and construction of rail stations and track alignments to ensure that adjacent land uses are considered and noise attenuation measures are addressed.

GOAL N-4 **Reduced noise levels from construction activities.**

POLICIES

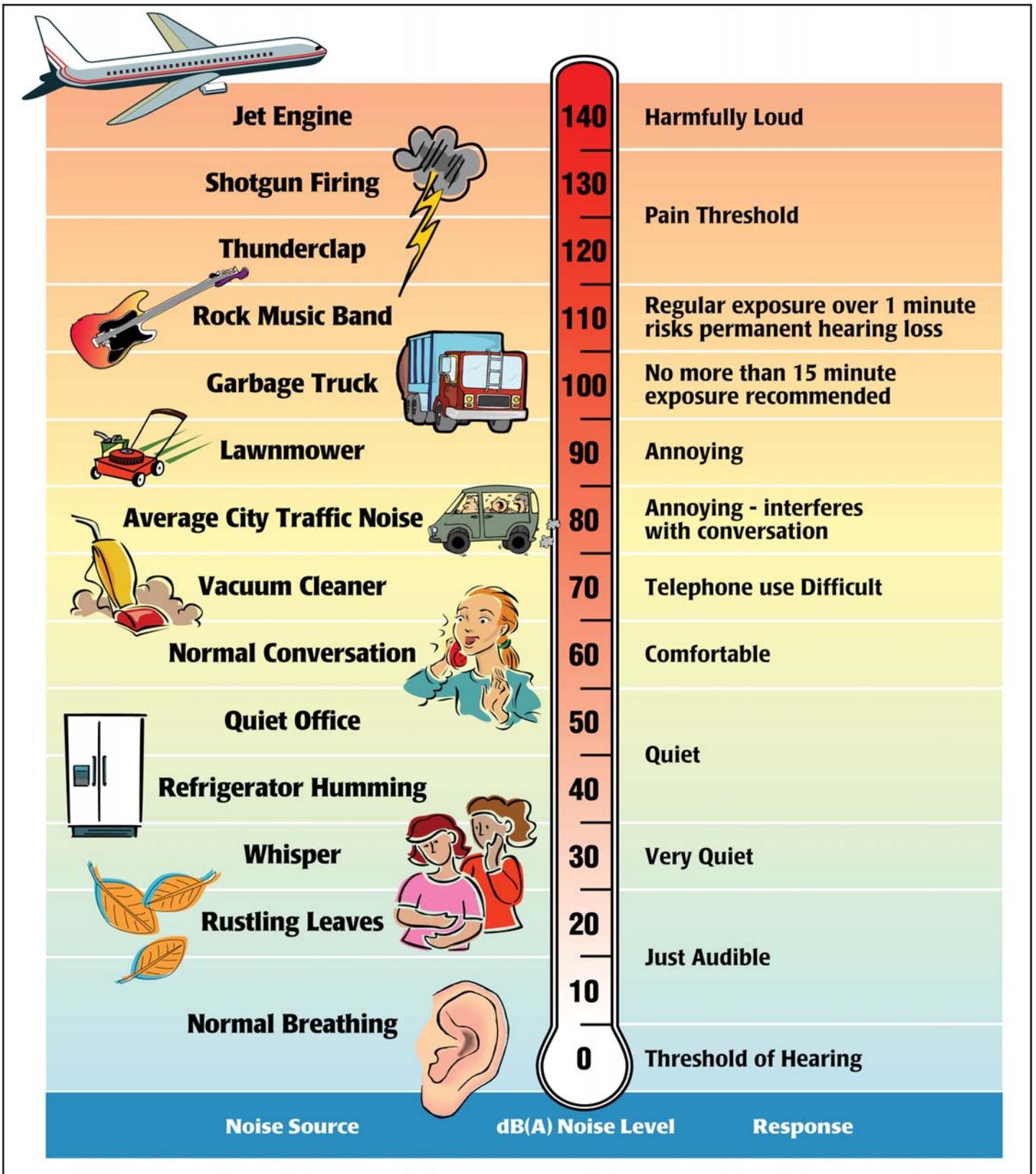
- N-4.1 Regulate construction activities to ensure construction noise complies with the City's Noise Ordinance.
- N-4.2 Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on Sundays and holidays.
- N-4.3 Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.
- N-4.4 Encourage municipal vehicles and noise-generating mechanical equipment purchased or used by the City to comply with noise standards specified in the City's Municipal Code, or other applicable codes.
- N-4.5 Allow exceedance of noise standards on a case-by-case basis for special circumstances including emergency situations, special events, and expedited development projects.
- N-4.6 Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas.



11.7 IMPLEMENTATION OF THE ELEMENT

Noise is generated by a variety of sources throughout the City. Protecting public health is a priority for Murrieta. The goals and policies of the Noise Element will be implemented by several City departments including, but not limited to, Community Development, Building, and Code Enforcement. Individual development projects and activities will be reviewed to determine whether the proposed use will have an impact on existing and proposed uses within the vicinity. Project review will include the analysis of land use patterns, compliance with Noise Ordinance requirements, and may include project-specific noise studies. Code enforcement activities include responding to and investigating noise complaints, and noise monitoring. Through coordinated efforts of all City departments, Murrieta will maintain acceptable noise levels for all residents and businesses.





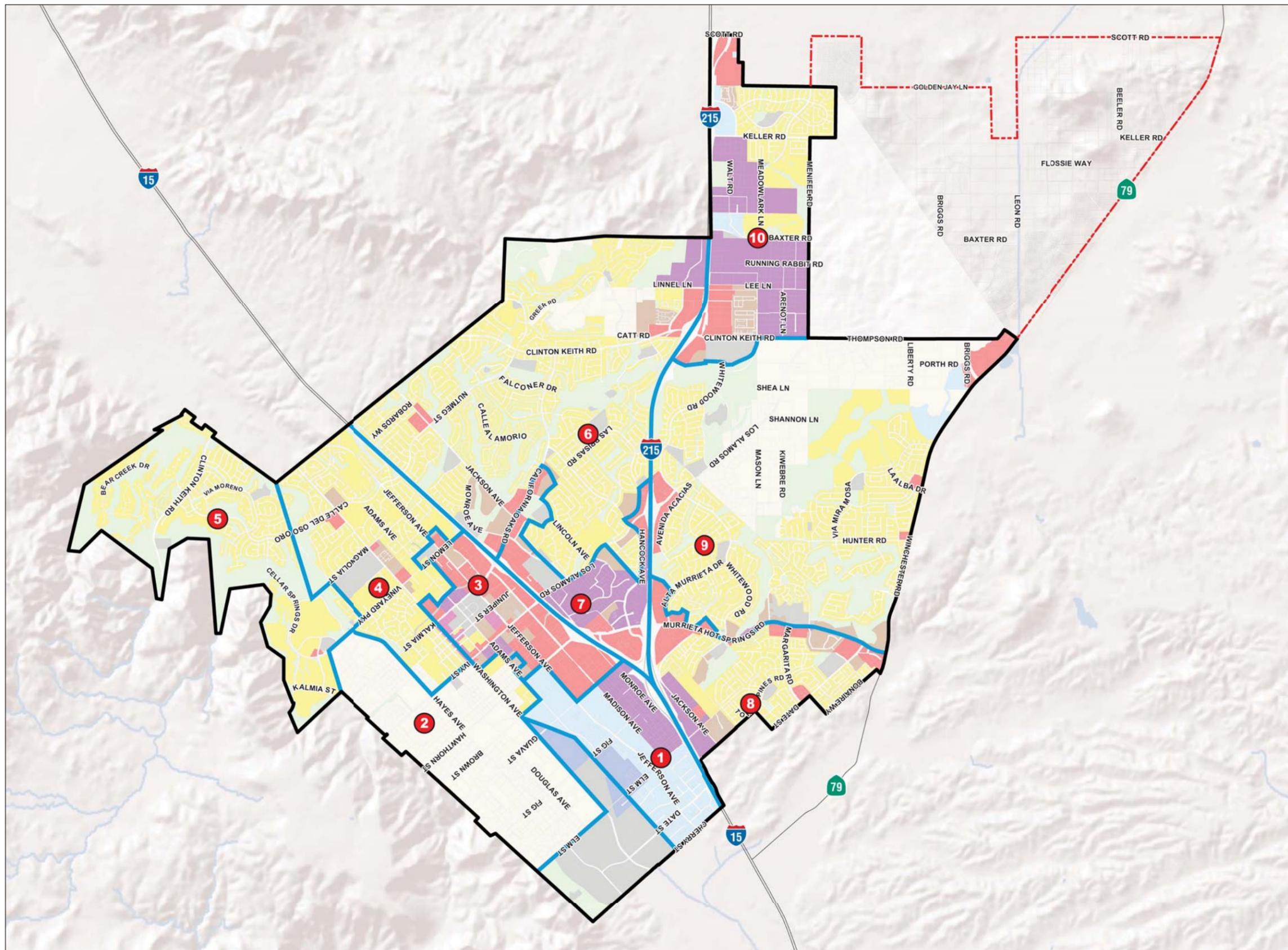
Source: Melville C. Branch and R. Dale Beland, *Outdoor Noise in the Metropolitan Environment*, 1970.
 Environmental Protection Agency, *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety* (EPA/ONAC 550/9-74-004), March 1974.

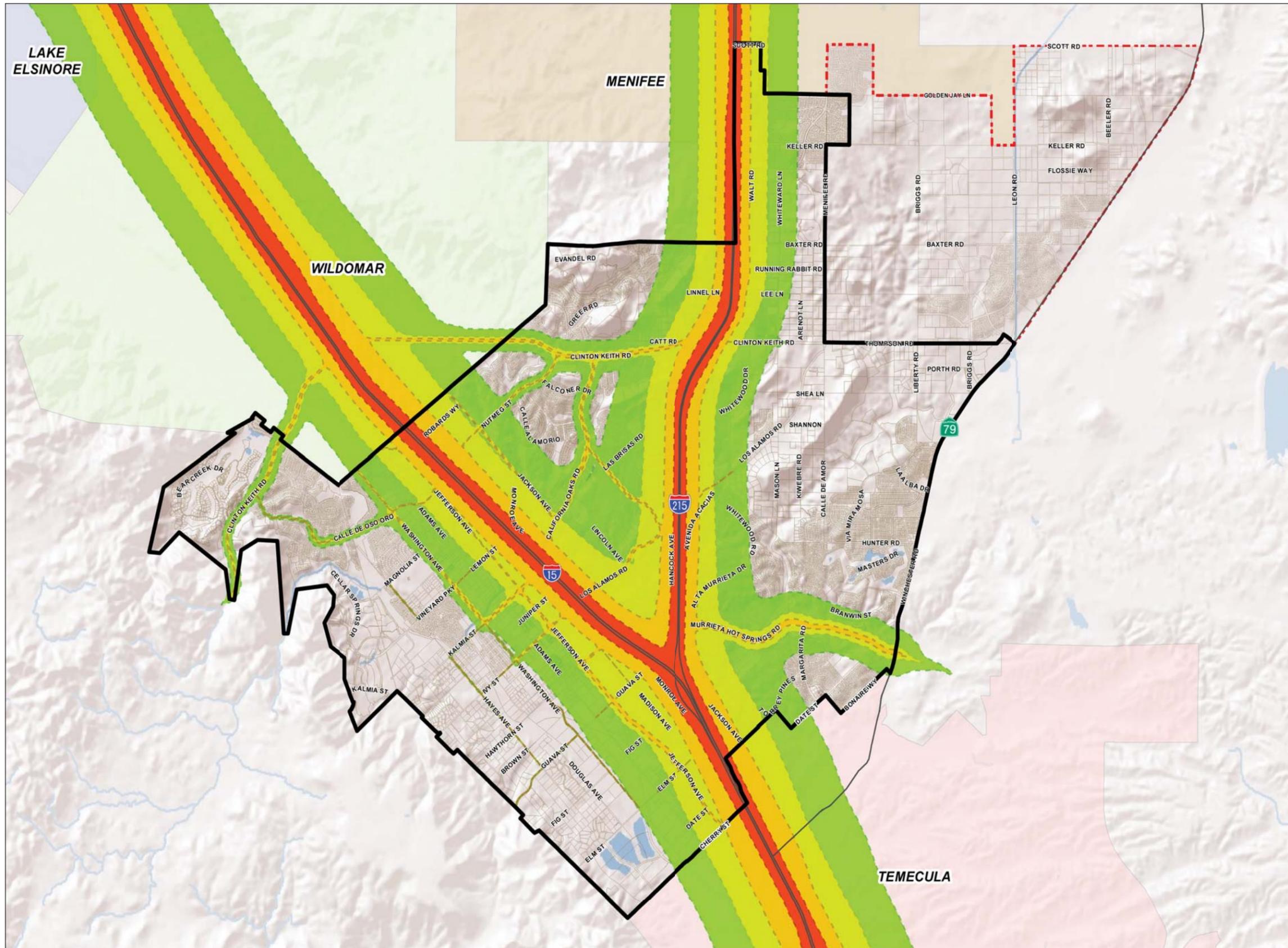




LEGEND

- City Limits
- Sphere of Influence
- Acoustical Analysis Zones
- Noise Measurement Location



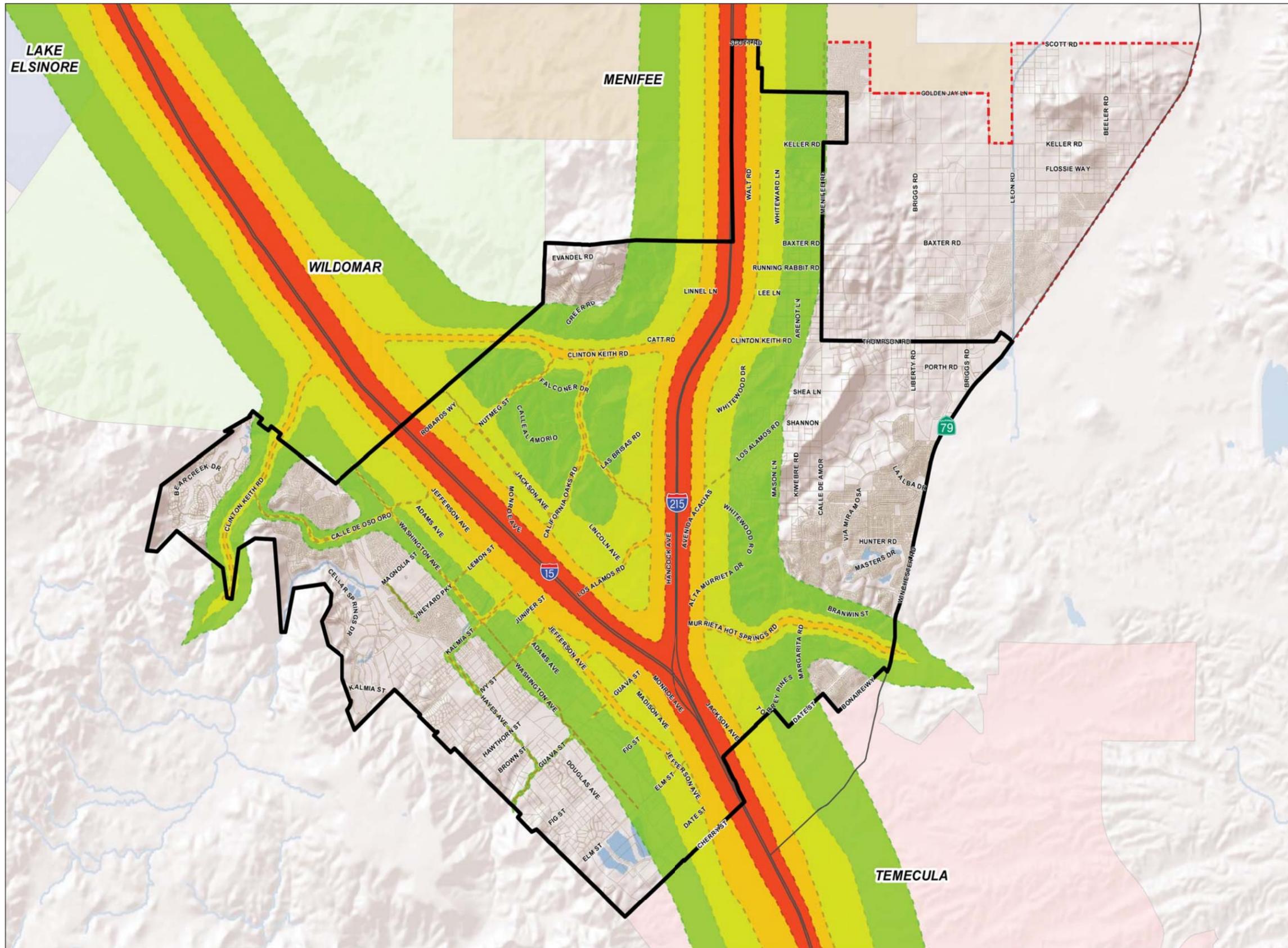


LEGEND

- 75 CNEL
- 70 CNEL
- 65 CNEL
- 60 CNEL
- Parcels
- Sphere of Influence
- City Boundary



Source: County of Riverside, City of Murrieta and ESRI - World Shaded Relief.



LEGEND

- 75 CNEL
- 70 CNEL
- 65 CNEL
- 60 CNEL
- Parcels
- Sphere of Influence
- City Boundary



Source: County of Riverside, City of Murrieta and ESRI - World Shaded Relief.



Chapter 12: Safety Element



Chapter 12

Safety Element

12.1 INTRODUCTION

The Safety Element describes hazards that exist in Murrieta and the measures that the City is taking to address them. Some naturally occurring hazards may be unavoidable, but their impacts on communities can be reduced through planning and preparation. Thus, the Safety Element addresses geologic, seismic, flood, and fire hazards. This Element also addresses hazards created by human activity: hazardous materials and waste, aircraft hazards, and incidents that call for police protection. Expecting that emergencies will occur even when precautions are taken against hazards, the Safety Element describes the City's efforts to prepare for and respond to emergencies.

This Element supports the following Community Priorities:

- Protect and foster a strong sense of community and safety, as well as the “home town” feeling.
- Improve health care within the City, and continue to provide excellent school, police, fire, library, and recreation services.

12.2 AUTHORITY FOR ELEMENT

California *Government Code* Section 65302(g) requires that a General Plan include:

“...A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with §2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires...”

12.3 SETTING THE CONTEXT: KEY ISSUES AND CHALLENGES

GEOLOGIC HAZARDS

Geological Setting

The City and Sphere of Influence are located within the northern portion of the Peninsular Range geomorphic province, which is characterized by steep, elongated valleys and ranges that generally trend northwestward from the tip of Baja California to the Los Angeles Basin. Features around Murrieta include the Santa Ana Mountains and the Santa Rosa Plateau directly to the west, the Santa Margarita and Agua Tibia ranges approximately 12 to 14 miles to the south, and the San Jacinto ranges approximately 35 miles to the east.

Murrieta is situated within two structural blocks or subdivisions of the Peninsular Range province that are separated by the active Elsinore fault zone, which forms a complex pull-apart basin known as the Temecula Valley that is filled with sedimentary deposits. Major deposits and bedrock formations are shown in [Exhibit 12-1, Regional Geology Map](#).

Soils

Expansive soils and collapse soils present potential hazards in Murrieta. Expansive soils are surface deposits rich in clays that expand when wet and shrink when dried. The change in volume can exert detrimental stresses on buildings and cause structural damage. The collapse soils process, or hydro-consolidation, typically occurs in soils deposited less than 10,000 years ago that contain a high percentage of voids and possess low relative density. Damage to structures and ground cracking due to collapse of recent alluvial deposits occurred in the California Oaks area of Murrieta when ground water levels rose due to a rise in groundwater or irrigation.

Loading Settlement

Loading settlement can be immediate or occur gradually over a long period of time. Immediate settlement is normally associated with loose granular soils when they are subjected to loads. These soils are generally found in young alluvium or loosely deposited materials.

Subsidence

Subsidence is the ground settlement that results over time from the extraction of oil or groundwater. This process usually extends over a large area and occurs on a gradual basis so the settlement effects on a single site, relative to its immediate neighbors, may be negligible as the neighboring properties are also subsiding.



Although there are no reports of significant subsidence due to groundwater withdrawal in the City, alluvial valley areas are considered susceptible; refer to [*Exhibit 12-2, Subsidence Susceptibility Map*](#).

Radon Gas

According to the California Department of Public Health Services website, rocks containing the minerals that release radon gas exist in the Murrieta area. Radon gas is a naturally occurring radioactive gas that is tasteless, odorless, and invisible. It becomes hazardous when confined in buildings and the long term exposure levels in the air exceed the United States Environmental Protection Agency's concentration of 4 picocuries per liter (4pCi/L).

SEISMIC HAZARDS

The City of Murrieta, like the rest of southern California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking as well as indirect hazards, described below.

Faults

The most significant known active fault zones that are capable of seismic ground shaking and can impact Murrieta are the Elsinore Fault Zone, San Jacinto Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zone.

- **Elsinore Fault Zone.** The Elsinore Fault Zone, which includes the local Elsinore-Temecula fault, passes through Murrieta to the west of Interstate I-15; refer to [*Exhibit 12-3, Alquist-Priolo Earthquake Fault Zone Map*](#), and [*Exhibit 12-4, Riverside County Fault Hazard Map*](#). The Elsinore-Temecula Fault Zone is capable of generating a Maximum Earthquake Magnitude (Mw) of 6.8 per the Richter scale.
- **San Jacinto Fault Zone.** The San Jacinto Fault Zone is located approximately 21 miles northeast of the City and is capable of generating earthquakes in excess of 7.2 Mw.
- **Newport-Inglewood Fault Zone (Offshore).** The Newport-Inglewood Fault Zone is located approximately 28 miles southwest of the City and is capable of generating earthquakes in excess of 6.9 Mw.
- **San Andreas Fault Zone (Southern Section).** The San Andreas Fault Zone is located approximately 38 miles northeast of the City and is considered the dominant active fault in California. This fault zone is capable of generating earthquakes in excess of 7.4 Mw.

FAULT RUPTURE

To assist cities and counties in avoiding the hazard of surface fault rupture, the Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish Earthquake Fault Zones around the surface traces of active faults. The State has identified two Alquist-Priolo Earthquake Fault Zones within Murrieta, shown in [*Exhibit 12-3*](#). The Temecula Segment of the



Elsinore Fault Zone traverses the City, and the Murrieta Creek Fault is located at the extreme southwest corner of the City.

Before a project can be permitted within a fault zone, a site-specific geologic investigation must demonstrate that proposed buildings will not be constructed across an Alquist-Priolo Earthquake Fault Zone, County Fault Zone, or any other active or potentially active fault. Structures are required to be set back from active faults. The earthquake fault zones extend approximately 500 feet in width on either side of a major active fault trace and approximately 200 to 300 feet in width on either side of a well defined minor active fault, as designated by the State. Development of a building designated for human occupancy is generally restricted within 50 feet of an identified fault.

In addition, the Natural Hazards Disclosure Act requires that sellers of real property and their agents provide prospective buyers with a “Natural Hazard Disclosure Statement” when the property that is being sold lies within an Earthquake Fault Zone.

SEISMIC SHAKING

The effect of seismic shaking on future structures and land development projects within the City may be mitigated by adhering to adopted building codes. The *California Building Standards Code* regulates the design and construction of foundations, building frames, retaining walls, excavations, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions.

Secondary Seismic Hazards

Ground shaking can induce secondary seismic hazards such as liquefaction, lateral spreading, subsidence, ground fissuring, and landslides. Liquefaction of saturated cohesionless soils can be caused by strong ground motion resulting from earthquakes. A majority of the alluvial deposits along the Murrieta Creek lie within a liquefaction hazard zone per the County of Riverside; refer to *Exhibit 12-5, Liquefaction Susceptibility Map*. The process of liquefaction may also produce lateral spreading of soils on properties adjacent to creeks and drainages, such as Murrieta Creek and Warm Springs Creek.

The active Elsinore-Temecula Fault and the Murrieta Creek Fault may develop fissuring along the fault trace during a significant seismic event or groundwater elevation change, which could lead to differential subsidence. If commercial water wells are installed within or near the subsidence zone, the potential for ground fissuring and differential settlement could be substantially increased.

Earthquake-related landslide potential within the City limits can be understood based on known conditions and published geologic maps. Several old landslides have been mapped in areas along the Santa Ana Mountains eastern slopes and the hills along the northern side of the City. The State Seismic Hazard Zones map provides locations of previous known landsliding or where local conditions indicate a potential for ground displacements.

The potential for rock fall due to a seismic event or natural weathering and instability is present in properties at the base of hillsides where rocks and boulders exist.



FLOOD HAZARDS

Creeks

The City and most of the Sphere of Influence (SOI) lie within the inland portion of the Santa Margarita River Basin. Murrieta Creek and Temecula Creek are the main tributaries of the Santa Margarita River. Murrieta Creek drains approximately 220 square miles of the upper watershed. It runs through the Murrieta Valley and flows southeasterly through the portion of the City that lies between Interstate 15 and the base of the Santa Rosa Plateau. A network of washes and intermittent stream courses occur throughout Murrieta, collecting the seasonal runoff from slopes and valley floors and bringing it towards the creek. Stream flows for Murrieta Creek have been highly variable, and flooding frequently occurs in Historic Murrieta. Warm Springs Creek is a tributary to Murrieta Creek that drains extensive valley and upland areas; it flows southwesterly through the Murrieta Hot Springs area, entering Murrieta Creek in the southern part of the City.

FLOOD HISTORY

The largest known flood in the Santa Margarita Watershed was in January 1862, and the second greatest was in February 1884. Other major floods occurred in years 1916, 1938, 1943, 1969, 1978, 1980, 1991, 1992, 1993, 1995, and 1998. In both January and February 1993, Riverside County was hit by severe storms resulting in a Presidential Disaster Proclamation. These large flood events deposited two to six feet of sediment in the Murrieta Creek streambed from Winchester Road south into Old Town Temecula. Breakouts of floodwaters were caused largely by the magnitude of the event, vegetation density, and the sediment accumulations within the channel that severely reduced flow-carrying capacity. Damage to flood control and other public facilities resulted.

Much of Murrieta Creek and sections along Warm Springs Creek lack formal flood control systems, and as a result drainage is haphazard in the less developed areas of the City, even with moderate rain. This results in frequent overtopping of the Murrieta Creek channel by floodwaters in a number of channel reaches, flood inundation of structures with attendant damages, and other water-related problems caused by these events including emergency costs, traffic disruption, and automobile damage.

The Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan assigned Murrieta a flood severity rating of 3 and a probability rating of 3 on a scale of 0-4, with 4 being the most severe or most likely to occur.

100-YEAR FLOODS

One-hundred-year floods are those that have a 1/100 or one percent chance of occurring in any given year. A total of 1,021.2 acres in the City of Murrieta are within the 100-year flood zone, as shown in [*Exhibit 12-6, FEMA Flood Zones*](#).



The 100-year flood is a regulatory standard used by Federal agencies and most states to administer floodplain management programs, and is also used by the National Flood Insurance Program (NFIP) as the basis for insurance requirements nationwide. Flood insurance rates are based on FEMA designations of flood zones. The practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or constructing walls and levees.

Dam Inundation

Portions of the City of Murrieta are subject to potential flooding in the event of dam failure at Lake Skinner or Diamond Valley Lake. Potential dam inundation zones are shown in Exhibit 12-7, Dam Inundation. Dam failure is considered an extremely remote possibility as dams are designed to be much stronger than necessary to survive the largest magnitude possible earthquake without affecting the dam structure; however, it must be considered and recognized in the planning process.

Preventive Measures

CITY REGULATIONS

The City of Murrieta's regulations with respect to flood damage prevention are included in *Municipal Code* Chapter 15.56, Flood Damage Prevention Regulations. The purpose of this chapter is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.

MASTER DRAINAGE PLAN

The City of Murrieta is located within Flood Control District Zone 7 of the Riverside County Flood Control and Water Conservation District. A Master Drainage Plan prepared for the Murrieta Creek area by the District evaluates drainage needs and proposes an economical drainage plan to provide flood protection for both existing and future development in Murrieta. Improvements proposed for Murrieta Creek consist of the channelization of the creek and its major tributaries, and include several concrete-lined open channels and a small network of underground storm drains. The Plan states that certain flood and drainage facilities are critically needed for an orderly and economical development of the Murrieta Creek area.

MURRIETA CREEK FLOOD CONTROL, ENVIRONMENTAL RESTORATION AND RECREATION PROJECT

Besides causing damage to structures and other problems for Murrieta inhabitants, flooding of Murrieta Creek has degraded habitat in one of the last high quality minimally disturbed riverine environments in southern California. In 1997, the U.S. Army Corps of Engineers initiated studies on Murrieta Creek that resulted in the Congressional authorization in 2000 of a \$90 million, multi-faceted project known as the Murrieta Creek Flood Control, Environmental Restoration and Recreation Project. However, limited funding has been appropriated for construction to date. This project has four phases:



- **Phase One.** Channel improvements through the City of Temecula, completed in 2004. This phase included an earthen channel flanked by a habitat corridor and multi-purpose trails.

- **Phase Two.** Channel improvements through the City of Temecula to address the possible collapse of the bridge at Main Street with a major rainfall event.

- **Phase Three.** Construction of a 250-acre detention basin which would attenuate tributary flows to reduce the peak discharge of flood waters downstream, and remove the floodplain designation from Phases One and Two of the Project. Bounded by Warm Springs Creek to the north and Santa Gertrudis Creek to the south, the basin is designed as a natural riverine system with ponds that would improve groundwater recharge, establish approximately 160 acres of new environmental habitat, and create over 50 acres of recreational facilities within the City of Murrieta. The multi-purpose basin is critical to the overall design of the Project. Until it is completed, improvements constructed in Phase One remain at risk of damages from floods.



The Murrieta Creek Flood Control, Environmental Restoration and Recreation Project would address flooding in Historic Murrieta while providing habitat and recreational facilities.

- **Phase Four.** Channel improvements through the City of Murrieta that address risk to the treatment plant adjacent to the creek from moderate storms. A spill of untreated water could contaminate downstream waters including the Santa Margarita River and the Ecological Preserve. This phase provides for the largest expansion of “Waters of the U.S.” with the development and establishment of a 150-foot wide riparian habitat corridor. The City of Murrieta continues to be actively engaged in both the design and funding issues related to the Project and has initiated engineering design on both the Guava Street and Ivy Street Bridges.

FIRE HAZARDS

Wildland Fires

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. Although not located in a wilderness area, the threat of a wildland fire in or near Murrieta is high due to the wildland urban areas in and around the City, where structures and other human development meet or intermingle with wildland or vegetative fuels. The threat of wildfire is particularly significant during dry summer months and when there are strong Santa Ana winds. The fire season extends approximately five to six months, from late spring through fall. The aftermath of wildland fire produces new areas of potential landslide as burned and defoliated areas are exposed to winter rains.



The undeveloped hillside areas in and adjacent to the City present a potentially serious hazard due to the high potential for large scale wildland fires, as shown in *Exhibit 12-8, High Fire Hazard Zones*. The escarpments along the western boundary of the City are notorious for their threat of wildland fires that move quickly through the area. Similar wildland areas exist in northern Murrieta, in the Greer Ranch and Los Alamos areas. Within the City, wildland fires are assigned a severity rating of 3 and a probability rating of 2 in the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan.

There are a number of building criteria and site maintenance techniques available for the Murrieta Fire Department and property owners to use for areas within a High Fire Hazard Zone or areas described as Wildland Urban Interface areas, which are areas where structures and other human development meet and intermingle with undeveloped wildland or vegetative fuels. These techniques are detailed in the California Building Standards Code, Chapters 7 and 7A, and the California Fire Code, Chapter 47 (*California Code of Regulations, Title 24, Part 9*), and address topics such noncombustible siding for buildings and 100-foot fuel modification (buffer) zones. In addition, community planning, awareness, and involvement are proven elements of effectively reducing the occurrence of wildland fires and damage associated with them.



A vegetation fire near I-15 on a windy day in October 2009 was contained without damage to structures.

Urban Fires

No significant unusual urban fire hazards have been identified in Murrieta. Local high fire hazard zones are located in the wildland/urban interface areas, as described above. Management of hazardous materials that can cause fires is described in the Hazardous Materials Hazards section. Protection from urban fire hazards includes fire prevention and suppression, described in Fire Protection below.



Fire Protection

The Murrieta Fire Department is the primary provider of fire suppression and fire prevention services in the City of Murrieta, while the Sphere of Influence is served by the Riverside County Fire Department. However, the Department participates in an Automatic Aid Agreement with the County Fire Department to expedite service delivery to the eastern portion of the City. The Murrieta Fire Department may also provide service to the Sphere by means of this Automatic Aid Agreement.



The Murrieta Fire Department is prepared to respond to a variety of emergencies.

The Fire Department participates in the California Master Mutual Aid Agreement. In the event of a major fire, outside resources can be brought into the City as needed.

The Fire Department has five stations located to optimize response times throughout the City of Murrieta, listed in *Table 12-1, Murrieta Fire Department Stations*, with a proposed sixth station in the eastern Sphere of Influence area (refer to *Exhibit 12-9, Fire Station Service Areas*).

**Table 12-1
Murrieta Fire Department Stations**

Station	Location
Fire Station No. 1	41825 Juniper Street
Fire Station No. 2	40060 California Oaks Road
Fire Station No. 3	39985 Whitewood Road
Fire Station No. 4	28155 Baxter Road
Fire Station No. 5	38391 Vineyard Parkway
Fire Station No. 6	Specific Location TBD

RESPONSE TIME AND ISO RATING

The Department has a target response time of 6½ minutes from the time of the alarm on all calls, which includes 5½ minutes of drive time and a one minute “turnout” time. Stations in the outlying regions experience longer average response times, such as the eastern portion of the City along Winchester Road and in the area between Winchester and the I-215 north of Clinton Keith. A sixth fire station in this area is contemplated to help achieve the target response time. Insurance Services Office (ISO) rates fire department staffing and equipment, communications centers and water systems. The numeral classification rating is utilized to establish the community’s commercial and industrial insurance rates. For every decrease in one rating point,



these insurance costs decrease by approximately 10 percent. The Fire Department's ISO rating is 4 in areas with fire hydrants and 9 in outlying areas that do not have water supply.

PROTECTION FOR HIGH-RISE BUILDINGS

As Murrieta develops with more Class A high-rise office buildings, further investments in Fire Department equipment and personnel are needed. An aerial truck company with a ladder extension of 100 feet will be able to access and provide fire suppression for buildings such as Loma Linda University Medical Center-Murrieta.

FIRE PREVENTION

The Fire Department engages in activities that are aimed at preventing fires and compliance with California Building Standards Code, Chapters 7 and 7A, and the California Fire Code (*California Code of Regulations, Title 24, Part 9*). The Department provides fire protection engineering, building inspections for code compliance, and hazardous materials inspections. As described later in this Element, the Department also provides education and training in public safety and emergency preparedness.

HAZARDOUS MATERIALS AND WASTE

A hazardous material is any substance that may be explosive, flammable, poisonous, corrosive, radioactive, reactive, or any combination thereof, because of its quantity, concentration, or characteristics. Hazardous materials require special care in handling due to the hazards they pose to public health, safety, and the environment. Potential hazards associated with hazardous materials include fires, explosions, and leaks. Releases of hazardous materials can be damaging when they occur in highly populated areas or along transportation routes.

Hazardous materials are transported through the City, and businesses within the City handle, transport, and/or store hazardous materials. Other sources of hazardous materials include agricultural operations, illegal drug manufacturing, and clandestine dumping. Within the City, hazardous materials accidents are assigned a severity rating of 3 and a probability rating of 3 in the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan.

Existing Federal, State, and local laws regulate the use, transport, disposal, and storage of hazardous materials within the City.

Transport of Hazardous Materials

Hazardous substance incidents are likely to occur within the City of Murrieta due to the presence of highways and railways. Transportation of hazardous materials/wastes is regulated by *California Code of Regulations* Title 26. The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials, and establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing). The California Highway Patrol and the California Department of Transportation enforce Federal and State regulations and respond to hazardous materials transportation emergencies.



Emergency responses are coordinated as necessary between Federal, State and local governmental authorities and private persons through the Murrieta Emergency Operations Plan.

Hazardous Materials Sites

Certain businesses in the City of Murrieta incorporate hazardous materials into their production or service processes, and some generate hazardous waste. These businesses include automotive services, dry cleaners, photo processing, printing, lithography, and medical services.

Hazardous materials disclosure allows for the inspection of businesses that generate, store, and use hazardous materials. Through regular inspections, the Murrieta Fire Department can identify hazardous conditions and can obtain compliance through the fire code to provide for the safety of citizens and fire fighters in the event of a hazardous materials fire or release.

Monitoring of sites which have contamination associated with underground tanks used to store petroleum products is the primary responsibility of the California Department of Health Services and the Regional Water Quality Control Board. The Existing Conditions report provides information on known leaking underground fuel tank (LUFT) sites in Murrieta.

At least one property in Murrieta is subject to regulation under the Site Mitigation and Brownfields Reuse Program of the California Department of Toxic Substances Control. Further information is provided in the Existing Conditions Background Report.

Hazardous Materials Incidents

The Murrieta Fire Department responds to hazardous materials incidents, with further assistance provided by the County Fire Department Hazardous Materials Response Team and the County Health Department. All Murrieta Fire Department personnel receive first responder operations training and are trained in hazardous materials decontamination procedures, so that they can determine that a problem exists, isolate the problem, and assist an advanced team when it arrives.

Hazardous Waste

Hazardous waste is waste with properties that make it dangerous or potentially harmful to human health or the environment. Through its membership in the Southern California Hazardous Waste Management Authority, the County of Riverside has agreed to work on a regional level to solve problems involving hazardous waste. The County of Riverside does not presently have any hazardous waste management facilities within its jurisdiction and therefore must rely on intergovernmental agreements to fulfill its fair share responsibility. The Riverside County Hazardous Waste Management Plan is the County's primary planning document for the management of hazardous materials and waste.

Riverside County landfills do not accept hazardous waste. However, households may bring hazardous waste to collection centers and collection events, while businesses contract with registered hazardous waste transporters.



AIRCRAFT HAZARDS

The French Valley Airport is a County-owned public-use airport located on SR-79 (Winchester Road) in unincorporated Riverside County east of Murrieta, adjacent to Temecula and Winchester. The airport is primarily used for single engine fixed-wing general aviation aircraft. Airport activity is anticipated to increase from approximately 84,000 annual operations in 2002 to 185,000 in about 20 years.

The Riverside County Airport Land Use Commission (RCALUC) adopts plans to protect and promote the safety and welfare of airport users and residents in the airport vicinity. The *Riverside County Airport Land Use Compatibility Plan* establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. Compatibility plans serve as a tool for use by airport land use commissions in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners (including special district and other local government entities as well as private parties) in their design of new development. State law requires each local agency having jurisdiction over land uses within an ALUC's planning area to modify its general plan and any affected specific plans to be consistent with the compatibility plan.

As adopted by the RCALUC, the *Riverside County Airport Land Use Compatibility Plan Policy Document* establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County, including French Valley Airport. Included in the *Policy Document* are Compatibility Criteria and Airport Influence Area maps for each individual airport. The *Compatibility Plan* details the procedural requirements associated with the compatibility review of development proposals. An "Airport Influence Area" is an area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses.

The basic function of airport land use compatibility plans is to promote compatibility between airports and the land uses that surround them. Compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development. The principal compatibility concerns involve impacts related to:

- Exposure to aircraft noise;
- Land use safety with respect both to people on the ground and the occupants of aircraft;
- Protection of airport airspace; and
- General concerns related to aircraft overflights.



The basic criteria for assessing whether a land use plan, ordinance, or development proposal is deemed compatible with a nearby airport are set forth in Table 2A of ALUC’s Policy Document, *Basic Compatibility Criteria Matrix*.¹ These criteria are used in conjunction with the compatibility map and policies for each airport. The Compatibility Criteria matrix represents a compilation of compatibility criteria associated with each of the four airport impacts identified above. The Compatibility Criteria are presented according to the following Compatibility Zones, which are set forth for the purposes of assessing land use compatibility within the airport influence area:

- **Zone A, Runway Protection Zone and Within Building Restriction Line:** Noise impact is very high; and risk level is very high.
- **Zone B1, Inner Approach/Departure Zone:** Noise impact is high; risk level is high.
- **Zone B2, Adjacent to Runway Zone:** Noise impact is moderate to high; risk level is low to moderate.
- **Zone C, Extended Approach/Departure Zone:** Noise impact is moderate; risk level is moderate.
- **Zone D, Primary Traffic Patterns and Runway Buffer Area Zone:** Noise impact is moderate; risk level is low.
- **Zone E, Other Airport Environs Zone:** Noise impact is low; risk level is low.
- **“*” , Height Review Overlay:** Noise impact is low; risk level is moderate.

The Compatibility Criteria in Table 2A specify the maximum residential densities and non-residential intensities, required open land, prohibited land uses, and other development conditions (i.e., aviation easement dedication, structure locations, minimum Noise Level Reductions (NLR), airspace review, and deed notice requirement). The Compatibility Criteria are discussed in detail in Chapter 2 of the ALUC’s Policy Document, *Compatibility Criteria for Land Use Actions*.

The Compatibility Plan identifies the following prohibited uses within each of the zones:

- Zones B1 and B2 prohibit children’s schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two above ground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight which can include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
- Zone C prohibits children’s schools, day care centers, libraries, hospitals, nursing homes, buildings with greater than three aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, and hazards to flight.

¹ <http://www.rcaluc.org/filemanager/plan/new//04-%20Vol.%201%20County%20wide%20Policies.pdf>, Accessed June 18, 2010.



- Zone D prohibits highly noise-sensitive outdoor non-residential uses and hazards to flight.
- Zone E prohibits hazards to flight.

The Compatibility Plan identifies additional compatibility policies for specific zones that pertain to building heights, residential densities, non-residential intensities, and calculations regarding the concentration of people.

The Compatibility Plan contains land use restrictions for the French Valley Airport that affect land use densities and building heights within the City of Murrieta. As addressed in the Noise Element, aircraft from French Valley Airport do not contribute a significant amount of noise heard in the City. Refer to the Land Use Element for goals and policies related to the French Valley Airport.

POLICE PROTECTION

The Murrieta Police Department provides police protection services within the City of Murrieta. Besides responding to incidents involving safety and law enforcement, the Police Department actively promotes safety through education programs, community partnerships, and providing advice on incorporating Crime Prevention Through Environmental Design principles into development projects.



The Murrieta Police Department seeks to improve safety in partnership with the community.

Crimes and Police Activity

In 2009, The *Los Angeles Times* ranked Murrieta as the second safest city in the nation for cities with populations over 100,000, based on 2008 preliminary FBI statistics that showed a violent crime rate of 8.4 per 10,000 residents.²

Table 12-2, Police Activity (2006 to 2009), shows crimes and other events that generated Police Department activity from 2006 through 2009.

² City of Murrieta news release, "Murrieta 2nd Safest City in the Nation," July 8, 2009.



**Table 12-2
Police Activity (2006 to 2009)**

Type of Activity	2009	2008	2007	2006
Total Reports Taken	7,777	8,461	8,273	8,556
Officer Initiated Activities	40,511	40,867	33,365	29,990
Police Responses	43,021	45,272	43,804	41,509
Fire Responses	6,699	6,447	6,666	6,108
Total Activities Processed	90,231	92,586	83,835	77,607
Part 1 Crimes				
Homicide	0	1	3	2
Rape	17	12	9	9
Robbery	34	23	46	31
Assault	199	357	393	388
Burglary	427	442	483	560
Larceny	881	898	1195	1184
Auto Theft	156	166	277	225
Arson	4	10	2	4
Total	1,718	1,909	2,408	2,403
Traffic Collisions				
Traffic Collision Responses	1,292	1,225	1,371	1,497
Damage Reports	541	477	464	458
Injury Reports	238	216	258	263
Fatal Reports	0	0	1	1
Total Collision Reports	779	693	723	722
Citations Issued				
Parkers	943	1,203	1,225	542
Others (including red light camera)	13,018	13,292	11,077	10,750
Total Citations	13,961	14,495	12,302	11,292
Arrest				
Misdemeanor Adult Arrests	1,667	2,024	1,540	1,435
Felony Adult Arrest	564	548	639	642
Misdemeanor Juvenile Arrests	169	308	307	266
Felony Juvenile Arrest	138	147	101	120
Total Arrested	2,538	3,027	2,587	2,463
Source: City of Murrieta Police Department, "Police Activity Report," December 2007, December 2008, December 2009.				



Staffing and Response Times

The Department’s goals will be to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address public safety needs. Established response times are as shown in Table 12-3, Target Response Times. The average response times for Priority 1 and Priority 3 calls are longer than the targets while average response time for Priority 2 calls is shorter than the target.

**Table 12-3
Target Response Times**

Call Type	Target Response Time
Priority 1	6 minutes
Priority 2	15 minutes
Priority 3	35 minutes

Mutual Aid Agreements

The Department has an automatic aid agreement with the Hemet Police Department S.W.A.T. Team and participates in mutual aid agreements with other S.W.A.T. Teams in Riverside County. The Department also follows the State of California Law Enforcement Mutual Aid Plan. Resources shared through these agreements include Murrieta’s bloodhound—used for investigations—and the Riverside County Sheriff’s helicopter.

Community Education and Participation

A safe, crime-free environment is created by the community as a whole. Thus, the Police Department has several programs to engage community members, including youth, as partners in promoting safety.

YOUTH PROGRAMS

The Police Department has several educational programs for children in 1st grade through 12th grade: 9-1-1 For Kids, D.A.R.E. and Red Ribbon Week, Every-15-Minutes, and Kid Print/Safety Fairs.

The School Resource Officer Program assigns officers full-time to middle and high schools. School Resource Officers interact with students and serve as positive role models, while providing law enforcement for the campuses.



Police Activities League (PAL) coordinates recreational, educational, and athletic activities for disadvantaged or at-risk youth between the ages of 5 and 17. Police officers volunteer their time to attend PAL events with the intention of providing mentorship and to serve as positive role models. PAL activities create an environment where youth and law enforcement are able to communicate with each other in a neutral environment to foster positive attitudes and mutual respect.

The Department has two programs for youth rehabilitation. The Youth Accountability Team assesses the situations and arrests of delinquent youth aged 12 to 17 and implements a program aimed at rehabilitation, including service referrals and visits. The Southwest Valley Youth Court provides an alternative approach to juvenile justice in which juvenile respondents are sentenced by a jury of their peers for infractions and non-violent misdemeanor crimes.

VOLUNTEER PROGRAMS

Community members are involved in many of the Department's programs. For instance, in Home to School Safety Patrols, parents and community members monitor designated locations around schools to ensure the safety of children on their way to and from school. The Special Enforcement Team manages Murrieta's Neighborhood Watch program.

The Department expands its capacity with the Reserve Officer program, as well as with the Volunteer Program in which participants volunteer at least 16 hours per month. Volunteers assist in Neighborhood Watch, youth programs, Crime Free Multi-Housing, parades, citizen patrols, front counter and receptionist responsibilities, school patrols, and special events.

Crime Prevention Through Environmental Design (CPTED)

The built environment can present opportunities for crimes to occur, or discourage crimes. For instance, design can influence the amount of surveillance provided by residents or passersby, and whether there is an easy escape for someone who commits a crime. Design of public spaces and the relationships between buildings and public space are important considerations in Crime Prevention Through Environmental Design (CPTED). CPTED is a set of approaches to the design of the built environment that seek to minimize opportunities for crime.

CRIME FREE MULTI-HOUSING PROGRAM

New multi-family housing developments going through the development review process in Murrieta must participate in the Crime Free Multi-Housing Program. Through this program, the Department provides recommendations for improving the safety of the developments using CPTED strategies. Tenants also sign a lease addendum form, which lists criminal acts that result in immediate termination of the lease. Communication between rental property managers and the Department helps both parties to deal with problem tenants.



EMERGENCY RESPONSE

Emergency Services

EMERGENCY DISPATCH

Emergency 911 services are provided by the Murrieta Police Department as a joint police/fire dispatch center, dispatching Murrieta fire, police, paramedics, and ambulance services. The dispatch center is inter-connected to neighboring law and fire dispatch centers as well as AMR Ambulance dispatch, the County Operational Area, School District, and utility companies. It is also interconnected to fire apparatus via systems that allow for backup forms of communication between the dispatch center, vehicles, and personnel.

MEDICAL SERVICES

Firefighters are cross-trained to provide services for medical emergencies. All fire suppression personnel are trained to the level of Emergency Medical Technician Defibrillator (EMT-D). Firefighters, Engineers, and Captains are trained as Paramedics. The Department's engine companies are equipped for paramedic service, and the front-line engines can transport critically ill or injured persons to hospitals.

URBAN SEARCH AND RESCUE (USAR) TASK FORCE

The Murrieta Fire Department maintains an Urban Search and Rescue (USAR) team of professional firefighters that are certified by the Federal Emergency Management Agency. They serve the larger community as part of California Task Force 6, supervised by the Riverside City Fire Department and composed of representatives from several Inland Empire fire agencies. The USAR team members regularly train with other agencies for rapid deployment to local, regional, and national incidents.

S.W.A.T. TEAM

The purpose of the Special Weapons and Tactics (S.W.A.T.) Team is to perform special tactical missions in response to unusual occurrences or highly dangerous, life threatening police situations where special skills, tactics, training, and/or equipment are required to protect life and property.

Emergency Preparedness

EVACUATION ROUTES

Currently, the City of Murrieta has no defined emergency routes. Interstate 15 (I-15) and Interstate 215 (I-215) may be considered emergency routes as they traverse the City granting access from many of the main thoroughfares.



EMERGENCY INCIDENT INFORMATION

In the event of a major emergency such as fire, hazardous materials spill, police activity or other situation which may directly impact the City of Murrieta or its residents, the “Emergency Incident Information” City website page will contain updated information on the nature of the incident, potential impacts to traffic circulation, possible evacuations and/or other pertinent information. The City also has an emergency radio station at AM 1640. Residents who wish to be notified of emergency events and disasters in their area can sign up for the Riverside County’s Early Warning Notification System.

COMMUNITY EMERGENCY RESPONSE TEAM (CERT)

The Community Emergency Response Team (CERT) is a nationally recognized program designed to train citizens in the skills needed to survive an earthquake or other disaster should emergency services be interrupted for an extended period of time because of the size of the areas affected, lost communications, and impassable roads. CERT training consists of basic understanding of disaster preparation, disaster teamwork, fire suppression, light search and rescue, and First Aid and CPR. Murrieta firefighters provide the free training to community groups and associations.

EMERGENCY PREPAREDNESS INFORMATION

The City’s website provides information from the Murrieta Fire Department to assist community members in preparing for emergencies, such as a list of supplies and a preparedness checklist. As in CERT training, residents are urged to prepare for at least a week of self-sufficiency.

Emergency Operations Plan

The City of Murrieta Emergency Operations Plan (EOP) addresses the planned response to extraordinary emergency situations associated with natural disasters, national security emergencies, and technological incidents affecting the City of Murrieta. The objective of the EOP is to coordinate and incorporate all the facilities and personnel of the City into an efficient organization capable of responding effectively to all disasters and emergencies. It also facilitates multi-agency and multi-jurisdictional coordination, particularly between the City of Murrieta and Riverside County, special districts, and State agencies, in emergency operations.

The EOP describes the operations of the City of Murrieta Emergency Operations Center (EOC), which is the central management entity responsible for directing and coordinating the various City departments and other agencies in their emergency response activities. The EOC centralizes the collection and dissemination of information about the emergency and makes policy-level decisions about response priorities and the allocation of resources. The Police Department has been designated at the primary EOC. As part of the City’s Emergency Management Program, the EOC Manager is responsible for ensuring the readiness of the EOC.

Departments within the City that have roles and responsibilities identified by the plan are expected to develop and maintain their own department-specific EOPs, emergency response checklists based on and consistent with the provisions of the plan, and detailed Standard Operating Procedures (SOPs).



Mutual Aid Agreements

Incidents frequently require responses that exceed the resource capabilities of the affected response agencies and jurisdictions. When this occurs, mutual aid is provided by other agencies, local governments, and the State. Mutual aid is voluntary aid and assistance by the provision of facilities and services, including fire, police, medical and health, transportation, communications, utilities, and other assistance.

The California Master Mutual Aid Agreement is designed to ensure that adequate facilities, resources, and other support are provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. The City of Murrieta is part of Mutual Aid Region VI. Inter-agency, multi-agency, and discipline-specific mutual aid system coordination is used by the City of Murrieta and other member jurisdictions of the Riverside County for coordinating mutual aid. The Murrieta Fire Department is also part of the standard Countywide and Statewide mutual aid systems.

Volunteer and private agencies are part of the City of Murrieta's mutual aid system. The American Red Cross and Salvation Army are significant elements of response to meet the care and shelter needs of disaster victims. Private sector medical/health resources are also an essential part of the medical response. Volunteer and private agencies mobilize volunteers and other resources through their own systems. They may also identify resource needs that are not met within their own systems that would be requested through the mutual aid system.

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

Community members describe Murrieta as safe, and place importance on keeping it that way. Residents feel that Murrieta is good for families and want it to be a safe, healthy environment for children in the future. Youth also recognize and value the safety and sense of community they feel in Murrieta. This sense of safety in Murrieta comes from the trust between community members, upkeep of the physical environment, and the provision of effective fire and police services.

The City promotes safety through education, engineering, enforcement, community design, and planning for hazards. Fire and Police Departments are involved in these preventive activities and respond to emergencies. These Departments also recognize that safety is in the hands of the people who live and work in Murrieta. Through outreach and education, the City can help community members to create a safe environment.



GEOLOGIC AND SEISMIC HAZARDS

Site-specific geologic review is used to evaluate geologic and seismic hazards that may affect a particular development, and identify appropriate corrective measures. The City requires geotechnical engineering reports for any development within areas with known geologic or seismic hazards, for grading permits, for hillside development, and for proposed critical uses such as hospitals and utilities. The City may also designate land as open space where hazards such as fault lines preclude development.

FLOOD HAZARDS

The Murrieta Creek Flood Control, Environmental Restoration and Recreation Project is designed to reduce flooding as well as to provide other benefits including groundwater recharge, improved habitat, wildlife corridors, and recreation. Key entities involved in this project are the U.S. Army Corps of Engineers, Riverside County Flood Control and Water Conservation District, City of Murrieta, and City of Temecula. These partners should make it a priority to secure funding for construction of this project.

The Master Drainage Plan provides another guide to the flood control improvements that are needed in Murrieta. Where possible, natural drainage will be preserved in conjunction with open space. The City will also seek opportunities to construct recreational trails along waterways, balancing demands for recreation with considerations for safety and habitat.

Flood hazards within floodplain and dam inundation areas will continue to be addressed through land use regulations and project review.

FIRE PROTECTION

Development in the eastern part of the City will create additional demand for a sixth fire station to serve this area, where response times are longer than the target time. Providing fire protection for high-rise office buildings will require investment in new equipment as well as staffing for four-person engine companies. In both cases, new development will need to pay its fair share of the costs associated with fire protection.

Between the time of dispatch and arriving on the scene of an emergency, the majority of Fire Department response time is spent driving. Circulation improvements planned for Murrieta should positively affect Fire Department response times.

Preventive measures will continue to be an important part of fire protection in Murrieta, including conditions of development and weed clearance to deter the spread of wildland/urban interface fires, Fire Department review of site plans, and community education, engineering, and enforcement.



HAZARDOUS MATERIALS AND WASTE

Fire Department oversight and inspection of sites handling hazardous materials is the City's primary tool for reducing risks related to these materials.

Given the City's dependence on groundwater, remediation of leaking underground fuel tanks should be taken seriously. Although regional and state authorities are responsible for monitoring these sites, the City should facilitate their efforts when possible.

Household hazardous waste collection events raise community awareness that items such as cleaning products, batteries, and paint should not be disposed of in the trash. The City and its waste services contractor should promote these events to divert household hazardous waste from landfills.

AIRCRAFT HAZARDS

To reduce risk from aircraft in the eastern part of Murrieta, the City will continue to ensure that land use policies are consistent with the French Valley Airport Land Use Compatibility Plan.

POLICE PROTECTION

Demand for Police Department services will continue to grow with the population, while the Department seeks to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address the public safety needs of the community. Expansion of the Police Department facility is needed to accommodate additional staff. Target response times for calls is another measure that the City will strive to meet.

Community Design

Police Department input into the design of the built environment can promote a safer community, whether by incorporating Crime Prevention Through Environmental Design strategies into housing developments, or designing streets to minimize traffic conflicts that can cause accidents. Coordination between departments should provide opportunities for this kind of input during project review or City project design.

Code Enforcement

Well-kept properties convey the sense of a watchful community that will notice criminal behavior. Code enforcement is an important strategy for addressing health and safety issues at the property level while maintaining order in the community overall. Residents value the cleanliness of Murrieta and contribute their own time for cleanup efforts such as maintaining the yards of foreclosed properties. This volunteerism should be encouraged and expanded.

In addition to individual property owner commitment to well-kept properties, the City has a comprehensive code enforcement program that helps to protect property owner investment, promote general health and welfare, and enhance the quality of neighborhoods. This program



will continue to be an important part of the City's commitment to neighborhood and business safety, preservation, and improvement, and ensuring that Murrieta maintains and enhances its overall community appearance.

Community Participation

Developing partnerships and trust in the community are essential for effective law enforcement. When residents and businesses are engaged as partners, they can provide information about criminal activity, supplement Police Department resources by volunteering, and promote a safe, law-abiding environment.

Residents become leaders in creating a safer community by participating in programs such as Home to School Safety Patrols, Neighborhood Watch, and Business Group Meetings with Law Enforcement. Property owners are key to the success of the Crime Free Multi-Housing Program, which relies on their vigilance to identify tenants engaging in criminal activity, communicate with the Police Department about problem tenants, and enforce the lease addendum. Reserve Officers and volunteers expand the capacity of the Police Department. Incorporating community participation into Police Department programs requires investments of staff time in outreach, supervision, and volunteer recognition.

Youth

Police Department outreach programs for youth offer education about safe behavior, police presence at schools, mentoring, and rehabilitation. These programs supplement other activities available for youth in Murrieta and are a form of proactive law enforcement, promoting safe behavior and providing positive interaction with police. Mentoring and rehabilitation programs are targeted toward youth who may otherwise stray into anti-social and illegal behavior. The Southwest Valley Youth Court also provides an opportunity for youth volunteers to participate in the legal system. Because Murrieta is a community that prioritizes youth and safety, it will continue to support youth programs.

EMERGENCY RESPONSE

Emergency Services

The emergency dispatch system in Murrieta provides quick access to the range of services provided by the Police and Fire Departments. Cross-training of fire suppression personnel in life-saving medical procedures and ability of their engines to transport people to hospitals provides an extra measure of safety for people who are critically injured or ill. Incorporating Emergency Medical Dispatch into the dispatching system would provide emergency medical assistance to 911 callers even before an engine company can arrive, through properly trained dispatchers. The Fire Department is evaluating the feasibility of using this program.

Cross-training of Fire Department personnel in Urban Search and Rescue, swift water rescue, and hazardous materials decontamination allows Murrieta to respond to incidents involving a number of hazards discussed in this Element.



Fire Department and Police Department responses to emergencies are discussed further in Fire Protection and Police Protection.

Emergency Preparedness

The Emergency Operations Plan (EOP) is the master document that organizes emergency preparedness and response efforts in Murrieta, and that provides a framework for coordination with other actors at the regional and state levels. Each department involved in implementation of the EOP has the responsibility to internalize the plan in its own operations, as well as keep the plan up-to-date. Dedicated staff support for maintenance and implementation of the EOP would make this effort more likely to succeed. Staff training at all levels would also promote readiness to implement the plan.

Public awareness and education is a critical part of emergency preparedness addressed in the EOP. An educated public will know how to prevent injury and property damage during and after emergency events, and also know how to find and offer help to their neighbors. Community members should be prepared to be self-sufficient for as long as a week in the event of a major emergency.

The City will work to educate residents and businesses about appropriate actions to safeguard life and property during and after emergencies. The CERT program offered by the Fire Department provides a higher level of emergency preparedness training for more interested residents, while basic emergency preparation information should be disseminated throughout the population. Education aimed at children has the potential to shift the expectations of an entire generation while also raising awareness among parents. The City will continue education about emergency preparedness through such avenues as presentations to residents, instruction in local schools, and the City's website.

12.5 GOALS AND POLICIES

CITYWIDE SAFETY

GOAL SAF-1 People and properties are provided with protection from natural and man-made hazards.

POLICIES

- SAF-1.1 Encourage that areas be dedicated as open space when necessary and appropriate to protect property, public health, and safety from hazards such as earthquake fault zones or flood plains.
- SAF-1.2 Coordinate public safety responses and planning for hazards with agencies at the County, regional, state, and federal levels.



- SAF-1.3 Collect and maintain current information on local hazards, and make it available for public use.
- SAF-1.4 Review public safety infrastructure and staff resources as new development is planned or proposed in Murrieta and the Sphere of Influence.
- SAF-1.5 Promote coordination among City departments to provide for safety in new development and/or annexation areas.
- SAF-1.6 Investigate and pursue additional funding mechanisms available to fund City safety services, facilities, and equipment.
- SAF-1.7 Prioritize community education as an essential part of creating a safe community.

GEOLOGIC AND SEISMIC HAZARDS

GOAL SAF-2 Damage from geologic and seismic hazards is minimized by identifying and addressing these hazards during the planning and engineering of built improvements.

POLICIES

- SAF-2.1 Prior to site development, projects located in areas where liquefaction, subsidence, landslide and fissuring are considered hazards shall be required to prepare geologic reports addressing site conditions, potential risk, and mitigation, to the satisfaction of the City Engineer.
- SAF-2.2 Require that all new development comply with the Alquist-Priolo Earthquake Fault Zoning Act.
- SAF-2.3 Seek to maintain emergency access in the event of an earthquake by engineering roadways to reduce damage to them.

FLOOD HAZARDS

GOAL SAF-3 Damage from flood and inundation hazards is minimized by improving flood control systems and providing adequate safety protections in areas of the City subject to inundation.

POLICIES

- SAF-3.1 Cooperate with the Riverside County Flood Control and Water Conservation District to evaluate the effectiveness of existing flood control systems and improve these systems as necessary to meet capacity demands.



- SAF-3.2 Actively participate in and strongly promote timely completion of regional drainage plans and improvement projects which affect the City.
- SAF-3.3 Identify natural drainage courses and designate drainage easements to allow for their preservation, or for the construction of drainage facilities if needed to protect the health, safety, and welfare of the community.
- SAF-3.4 Require new construction within the 100 year floodplain to meet National Flood Insurance Program standards.
- SAF-3.5 Develop and maintain floodplain inundation evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and the Murrieta Fire Department.
- SAF-3.6 Maintain an active swift water rescue response in the Murrieta Fire Department.

DAM INUNDATION

GOAL SAF-4 Land use regulations and emergency response plans reduce potential damage resulting from dam failure.

POLICIES

- SAF-4.1 Maintain and update mapping of dam inundation areas within the City as new studies and projects are completed.
- SAF-4.2 Develop dam failure evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and the Murrieta Fire Department.
- SAF-4.3 Discourage critical and essential uses as well as high-occupant-load building uses within designated dam inundation areas.

FIRE SAFETY

GOAL SAF-5 Damage from fire hazards is minimized through preventive measures, education, and fire protection services.

POLICIES

- SAF-5.1 Continue efforts to reduce fire hazards associated with older buildings, multi-family housing, and fire-prone industrial facilities throughout the City.



- SAF-5.2 Provide public safety education programs through the Fire Department to reduce accidents, injuries and fires, as well as to train members of the public to respond to emergencies.
- SAF-5.3 Continue to coordinate fire protection services with Riverside County, CAL FIRE, and all other agencies and districts with fire protection powers.
- SAF-5.4 Ensure that outlying areas in the City can be served by fire communication systems as new development occurs.
- SAF-5.5 Require that all dedicated open space or undeveloped areas meet specifications for fire safety.

FIRE RESPONSE

GOAL SAF-6 The Murrieta Fire Department provides a timely response to fire and other emergencies.

POLICIES

- SAF-6.1 Respond to 90 percent of medical and fire incident calls within 6½ minutes from dispatch.
- SAF-6.2 Ensure that each Paramedic Assessment Engine Company provides the capacity to treat moderate or greater injuries, transport patients to hospitals, advance a hose line for fire control, and to effect a rescue of trapped occupants.
- SAF-6.3 Provide adequate levels of fire suppression personnel for all areas.
- SAF-6.4 Ensure sufficient personnel and equipment to provide fire suppression for high rise buildings.
- SAF-6.5 Locate, staff, and equip Fire Department units to provide service to all areas within the City within a maximum of 12 minutes total response time for 90 percent of all mass casualty incidents or major structure fires.
- SAF-6.6 Evaluate the feasibility and benefits of incorporating Emergency Medical Dispatch into the dispatching system to provide emergency medical assistance to callers.
- SAF-6.7 Strategically cross-train Fire Department personnel as Emergency Medical Technician Defibrillators and Paramedics as well as in Urban Search and Rescue, swift water rescue, and hazardous materials decontamination.
- SAF-6.8 Maintain and implement a Fire Department Strategic Plan to address staffing and facility needs, service goals, deployment strategies, and other department goals.



- SAF-6.9 Strive to achieve an Insurance Services Office (ISO) Public Protection Classification of 3 in areas with fire hydrants and 9 in areas that are not connected to an existing water district supply system.

GOAL SAF-7 Reduced incidence of damage to life and property from wildland fires.

POLICIES

- SAF-7.1 Continue to require development in high fire hazard areas to use fire-resistant building materials and landscaping, and to meet fire chief specifications for fuel modification, access, and water facilities.
- SAF-7.2 Evaluate all new development to be located in or adjacent to wildland areas to assess its vulnerability to fire and its potential as a source of fire.
- SAF-7.3 Encourage the use of development features such as roads and irrigated/landscaped open space to buffer homes from wildland fire.
- SAF-7.4 Promote community education about preventing wildfire ignition, using fire-resistant building features, and creating defensible space around homes.
- SAF-7.5 Continue to implement a weed abatement program to reduce fire hazards on private properties.

HAZARDOUS MATERIALS AND WASTE

GOAL SAF-8 A community that is protected from the harmful effects of hazardous materials, hazardous waste, and environmental contamination.

POLICIES

- SAF-8.1 Require geologic investigations for sites of proposed uses that manufacture, handle, or store hazardous or explosive materials.
- SAF-8.2 Ensure that land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located and operated to reduce risk to other land uses.
- SAF-8.3 Designate appropriate routes for transportation of hazardous materials that are used or produced by facilities in the City.
- SAF-8.4 Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other sensitive land uses to the greatest extent possible.



- SAF-8.5 Raise public awareness of appropriate disposal for household hazardous waste, and publicize collection events and locations.
- SAF-8.6 Promote the use of integrated pest management techniques to keep City properties free of herbicides and pesticides.
- SAF-8.7 Encourage and educate residents and businesses to implement integrated pest management principles and reduce or discontinue the use of pesticides and herbicides on their property.
- SAF-8.8 Comply with the Riverside County Hazardous Waste Management Plan.
- SAF-8.9 Support Caltrans and California Highway Patrol efforts to ensure safe transportation of hazardous materials on freeways.
- SAF-8.10 Ensure that all personnel of the Murrieta Fire Department are trained and ready to operate at the level of Hazardous Materials First Responder.
- SAF-8.11 Coordinate with other agencies to improve the containment and clean up of hazardous material spills.
- SAF-8.12 Ensure that Fire Department personnel receiving training to achieve the Hazardous Materials Technician level.
- SAF-8.13 When approving new development, ensure that the site:
- Is sufficiently surveyed for contamination and remediation, particularly for sensitive uses near existing or former toxic or industrial sites.
 - Is adequately remediated to meet all applicable laws and regulations, if necessary.
 - Is suitable for human habitation.
 - Is protected from known hazardous and toxic materials.
 - Does not pose higher than average health risks from exposure to hazardous materials.
- SAF-8.14 Work with the appropriate Federal, State, regional, and local agencies to identify previously unidentified contaminated sites in the City, particularly on sites with a high likelihood of past contamination, such as old gas stations or industrial sites, and work with the property owners and applicable agencies to remediate them.

POLICE PROTECTION

GOAL SAF-9 High-quality and timely police services are provided to all residents and businesses in Murrieta.



POLICIES

- SAF-9.1 Seek to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address the public safety needs, measured through established response times (as shown in *Table 12-3, Target Response Times*), crime statistics, crime clearance rates, and community quality of life issues.
- SAF-9.2 Endeavor to respond within six minutes for all Priority 1 calls, 15 minutes for Priority 2 calls, and 35 minutes for Priority 3 calls.
- SAF-9.3 Consider options for locating field stations throughout the City to improve response times for Priority 1 calls and foster relationships with local residents.
- SAF-9.4 Maintain and implement a Police Department Strategic Plan to address staffing and facility needs, service goals, deployment strategies, and other department goals.
- SAF-9.5 Explore options for funding needed facilities, staff, and equipment.
- SAF-9.6 Ensure that new development can be served by police communication systems and provide for the construction of radio towers (repeater sites) in outlying areas.
- SAF-9.7 Evaluate the feasibility of adding cellular services for police communication to accommodate Mobile Data Browsers (MBD) technology.
- SAF-9.8 Maintain a S.W.A.T. team that can respond to barricades and other tactical response needs.

GOAL SAF-10 The Police Department coordinates with neighborhoods and community members to enhance safety and continually improve services.

POLICIES

- SAF-10.1 Collaborate with school districts, businesses, nonprofit organizations, and community members, including neighborhood watch groups, to maintain safety throughout the City.
- SAF-10.2 Provide educational programs that deter unsafe and criminal behavior among youth, including the Youth Accountability Team, Youth Court, and School Resource Officers.
- SAF-10.3 Maintain positive relationships with the community through communication and responsiveness to concerns.



- SAF-10.4 Promote participation in the Crime Free Multi-Housing Program among existing multi-family communities.

GOAL SAF-11 Design of the physical environment promotes community safety and reduces opportunities for criminal activity.

POLICIES

- SAF-11.1 Involve the Police Department in the development review process to address safety concerns, access issues, and potential traffic conflicts, and identify opportunities to apply CPTED principles.
- SAF-11.2 Continue to require new apartment communities to participate in the Crime Free Multi-Housing Program.
- SAF-11.3 Coordinate efforts between the Police Department and Planning Department to develop guidelines for implementation of CPTED principles.
- SAF-11.4 Continue to ensure that each development or neighborhood in the City has adequate emergency ingress and egress.

EMERGENCY PREPAREDNESS

GOAL SAF-12 Murrieta is prepared to coordinate effective response and recovery efforts for major emergencies.

POLICIES

- SAF-12.1 Maintain an effective, coordinated and up-to-date Emergency Operations Plan in partnership with the Riverside County and other agencies.
- SAF-12.2 Support a safe, secure, and technologically advanced Emergency Operations Center (EOC) to coordinate the City's response to disasters, and maintain training of City personnel in operation of the EOC.
- SAF-12.3 Review and test the City's Emergency Operations Plan periodically to note any deficiencies or practices requiring modification.
- SAF-12.4 Provide training to maintain City staff proficiency in implementation of the Emergency Operations Plan, for all staffing levels.
- SAF-12.5 Provide public outreach, presentations, and information that prepares residents and businesses to safeguard life and property during and immediately after emergencies.



- SAF-12.6 Participate in regularly scheduled disaster exercises to better prepare Police, Fire and other City employees with disaster responsibilities.
- SAF-12.7 Continue to participate in maintaining the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan, and incorporate it into City planning efforts as appropriate.

12.6 IMPLEMENTATION OF THE ELEMENT

Ensuring safety in Murrieta begins with understanding the hazards that are present. Maintaining current information and maps of hazards provides a basis for Citywide planning, while site-specific analysis is often needed to evaluate geologic and seismic hazards.

Land use policy in the General Plan and Municipal Code will guide efforts to limit damage from known hazards. Project review provides another opportunity to prevent harm to new developments and their inhabitants. Inspections and code enforcement promote compliance with City codes for building and fire safety, as well as hazardous materials handling. Engineering can mitigate geologic and seismic hazards.

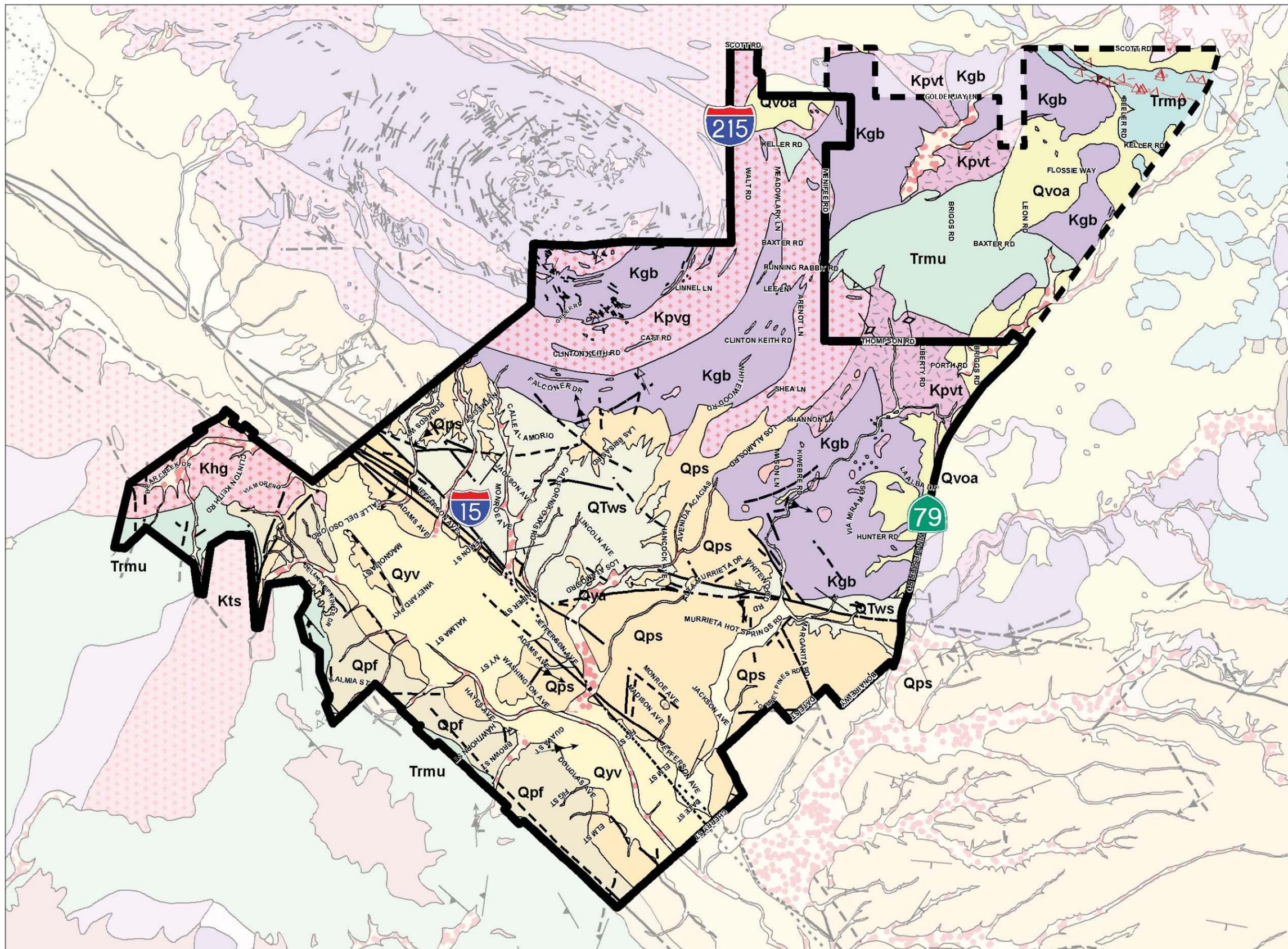
Multiple levels of government are involved in safety. The City must follow State and Federal laws and abide by County plans. The City coordinates with agencies from the County to Federal level in planning, enforcement, and emergency response.

The Emergency Operations Plan is intended to coordinate the City response to major emergencies. Under the EOP, emergency response is managed by the Emergency Operations Center, headed by the Fire Division Chief. However, multiple City departments have implementation responsibility for the EOP.

Responses to smaller-scale emergencies are handled every day by the Fire Department and Police Department, which have the combined capacity to handle emergencies caused by any of the hazards described in the Safety Element — or at least to initiate a response, as in the case of hazardous materials accidents.

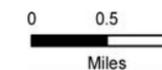
Members of the public and business community are important partners in maintaining safety, whether they are helping to prevent crime or preparing to respond appropriately in the event of an emergency. The Police and Fire Departments offer many opportunities for community members to become directly involved in public safety with programs such as the Youth Accountability Board and CERT.





LEGEND

- Qya Young axial-channel deposits
- Qyv Young alluvial-valley deposits
- Qvoa Very old axial-channel deposits
- Qpf Pauba Formation, Fanglomerate member
- Qps Pauba Formation, Sandstone member
- QTws Sandstone and conglomerate of Wildomar area
- Kgb Gabbro, undifferentiated
- Kpvt Paloma Valley Ring Complex, Monzogranite to granodiorite
- Kpvt Paloma Valley Ring Complex, Tonalite
- Trmp Rocks of Menifee Valley, Phyllite
- Trmu Rocks of Menifee Valley, undifferentiated
- Murrieta City Boundary
- Murrieta Sphere of Influence
- Mapped Fault (per Base map referenced below)



Source: County of Riverside, City of Murrieta; USGS, 2006, Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California, Version 1.0, Open File Report 2006-1217, Digital.



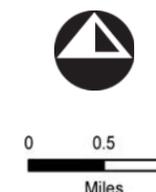
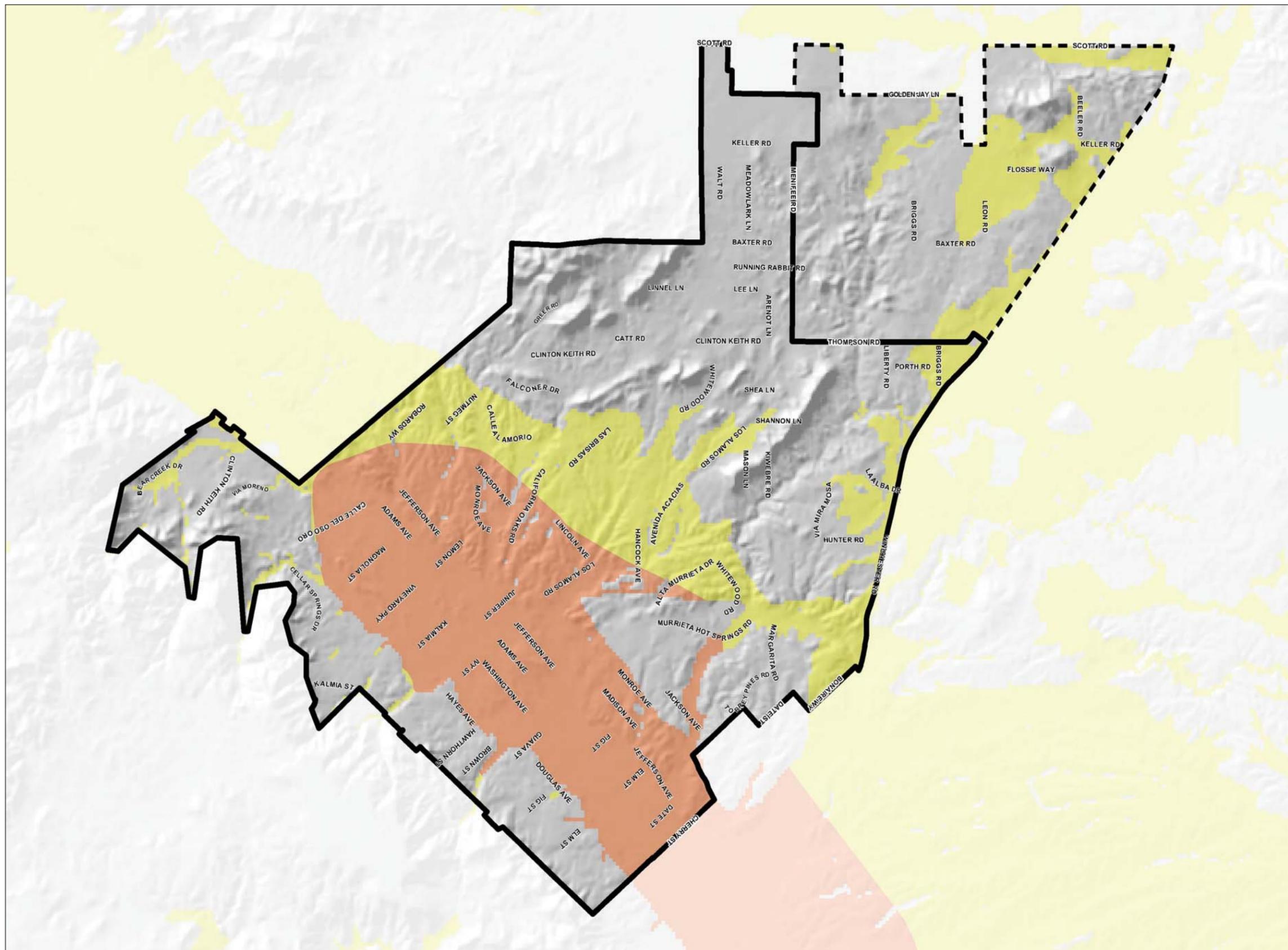


LEGEND

Subsidence Susceptibility

- Active
- Susceptible

- Murrieta City Boundary
- Murrieta City Sphere of Influence



Source: Riverside County, 2007, Subsidence Data.





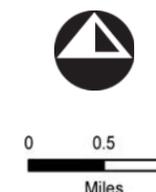
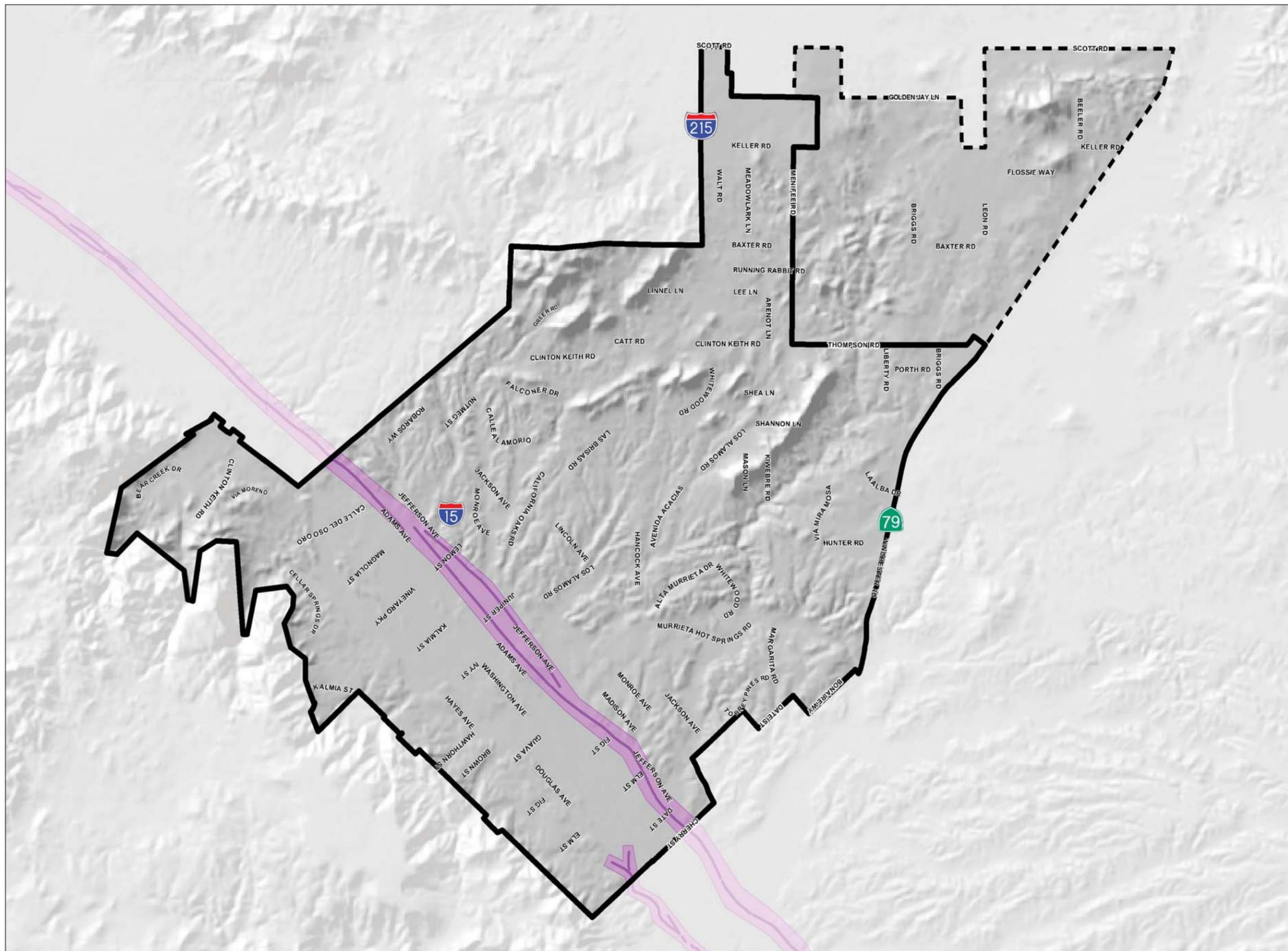
LEGEND

Alquist-Priolo Earthquake Faults

Alquist-Priolo Earthquake Fault Zones

Murrieta City Boundary

Murrieta City Sphere of Influence



Source: CGS, 2002, State of California Alquist Priolo Fault Zones and Faults, Digital Files.





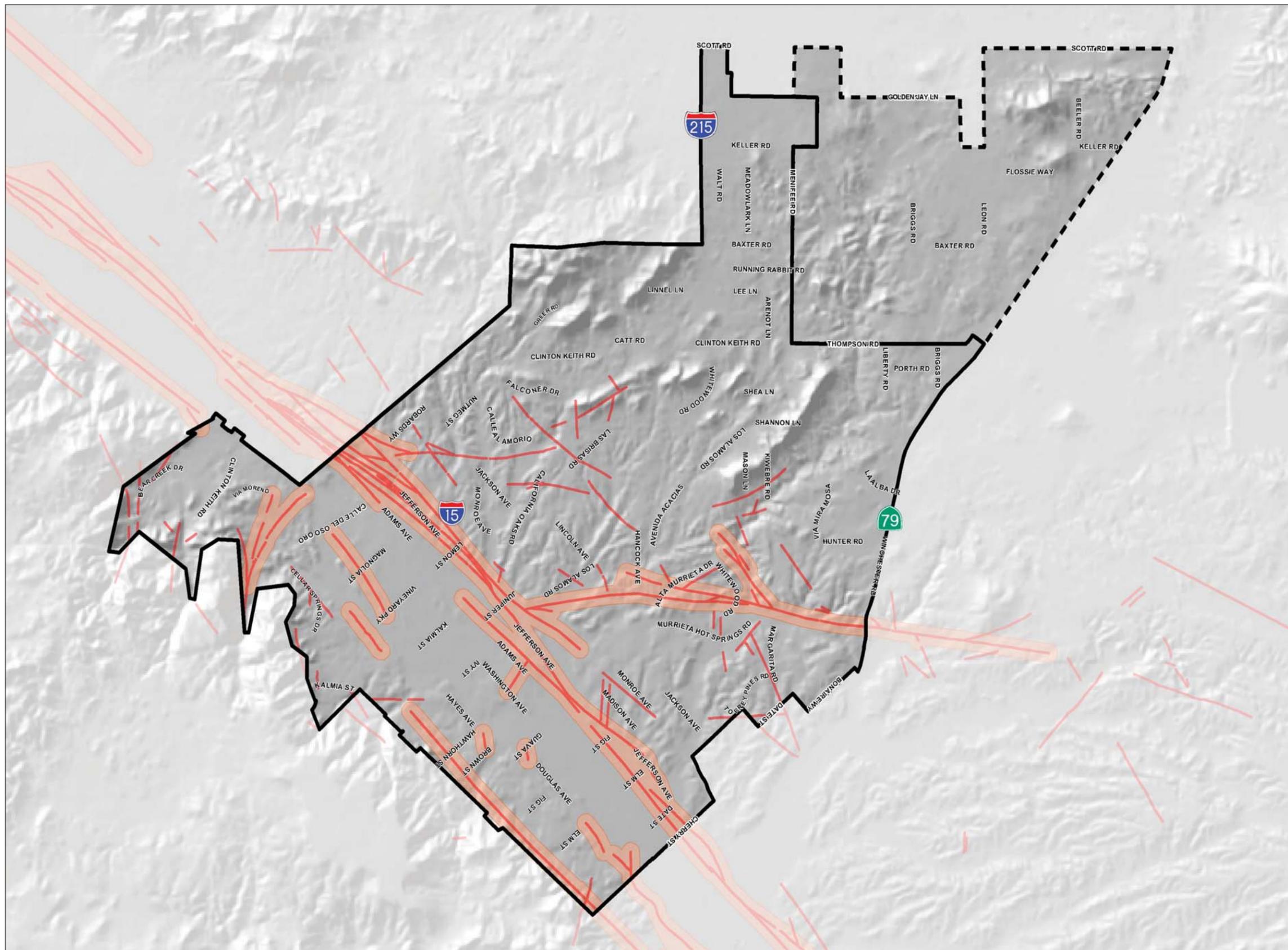
LEGEND

— Riverside County Earthquake Faults

▭ Riverside County Earthquake Fault Zones

▭ Murrieta City Boundary

▭ Murrieta City Sphere of Influence



Source: Riverside County Earthquake Fault Zones and Faults, Digital Files.



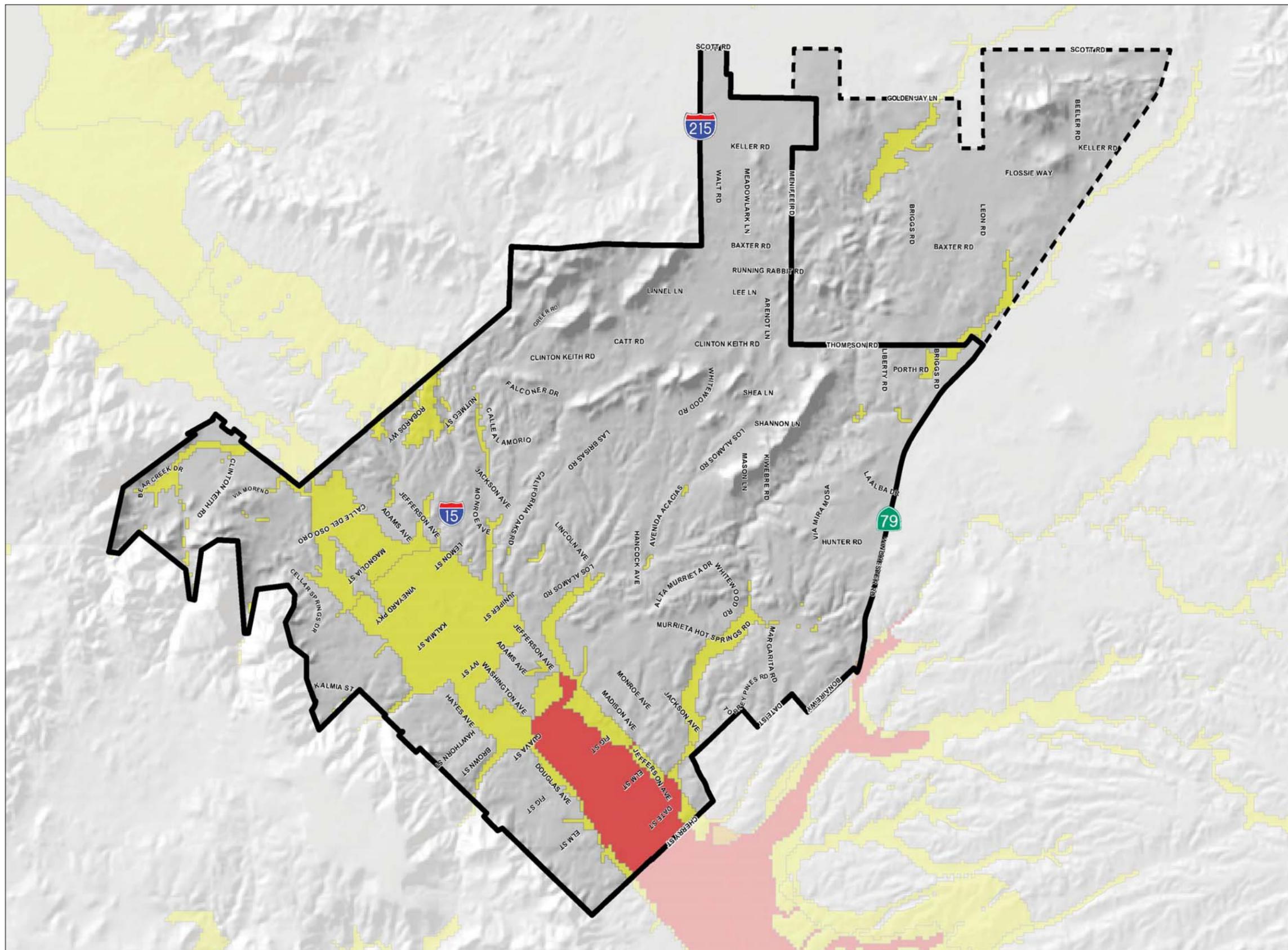


LEGEND

Liquefaction Susceptibility

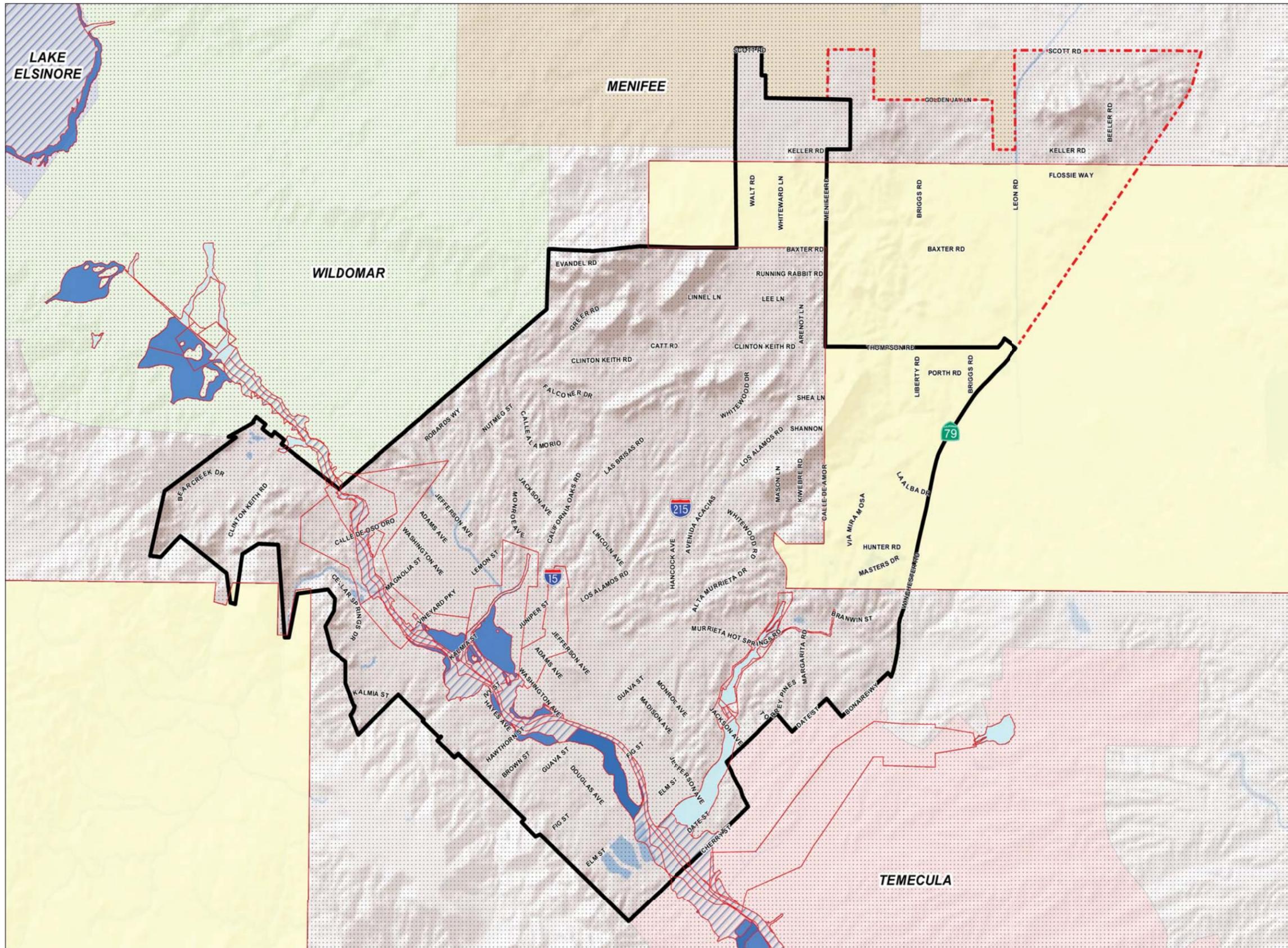
- Very High
- High
- Moderate

- Murrieta City Boundary
- Murrieta City Sphere of Influence



Source: Riverside County, 2006, Liquefaction Susceptibility Data, Digital Files.



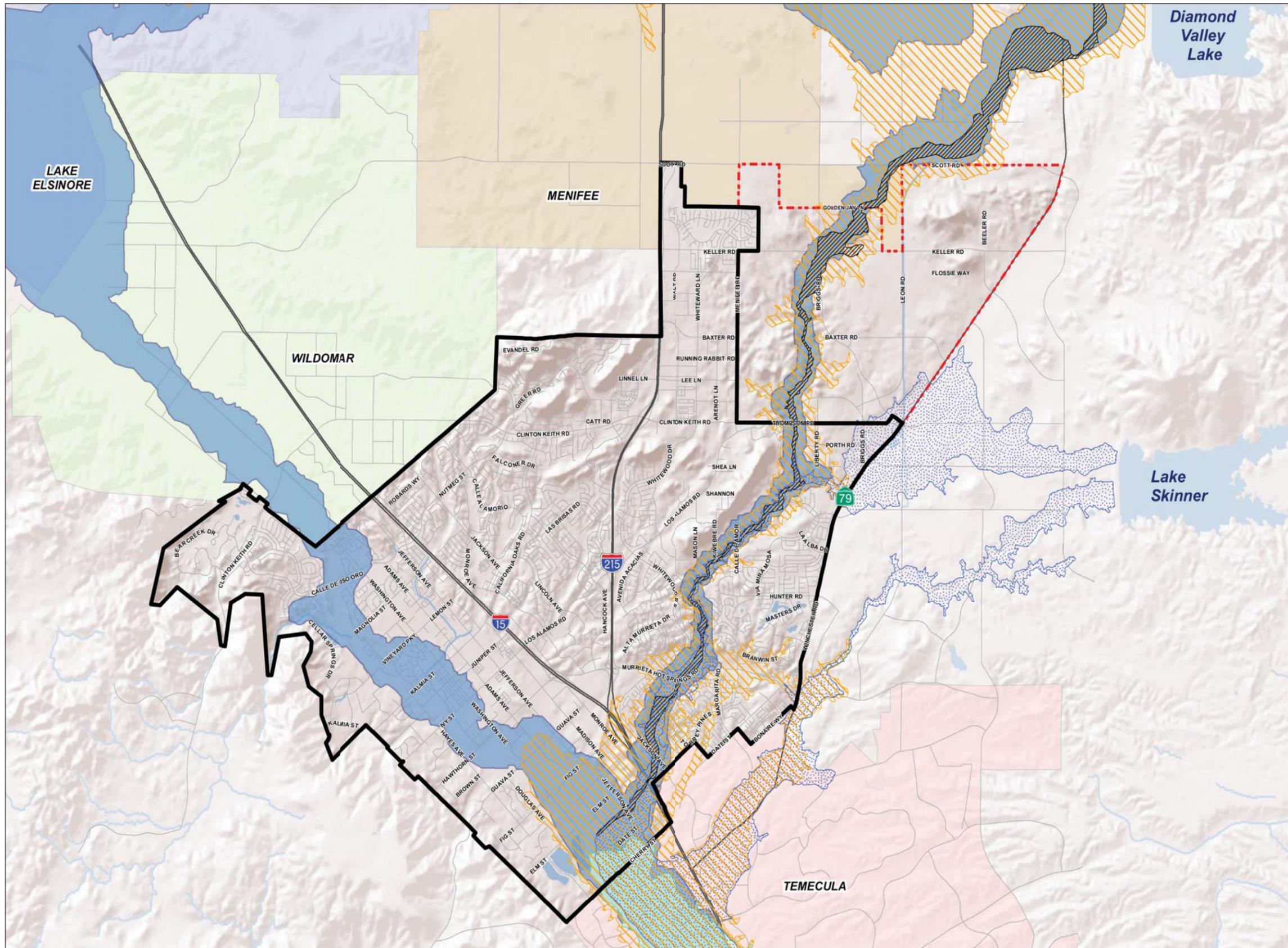


LEGEND

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A - 100 yr; No base flood elevations determined.
- AE - 100 yr; base flood elevations determined.
- AH - Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- D - Areas in which flood hazards are undetermined.
- X - Areas of 500-yr flood; areas of 100-yr flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-yr flood.
- Sphere of Influence
- City Boundary



Source: County of Riverside; City of Murrieta; FEMA DFIRM database; and ESRI - World Shaded Relief.

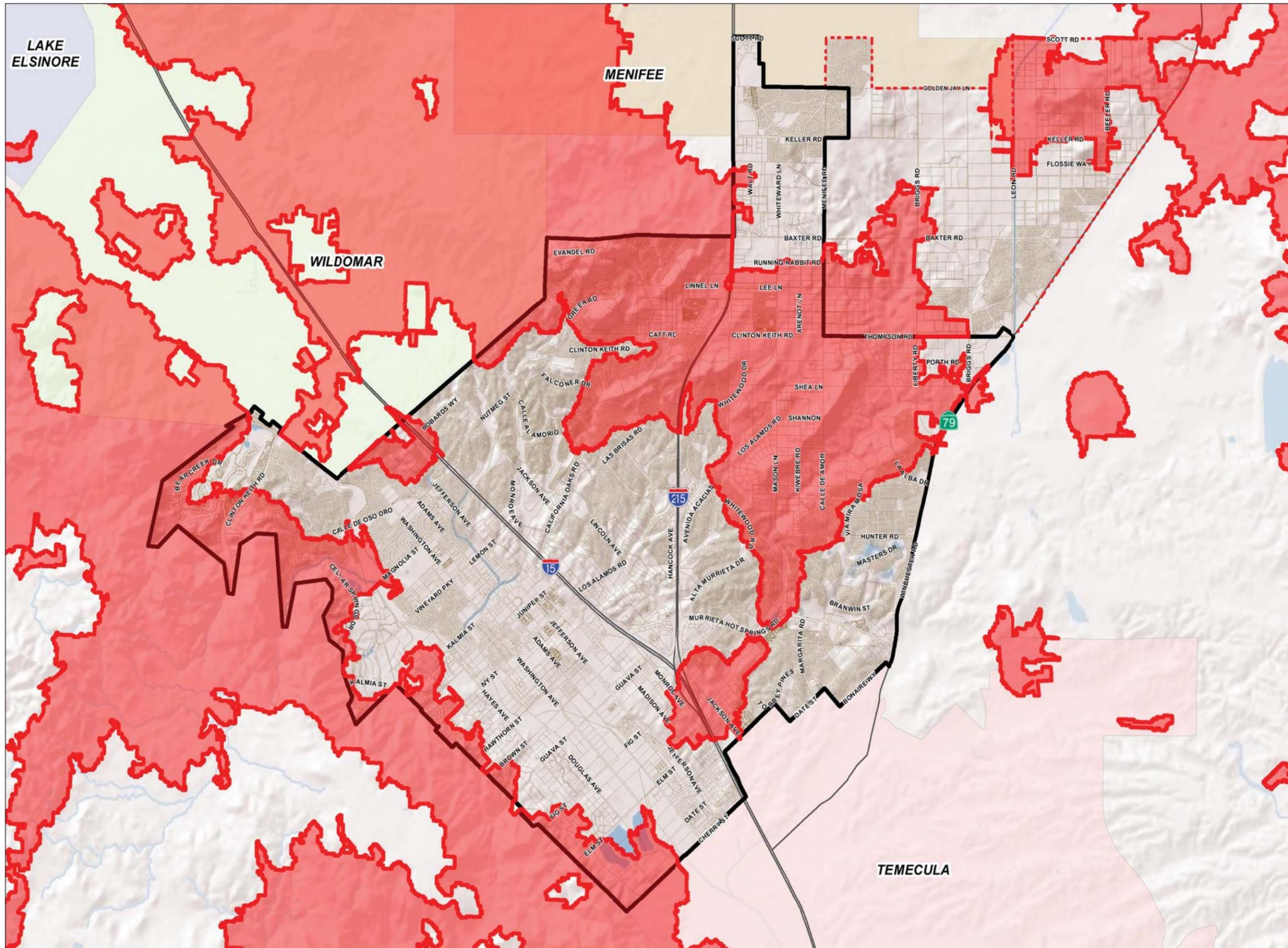


LEGEND

- Skinner Inundation
- Vail Lake Inundation
- Diamond Valley Lake
- Diamond Forebay
- Diamond West Dam
- Diamond Saddle
- Sphere of Influence
- City Boundary

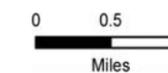


Source: County of Riverside; City of Murrieta; and ESRI - World Shaded Relief.

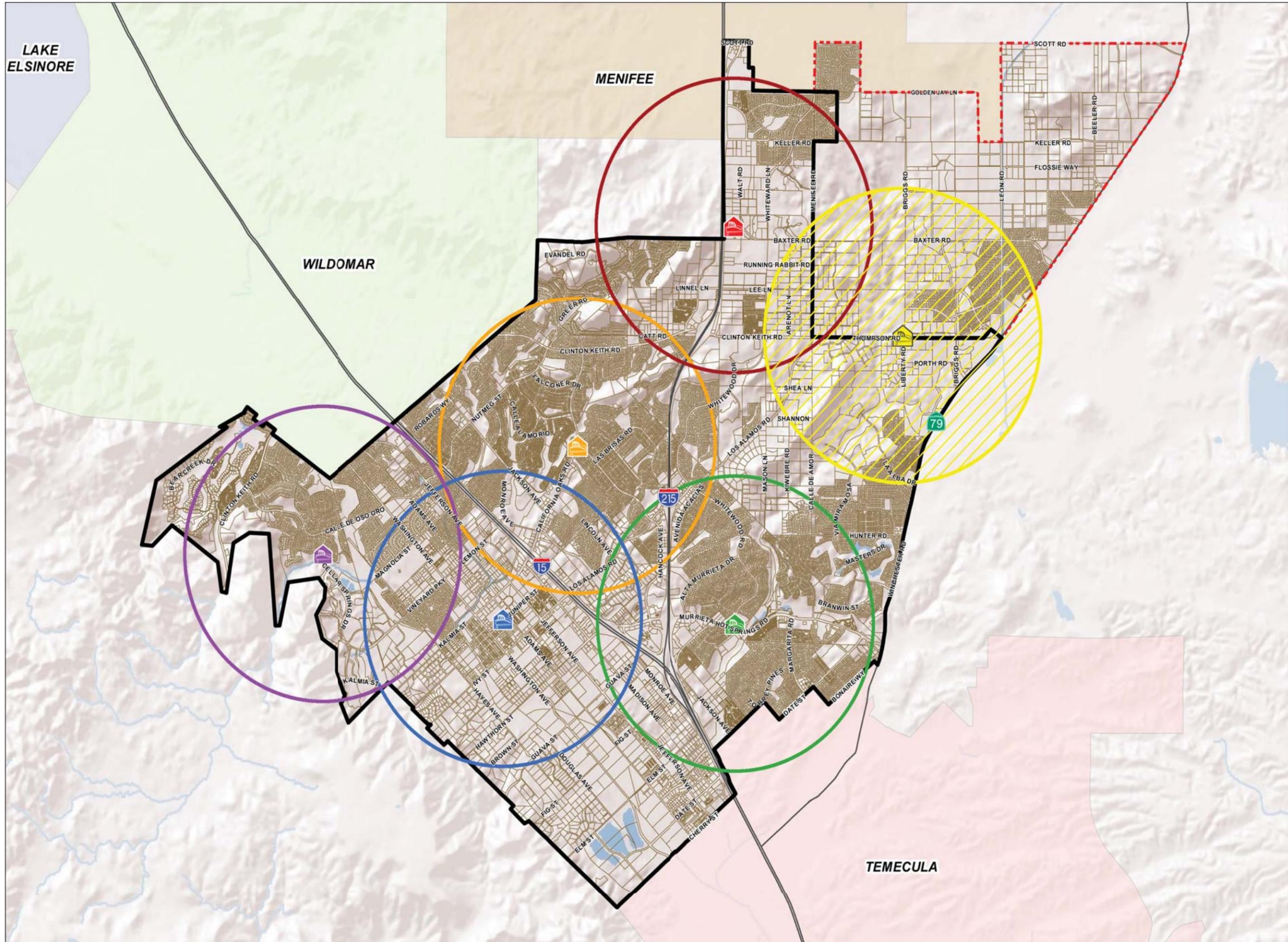


LEGEND

- High Fire Zone
- Parcels
- Sphere of Influence
- City Boundary



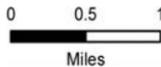
Source: County of Riverside; City of Murrieta; and ESRI - World Shaded Relief.



LEGEND

- Station 1
(41825 Juniper St)
- Station 2
(40060 California Oaks Rd)
- Station 3
(39985 Whitewood Rd)
- Station 4
(28155 Baxter Rd)
- Station 5
(38391 Vineyard Pkwy)
- Station 6 Proposed Station
- Location TBD
- Station 1 Service Area
- Station 2 Service Area
- Station 3 Service Area
- Station 4 Service Area
- Station 5 Service Area
- Proposed Station 6 Service Area
- Sphere of Influence
- City Boundary

Note:
1.5 Mile Radius shown for service area



Source: City of Murrieta and ESRI - World Shaded Relief.



Chapter 13: Housing Element

The logo for the Murrieta General Plan Update features a stylized city skyline in shades of blue and grey. Below the skyline, the word "Murrieta" is written in a cursive font. Underneath that, there are illustrations of various houses and a tower. The text "the future of southern california" is written in small letters above "Murrieta", and "General Plan Update" is written in a blue box below the house illustrations. A large, curved banner in shades of green and yellow arches over the logo and the title.

Chapter 13

Housing Element

The adopted 2008-2014 Housing Element in its entirety is included on the following pages.

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City of Murrieta 2008-2014 Housing Element

Prepared For:

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Prepared By:

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June 2011



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Introduction

Section I

1.1 - Housing Element Purpose

The Housing Element as part of the Murrieta General Plan is developed to ensure that the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Murrieta. The Housing Element institutes policies that will guide City decision-making, and establishes an action program to implement housing goals through the year 2014.

The Housing Element has been designed to address key housing issues in the City. Foremost among these issues is ensuring a balance of housing types, at a variety of costs is available to meet the needs of all economic segments found within Murrieta. Consequently, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the community, and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of “early attainment of decent housing and a suitable living environment for every Californian”, as well as an expression of the City of Murrieta’s goal for the attainment of a suitable living environment for every household.

1.2 - New State Legislation

The Housing Element addresses new State legislation, which mandates that the following reforms be included in the Housing Element update to facilitate and expedite the construction of affordable housing. This new legislation targets four specific areas including: emergency shelters, extremely-low-income households, reasonable accommodation and a detailed land inventory and analysis.

1.2.1 - Emergency Shelters

California Senate Bill 2, Chapter 633 requires jurisdictions to identify a zone or zones where transitional housing and emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The Housing Element addresses this issue and recommends a new implementation action within the Housing Plan that will ensure the City’s Zoning Ordinance is consistent with this statute.

1.2.2 - Extremely Low-Income Households

State housing element law requires jurisdictions to quantify the existing and projected housing need for residences of all income levels. A new provision within this legislation requires localities to take into consideration the number of extremely low-income households living in their jurisdiction. An extremely low-income household is defined as those earning between 0-30 percent of the Area Median Income for the Riverside-San Bernardino Metro area. The Background Technical Report includes extremely low-income households in its analysis.

1.2.3 - Reasonable Accommodation

As part of the governmental constraints analysis, the City must analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints to help meet the housing needs for persons with disabilities established in the Federal Fair Housing Act. The Housing Element includes a discussion on the establishment of reasonable accommodation procedures such as modifications to processes, materials, and procedures to enable an individual with a disability to fully participate in activities which will provide them equal housing opportunities.

1.2.4 - Land Inventory and Analysis

Assembly Bill 2348 (Chapter 724) amended housing element law to include more specific requirements for the content of the land inventory and analysis section. The land inventory must specifically include a parcel-specific listing of available sites including the parcel number, address or other “unique” reference. The Housing Element should also include a map showing the location of sites. The General Plan and Zoning designations, along with parcel size, shall be provided for each site. The analysis must identify which sites in the inventory are available and suitable to accommodate affordable housing and must also demonstrate that the inventory can provide for a variety of housing types. The Housing Resources Section of the Housing Element provides maps of vacant and underutilized lands that could potentially be used to accommodate affordable housing in Murrieta.

1.3 - Citizen Participation

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Stakeholder groups that have been identified as influential to the development of housing and the provision of services in the community are:

- Riverside County Housing Authority
- Riverside County Economic Development Agency
- Affirmed Housing Group
- St. Martha’s Catholic Church
- Single Mom’s Life Skills Program

The City held two workshop meetings with Planning Commission prior to the submittal of this Housing Element draft to HCD for informal review. The first meeting with the Commission took place in June 25, 2008 and was intended to provide Commissioners and the public with general information regarding the Housing Element (i.e. contents, process and information on the RHNA). A second workshop with the Planning Commission occurred in January 28, 2009 and was focused more on the specific sections included in the draft Housing Element update (i.e. the Housing Plan, Land Inventory and technical background reports.) For both meetings the Housing Element workshop was noticed in the local paper, at City Hall, and in other public places such as the Senior Center. Despite the City’s efforts to engage the public, no public comments were made at either Planning Commission meeting regarding the Housing Element. Prior to final submittal of the Housing Element to HCD a workshop was held with the Planning

Commission on August 26, 2009, and the City Council on September 1, 2009. Similar to the meetings with the Planning Commission, no public comments were made during the regularly scheduled meeting regarding the Housing Element.

On October 29, 2010, the State Department of Housing and Community Development issued confirmation that the Housing Element was found to be in compliance with State law. The City held another workshop with the Planning Commission on December 8, 2010 to review the final draft. Comments from the public focused on specific sites in the inventory, affordability, and density.

The City plans to hold final hearings on the Housing Element with the Planning Commission in May 2011 and the City Council in June 2011. These meetings will be noticed and open for public comment on the final Housing Element draft.

1.4 - Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the housing element. State law requires that the City's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

1.5 - Detailed Components of the Housing Element

There is no single approved format for a Housing Element. Instead, State law defines of the issues that must be addressed. A housing element should clearly identify and address, at a minimum, each component listed below:

1. Review of the existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.
5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.
6. A program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

1.6 - General Plan Consistency

The Housing Element is one of seven elements of the Murrieta General Plan. The goals, policies, actions and programs within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the

residents, policies contained in General Plan elements directly affect the quality of life for all Murrieta citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. Consequently the Housing Element must include policies that take into account the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element utilizes the most current data available, and includes 2008 California Department of Finance data when possible, 2000 Census data and the 2005-2007 American Community Survey. All figures represented in the Housing Element are consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

1.7 - Housing Element Organization

This Housing Element updates the Housing Element drafted by the City in 2001. The Housing Element is designed to meet several key objectives. These include provisions to: ensure internal consistency with the recently adopted General Plan; meet recently enacted statutory requirements; introduce updated housing, population and needs analysis; and incorporate the suggested staff responses to HCD comments.

Housing Plan

Section 2

The Housing Plan presented in this section includes goals, policies, and programs focused specifically on housing in the City of Murrieta. The general goal of the Housing Element is to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income. In order to achieve this general goal, five specific goals have been established to guide the development, redevelopment and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. Murrieta's housing goals address the following five major areas:

1. Increased opportunities for affordable housing;
2. Conservation of the City's existing housing stock;
3. Removal of constraints to the construction of affordable housing;
4. Equal housing opportunity; and
5. Identification of adequate sites to achieve a variety and diversity of housing.

For each of the five goals identified, specific policies and programs are also summarized within the Housing Plan. Individual policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City's General Plan goals. The housing plan includes programs currently in existence as well as new actions which have been added to address the City's unmet housing need. Actual programs will be implemented at the discretion of the City in order to meet established objectives. It should be noted that the listing of a potential funding source of a particular program and/or action does not signify that money has been allocated or appropriated as a source of funding for such a program and/or action.

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.

Murrieta strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock is in good condition, with majority of the units constructed during or after the 1980's, providing a variety of affordable housing options. The intent of this goal is to assist in the provision of adequate housing that continues to meet the needs of the community, including both renter and owner households.

- Policy 1.1: Provide a range of residential development types in Murrieta, including low density single-family homes, moderate density townhomes, higher density multifamily units, and residential/commercial mixed use in order to address the City's share of regional housing needs.
- Policy 1.2: Continue to use redevelopment set-aside funds, when possible, to purchase properties and land in order to construct affordable housing or to purchase covenants to create new affordable units.
- Policy 1.3: Facilitate development of senior and low-income housing through use of financial and/or regulatory incentives.
- Policy 1.4: Provide homeownership assistance to low- and moderate-income households.
- Policy 1.5: Design new higher-density residential projects at a scale, (number of units, height, etc.) that are compatible in design with adjacent residential areas.
- Policy 1.6: Encourage lot consolidation in the Historic Murrieta Specific Plan area in order to more cohesively redevelop larger areas of the City.

Actions and Programs

Action 1.1 – General Plan Review

The City of Murrieta recognizes that the General Plan and City's Zoning Ordinance are crucial tools that guide development in the City. These tools can also create barriers if they are not reviewed and updated to reflect the needs of the community. To address and prevent development barriers the City will periodically review the Land Use Element of the General Plan, as well as the Zoning and Subdivision Ordinances, to ensure that housing opportunities for all income groups are provided. The City is currently in the process of updating the General Plan and should complete the process during the planning period. Within the General Plan update process any barriers to affordable housing will be identified and where appropriate, removed. The City typically reviews their Zoning Code on a biannual basis, periodically correcting inconsistencies that may exist; however, the City will also review the Zoning Code as part of the General Plan update in order to ensure that the Zoning Code and General Plan are consistent.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: 2009-2014*

- *Potential Funding Source: General Fund and Redevelopment set-aside funds*
- *Objective: Complete a General Plan update and continue to review the Zoning Code for inconsistencies and standards that may prevent the development of affordable housing.*

Action 1.2 – Land Use Database

Throughout the City of Murrieta there are a number of vacant parcels ranging in size that provide opportunities for the development of affordable and market rate housing. In order to monitor and more carefully plan residential development in the City, Murrieta will maintain, on an ongoing basis, the comprehensive land use database identifying parcels and/or structures suitable for residential development and/or redevelopment. This will allow the City to direct affordable housing developers to areas in the City with the appropriate zoning and acreage to develop an affordable housing project.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2008-2014*
- *Potential Funding Source: General Fund*
- *Objective: Provide information on development opportunities to interested developers online, at City Hall and in other public places.*

Action 1.3– First-Time Home Buyer Assistance Program

In addition to the First-Time Home Buyer Program offered by the County of Riverside the City of Murrieta will establish and promote a City operated first-time homebuyer program. The City's program will provide up to 20 percent down payment assistance to qualified home buyers. The City may establish this program to coincide with Action 1.4, Land and Property Acquisition Program, so that as the City purchases properties and assists in the development of affordable housing, residents can seek assistance in purchasing the affordable units that are developed. The City anticipates allocating \$400,000 in redevelopment set-aside funds to the program throughout the planning period.

- *Responsible Agency: Murrieta Redevelopment Agency*
- *Timeframe: 2010-2011 to establish the program*
- *Potential Funding Source: Redevelopment set-aside funds*
- *Objective: This action is intended to assist 10 units during the planning period. The City will also establish the program and provide information at City Hall, on the City's website and in other public places to increase awareness.*

Action 1.4– Land and Property Acquisition Program

Consistent with State law, the Redevelopment Agency must allocate not less than twenty percent of its gross tax increment to the housing fund for the purpose of increasing, improving and preserving the supply of housing to very low, low and moderate-income households. The City of Murrieta recognizes that one of the most significant barriers to affordable housing is the acquisition of the property on which

to construct affordable housing. The City has budgeted approximately \$4.8 million in redevelopment set-aside funds to purchase properties in and around the Historic Murrieta Specific Plan area in order to construct 302 low-income units. The City recently purchased a 2 acre site at the corner of Jefferson Avenue and Juniper Avenue known as “Monte Vista II” for approximately \$1.3 million. This site is expected to yield 60 units, with a minimum density of 30 units per acre. The City also recently closed on a 6.2 acre property on Adams Avenue using \$3.5 million in redevelopment set-aside funds, and on a 2.09 acre site on the south side of Jefferson Avenue known as “Jefferson South”. With a minimum density of 30 units per acre, the Adams Avenue property is expected to yield 62 units and the Jefferson South property is expected to yield 180 units. To facilitate the development of the Monte Vista II property, Murrieta planning and housing staff are currently negotiating a Disposition and Development Agreement (DDA) with Affirmed Housing Group for the project at Jefferson and Juniper. Development on the Adams Avenue property and the Jefferson South property will be facilitated at a later date.

In addition to purchasing land the City of Murrieta Redevelopment Agency intends to provide gap financing and/or land write downs for the construction of multifamily developments that are constructed with established affordability covenants. Applications will be reviewed on a case by case basis to determine whether a developer qualifies for assistance from the Redevelopment Agency. The City will also provide information on affordable housing financing at City Hall. The City shall also encourage the Redevelopment Agency to work with affordable housing developers to utilize a portion of set-aside funds for development of housing affordable to extremely low-income households.

- *Responsible Agency: Murrieta Redevelopment and Housing Division*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: Redevelopment set-aside funds, Riverside County HOME funds*
- *Objective: Allocate \$4.8 million in set aside funds to purchase three properties totaling 10.09 acres of land in order to construct 302 affordable units.*

Action 1.5 - Lot Consolidation Program

Parcels located in downtown Murrieta as well as the Historic Murrieta Specific Plan area tend to be smaller and in some cases, narrow and/or shallow in size, adding an additional constraint to the development of housing. In order to encourage the development of residential and mixed-use projects, the City will establish a lot consolidation program which offers incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements). The City, with assistance from Riverside County, may also offer to subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed use development on vacant and underutilized sites within the downtown Murrieta region.

- *Responsible Agency: Murrieta Redevelopment and Housing Division*
- *Timeframe: 2010-2011 to establish the program*
- *Potential Funding Source: General Fund with Redevelopment set-aside funds used to assist individual projects.*
- *Objectives: The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis*

Action 1.6 – Large Sites Program

Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units on parcels ranging from 3-7 acres in size. To facilitate the subdivision of larger parcels (>15 acres) located in the TOD Overlay Program area, the City will provide incentives and technical assistance to facilitate and encourage development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The City will offer on a case-by-case basis the following incentives for the development of affordable housing including but not limited to: priority processing for subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, State, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care and special needs housing. To determine the effectiveness of this program monitor the number of large sites available to be developed for a variety of income groups the City will monitor this program and assess its effectiveness on a bi-annual basis.

- *Responsible Agency: Murrieta Redevelopment and Housing Division*
- *Timeframe: Ongoing, as projects are submitted by Murrieta Planning Division*
- *Potential Funding Source: General Fund*
- *Objectives: The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis. Monitor the program bi-annually.*

Action 1.7 – Housing for Extremely Low Income Families

The City shall apply for State and federal funds for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency shall continue to monitor and access potential funding sources, when available, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The City shall also seek State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program, Proposition 1-C funds, Emergency Housing and Assistance Program (EHAP), Federal Emergency Shelter Grant Program (FESG), Housing Assistance Program (HAP) and the Multifamily Housing Program (MHP & MHP-SH). The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Responsible Agency: Murrieta Redevelopment and Housing Division*
- *Timeframe: Ongoing, depending on funding programs; promotional material will be prepared and utilized within six months after adoption of the Housing Element; meet with developers to identify opportunity at least annually*
- *Potential Funding Source: Redevelopment set-aside funds*
- *Objectives: The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.*

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods in Murrieta.

Continued maintenance and preservation of the existing housing stock in Murrieta is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multifamily housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

- Policy 2.1: Using Redevelopment Agency funds continue and/or create programs to maintain or improve the character and quality of existing housing and neighborhood environments.
- Policy 2.2: Assist in the preservation of all units “at-risk” of converting from affordable housing to market rate.
- Policy 2.3: Encourage energy efficient design in existing and new residential units and promote sustainability upgrades in existing and proposed residential complexes.
- Policy 2.4: Encourage property owners to maintain and make improvements to their properties by taking advantage of programs offered by the City and County.

Actions and Programs

Action 2.1 –Property Maintenance Enforcement

Enforce and expand where necessary, the property maintenance provisions embodied in the Uniform Building Code and the Zoning Ordinance in order to conserve and improve the quality of the housing units in the City. The City’s housing stock is generally in good condition as majority of the units were constructed during or after the 1980’s. Consequently, potential code violations are identified by complaints reported to the City and are addressed by the City’s police department and when appropriate Community Development staff. These efforts are intended to result in the continued maintenance of housing units throughout the City. If a property requires significant repairs or maintenance, code enforcement officials will inform property owners of any rehabilitation loans or grants provided through Riverside County that are be available to address such issues.

- *Responsible Agency: Murrieta Police Department and Code Enforcement*
- *Timeframe: Ongoing, 2008-2014*
- *Potential Funding Source: General Fund*
- *Objective: Maintain the quality of the existing housing stock by addressing code violations as they are reported. Refer eligible property owners to Riverside County programs if property maintenance funding is needed.*

Action 2.2 – Monitor Affordable Units

The City of Murrieta currently has three affordable housing complexes, one rental and two ownership developments, with 118 deed restricted units that do not expire until 2050 and 2051. In order to determine how effective the City's housing programs have led to the development and maintenance of affordable housing, the City will monitor these affordable units to ensure that the rent payments charged are consistent with levels appropriate for the identified income category. The City has posted their Redevelopment Agency AB 987 Affordable Housing Database on its website and will continue to track affordable housing units citywide through the annual certification process. In addition, as the City develops additional affordable units these properties will be added to the table and will be monitored annually to ensure they meet affordability requirements.

- *Responsible Agency: Murrieta Redevelopment and Housing Division*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: Redevelopment set-aside funds*
- *Objective: Maintain a list of affordable units throughout the City including affordability information to ensure property owners are compliant with deed restrictions and to preserve affordable units.*

Action 2.3– Purchase Housing Covenants

Existing housing units throughout the residential areas of the City are generally in good condition as most were constructed during or after the 1980's. The Redevelopment Agency plans to acquire 55 year affordability covenants on existing multifamily rental units, focusing on residences that may be in need of minor rehabilitation. The City of Murrieta Redevelopment Agency will dedicate approximately \$20-30,000 in redevelopment set-aside funds per unit, totaling \$200,000-\$300,000 during the planning period to purchase affordability covenants on 10 units in market rate multifamily developments. The Agency will target multifamily complexes with 4-16 units, located around or in the redevelopment area, but if necessary will also purchase covenants in developments outside of the redevelopment area.

- *Responsible Agency: Murrieta Redevelopment Agency and Planning Division*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: Redevelopment set-aside funds*
- *Objective: The City will budget \$200,000-300,000 during the planning period to allow for the creation of 10 affordable units within the planning period.*

Action 2.4 –Neighborhood Stabilization Program

The City of Murrieta does not currently have direct access to Neighborhood Stabilization Program funds; however they are able to support local organizations receiving funds through the County of Riverside. The City provides letters of support for participating organizations such as: Habitat for Humanity and the Housing Authority of Riverside to ensure that these organizations have funding to assist the City with foreclosure property rehabilitation and the resale of units to moderate and low-income homebuyers.

- *Responsible Agency: Murrieta Redevelopment Agency*
- *Timeframe: Ongoing, 2008-2014*
- *Potential Funding Source: Redevelopment Set-aside fund, Riverside County*
- *Objective: Support local organizations to ensure their continued ability to provide services to residents.*

Action 2.5– Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. The Planning and Housing divisions will encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures. Additionally as part of the economic stimulus package offered by the federal government, the City of Murrieta is eligible for \$881,500 in Energy Efficiency Community Development Block Grants (EECDBG). The City intends to apply for this funding in order to focus on sustainability, energy efficiency and greenhouse gas emission analysis in the General Plan update.

- *Responsible Agency: Murrieta Planning and Redevelopment and Housing Divisions*
- *Timeframe: Ongoing, 2008-2014*
- *Potential Funding Source: EECDBG funds*
- *Objective: Apply for \$881,500 in funding to focus on energy efficiency and sustainability in the General Plan update.*

Action 2.6 – Riverside County Partnership Program

As a means of further leveraging housing assistance, the City will cooperate with the Riverside County Economic Development Agency (EDA) and Riverside County Housing Authority to promote resident awareness and application for County run housing assistance programs. These programs include:

- Home Repair Program,
- Senior Home Repair Program,
- Home Weatherization Program,
- First-time Home Buyer Down Payment Assistance Program, and
- Mortgage Credit Certificate Program.

The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on the City's website and at City Hall.

- *Responsible Agency: Murrieta Planning and Redevelopment and Housing Divisions*
- *Timeframe: Ongoing, 2008-2014*
- *Potential Funding Source: Redevelopment set-aside funds*
- *Objective: Increase resident awareness about housing programs offered by the County by providing information at City Hall and on the City's website.*

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.

- Policy 3.1: Provide developer incentives, such as a density bonus or flexibility in development standards, to facilitate the development of quality housing that is affordable to lower and moderate-income households.
- Policy 3.2: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing that is affordable to all income levels.
- Policy 3.3: When feasible, consider reducing, subsidizing, or deferring development fees and offering faster permitting time periods to facilitate the provision of affordable housing.
- Policy 3.4: Support innovative public, private and non-profit partnership efforts for the development of affordable housing.
- Policy 3.5: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

Actions and Programs

Action 3.1 – Density Bonus Ordinance

The City of Murrieta will revise the density bonus ordinance to be consistent with State law, which includes decreasing the number of affordable units a developer must provide to receive a density bonus and allowing up to three regulatory concessions. This action is intended to facilitate the development of housing for low and very low-income households that is restricted for a period of no less than 45-55 years. The City will promote the use of the density bonus ordinance in Redevelopment Project Areas, in conjunction with mixed-use projects, senior housing, and within Specific Plans. Information on the ordinance will be provided at City Hall and online at the City's website to promote the application of ordinance for the development of affordable units.

- *Responsible Agency: Murrieta Planning and Redevelopment and Housing Divisions*
- *Timeframe: Ongoing 2008-2014 as projects are received*
- *Potential Funding Source: Redevelopment set-aside fund*
- *Objective: Provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness. Encourage the construction of 10 units over the planning period.*

Action 3.2 – Permit Processing Time

Continue to implement permit streamlining, which includes monitoring the development plan review process to reduce any identified impediments to affordable housing. Additionally, the processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors will be prioritized.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about permit streamlining at City Hall, on the City's website and in other public places to increase awareness.*

Action 3.3 – Fee Subsidies for Extremely Low-Income Households

On an affordable housing transaction basis, the City shall adopt a resolution subsidizing up to 100 percent of the application processing fees for developments in which five percent of units are affordable to extremely low-income households. To be eligible for this fee subsidy, the units shall be affordable by affordability covenant (no less than 45 years for owner-occupied units and not less than 55 years for rental units). The subsidy or reduction of fees may also be considered when an alternative funding source is identified to pay these fees. The City may use either redevelopment set-aside funds or the Housing Trust Fund to subsidize fees for housing affordable to extremely low-income households. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Responsible Agency: Murrieta Planning and Redevelopment and Housing Divisions*
- *Timeframe: Promotional materials will be prepared and utilized within six months after adoption of the Housing Element*
- *Funding: General Fund, Redevelopment set-asides, Housing Trust Fund*

Action 3.4 – Incentives for Large Multifamily Units

It is crucial that affordable units constructed in the City are available for families as well as the other special needs groups; however, larger units are often more costly to develop. The City will provide incentives to developers to encourage the inclusion of units with three or more bedrooms to accommodate low-income large family households. Incentives may include utilizing the density bonus, fast track processing, fee reductions, waiving of specific development standards, etc. The City has previously developed affordable units with three bedrooms in Monte Vista and anticipates that the second phase of Monte Vista located on City-purchased at Jefferson and Juniper Avenues will also have units with three or more bedrooms. Individual projects will be evaluated to determine if they qualify for any incentives on a case by case basis.

- *Responsible Agency: Murrieta Planning and Redevelopment and Housing Divisions*

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- *Timeframe: Ongoing 2008-2014*
 - *Potential Funding Source: General Fund and Redevelopment set-aside funds*
 - *Objective: Aim to construct 16 multifamily rental units with three or more bedrooms in the planning period.*

Action 3.5 – Residential Development Standards

In conjunction with Action 1.1, City staff will specifically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups such as disabled individuals. Within the Housing Element there are several standards, such as lot coverage, parking requirements and minimum parcel size, which may in some instances be interpreted to be a constraint. While the City is flexible and is committed to working with developers to build affordable units, resulting in modifications to these standards, the City will further review these standards and alter them as necessary to ensure no constraints to affordable housing exist. In conjunction with the current General Plan update, Staff will also review requirements such as the minimum unit size, property line setbacks, parking requirements, height restrictions, etc. to ensure that they are necessary and pertinent. The City is committed to address any constraints identified in Chapter 6, Housing Constraints, during the General Plan update process. In the interim, staff will, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for disabled residents. The City will also continue to provide development standard modifications, fast track processing for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Within 1-2 years of Housing Element adoption and address all constraints identified in Chapter 6 of the Housing Element.*
- *Potential Funding Source: General Fund and Redevelopment set-aside funds*
- *Objectives: Review development standards to identify constraints and remove or offset constraints where possible.*

Action 3.6 – Second Unit Ordinance

The City recognizes that second units are a unique opportunity to provide affordable units in residential areas particularly for elderly residents. Consequently, Staff will review the second unit ordinance to ensure that it complies with State law and plans to amend the second unit ordinance to ensure that no constraints exist to the development of second units in the City. In addition to any revisions that occur, the City will continue to administer their existing second unit ordinance and will promote the ordinance online and at City Hall.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: General Fund and Redevelopment set-aside funds*

- *Objective: Construct 5 units over the planning period*

Action 3.7 – Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2008 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Murrieta.

- *Responsible Agency: Murrieta Planning and Redevelopment and Housing Divisions*
- *Timing of Implementation: By August/September 2011*
- *Funding Source: Redevelopment set-aside fund*
- *Objective: Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.*

Action 3.8 - Flood Management

In accordance with Government Code Section 65302, as part of the current General Plan update process the City shall review and revise where appropriate the Conservation and Safety Elements to consider flood risks when making land use decisions. Specifically, the City shall upon the next revision of the housing element on or after January 1, 2009, the Conservation Element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.

Upon the next revision of the housing element on or after January 1, 2009, the Safety Element shall identify information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(g)(2) and establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding.

- *Responsible Agency: Murrieta Planning Division*
- *Timing of Implementation: Consistent with the current General Plan update (2011)*
- *Funding Source: General Funds and Redevelopment set-aside fund*
- *Objective: Ensure that flood risks are considered when making land use decisions*

Goal 4: Promote equal housing opportunity for all residents.

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. The City, through a partnership with Riverside County Economic Development Agency, refers residents with fair housing concerns to the Fair Housing Council.

- Policy 4.1: Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.
- Policy 4.2: Cooperate with the Riverside County Fair Housing Council in the enforcement of fair housing laws and in the review of violations of applicable Federal and State fair housing laws
- Policy 4.3: Address households at-risk of foreclosure to prevent abandonment and limit the impact on neighborhoods.
- Policy 4.4: Assess the social service needs of the community and provide a wide variety of social service programs to City residents.

Actions and Programs

Action 4.1 – Reasonable Accommodation

The purpose of this program is to ensure that sufficient provisions are provided by the City to facilitate a resident's request for "reasonable accommodation." This means that Murrieta will ensure that the established development requirements do not place an undue burden on disabled persons living or moving into the City. For example, a household with a handicapped family member may require modifications to the housing unit to accommodate that family member. These include the installation of wheel chair ramps (both interior and exterior), wider doorways, and installation of wheelchair elevators in units containing multiple-levels, and the installation of handrails and modified plumbing fixtures in bathrooms.

The City has currently adopted the Universal Design Standards and will develop further procedures for reasonable accommodation in accordance with fair housing and disability laws. To accomplish this, the City will amend the Municipal Code to provide for clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures will clearly indicate the qualifying individuals who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.) along with any specific procedures that must be followed. The City staff will also focus on eliminating or modifying those land use, zoning, regulations, and fees that may constrain the housing needs of persons of disabilities. The City will provide information on the City website and at public counters to inform residents of the procedures for requesting reasonable accommodation.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about reasonable accommodation at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.2 – Fair Housing

The City will continue to receive fair housing services through the County of Riverside's program for participating cities. The City will ensure that information about the Fair Housing Council of Riverside County, Inc., and its programs is available to all City residents. As part of this program the City will also revise the definition of family in the Zoning Code to ensure compliance with federal and State housing laws. The definition shall not distinguish between related and unrelated persons and not impose numerical limitations on the number of persons that constitutes a family.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing 2008-2014 for services. The City will revise the definition of family within one year of Housing Element adoption.*
- *Potential Funding Source: Riverside County CDBG*
- *Objective: Cooperate as needed with the Fair Housing Council of Riverside County, Inc., to mediate housing issues involving Murrieta residents. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.3– Homeless Assistance Program

According to the Riverside County Homeless Count and Survey there are approximately 5 homeless individuals that have been identified in the City of Murrieta. Regardless, the City will continue to assist local nonprofit organizations that have expertise in assisting homeless persons and families in applying for funding from the Riverside County CDBG program. Currently, organizations apply to the City and the City is responsible for reviewing applications and recommending specific organizations receive funding. Organizations that have received funding in the past include: St. Martha's Catholic Church and the Single Mom's Life Skills Program. The City will continue to assist local organizations in applying for CDBG funding through the County, allowing them to provide irreplaceable services to extremely low-income families in the community.

- *Responsible Agency: Murrieta Redevelopment Agency and Police Department*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: Riverside County CDBG*
- *Objective: Provide referrals to the appropriate organizations. Also provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.4 – Foreclosure Prevention Program

Like most southern California communities, Murrieta is experiencing an increase in foreclosures in the community. To mediate the situation, the City currently contracts with the Fair Housing Council of Riverside County to provide foreclosure prevention counseling and mediation services to homeowners who are experiencing financial hardship and mortgage delinquencies. The City allocated \$24,000 in funding in fiscal year 2008/2009 to increase foreclosure counseling services. The City recently enacted two ordinances requiring homeowners to register abandoned properties and allowing the City to assess higher penalties for property maintenance violations. In addition to the City's efforts, a foreclosure hotline has also been established by the Homeownership Preservation Foundation to assist homeowners in the early stages of the process and a citizen group has been established to maintain the exterior appearance of abandoned residences in the community. Information on foreclosure assistance is available at City Hall. The City's partnership with the County has also led to discussions of how CDBG funds may be used to create additional services to prevent additional foreclosures.

- *Responsible Agency: Murrieta Redevelopment Agency and Murrieta Planning Division*
- *Timeframe: Ongoing 2008-2014*
- *Potential Funding Source: Redevelopment set-aside funds*
- *Objective: Provide information on the City's website, at City Hall and in other public places regarding organizations and programs that address how to prevent and address foreclosure if it does occur.*

Goal 5: Identify adequate sites to achieve housing variety.

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing. By capitalizing on the allowances in the Development Code and continuing to maintain an inventory of potential sites, the City will assure that adequate residentially-zoned and mixed-use sites are available.

- Policy 5.1:** Identify vacant and/or underutilized parcels, throughout the City, that can accommodate a variety of housing types for all socioeconomic segments of the community.
- Policy 5.2:** Support the construction of new affordable housing by rezoning vacant and underdeveloped parcels to allow for higher density development.
- Policy 5.3:** Allow for and encourage the provision of emergency shelters and temporary housing.
- Policy 5.4:** Maintain zoning regulations that permit by right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.
- Policy 5.5:** Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

Actions and Programs

Action 5.1 – Ensure Adequate Sites to Accommodate Allocated Regional Housing Growth

Based on units developed and approved, the City has met a portion of its RHNA, with a remaining RHNA of 3,002 housing units, including 1,568 units for very low-income households, 1,063 units for low-income households, and 371 units for above moderate-income households. To accommodate the remaining RHNA allocation, the City of Murrieta has both vacant residentially zoned land and three sites consisting of four (4) parcels of approximately 10 acres that require rezoning as identified in Section 7.4 of the Housing Resources section available. However, legislation passed since adoption of the last Housing Element codified in Section 65583.2 of the California Government Code, requires that cities the size of Murrieta must permit residential development at a density of 30 dwelling units per acre to accommodate low and very-low units.

To accommodate the default density of 30 dwelling units per acre, the City has identified three sites (four parcels totaling 10 acres) in the land inventory exclusively for residential uses. The City will through consequent zone changes, create a new high density multifamily land use designation and zone, known as Multi-Family 3, with a minimum development density of 30 units per acre. Upon the creation of this zone, all of the parcels identified in the sites inventory will be rezoned to Multi-Family 3, allowing for a minimum density of 30 units per acre. The City will complete the following zone changes within the General Plan update schedule with the goal of rezoning the identified properties by December 31, 2011. The sites will be selected from the parcel listings in Table A-6 of Appendix A, and will have the capacity for at least 16 units, and will be available for development in the planning period where water and sewer can be provided. The City will follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and will ensure that owner-occupied and rental multifamily residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code.

The City will establish and implement a new “Transit Oriented Development (TOD) Overlay Program” to provide for and allow a mixture of residential and non-residential development, in close proximity to transit. The area identified is adjacent to Interstate 15 and 215, two major transportation routes. The TOD Overlay Program will permit by right 30 dwelling units per acre and will accommodate approximately 2,340 units as it will initially apply to 78 acres as shown Exhibit 7-4 which identifies the boundary of the TOD Overlay Program area.

To facilitate development of affordable housing and to accommodate the remaining RHNA of 2,631 very low and low-income households, as mentioned above, the City has identified approximately 10 acres to be rezoned to Multi-Family 3, and will designate approximately 78 acres of underutilized and vacant land within TOD Overlay Program area, at a minimum density of 30 units per acre, for a combined total of 88 acres. At least 50 percent of the remaining very low and low-income need (1,315 units) will be accommodated on sites designated for exclusively residential uses. These sites will be selected from the parcel listings in Table A-6 and Table A-7 of Appendix A.

The City will report on the progress of this rezone and the TOD Program in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year.

- *Responsible Agency: Murrieta Redevelopment & Housing Division, and the Murrieta Planning Division*
- *Timeframe: Rezoning will be complete by December 31, 2011.*
- *Funding Source: General Fund*
- *Objectives: Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City’s website to non-profit and for-profit housing developers.*

Action 5.2 – Provide Emergency and Transitional Housing

Extremely low-income households and households with special needs have limited housing options in Murrieta. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population group the City will amend the Zoning Code so that the Community Commercial zone permits SRO units by right without a Conditional Use Permit or other discretionary action. The City will also revise the Zoning Code to permit emergency shelters by right without a Conditional Use Permit or other discretionary action in the Mixed-Use-2 (MU-2) and/or Business Park (BP) zones and will ensure that a proposed shelter is subject to only the same development standards required for other uses permitted in the zone. These zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services. There are currently 281 acres of vacant land zoned for MU-2 and 376 acres of vacant land zoned BP, including sites between 2 and 5 acres, in size that are appropriate and able to accommodate a shelter of approximately 20 beds if one is proposed. It is estimated that there are approximately 17 sites zoned Business Park and 29 sites zoned MU-2 between 2 and 5 acres in size, which is more than sufficient to accommodate at least one emergency shelter. To better accommodate emergency shelters in the City, specific siting standards and conditions for approval will be developed in accordance with State Law.

The City will also amend the Zoning Code to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwelling units of the same type in the same zone. As mentioned in Program 4.3, the City also partners with homeless assistance service providers and will continue to do so throughout the planning period.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: City Council action within one year of the adoption of the Housing Element*
- *Potential Funding Source: General Fund*
- Objectives: Ensure that the housing need of all residents is met by providing opportunities for transitional housing, emergency shelters and SRO units to be accommodated within the City.



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Table 2-1: Summary Housing Plan

	Housing Program	Responsible Agency	Funding Source & Amount	Time Frame	Total Objective
Goal 1: Provide adequate housing opportunities throughout the City.					
1.1	General Plan Review	Planning	RDA set-aside/GF	2009-2011	Complete a GP update/Review of ZC
1.2	Land Use Database	Planning	GF	Ongoing	Provide information
1.3	First Time Homebuyer Program	RDA	RDA set-aside, \$400,000/pp	2010-2011	Assist 20 HH/pp
1.4	Land/Property Acquisition Program	Housing/RDA	RDA set-aside, \$4,800,000/pp	Ongoing	Purchase land to build 100 low-income units
1.5	Lot Consolidation Program	Planning/RDA	GF/RDA set-aside case by case	2010-2011	Case by Case basis
1.6	Large Site Program	Housing/RDA	GF	Ongoing	Provide information
1.7	Housing for ELI Households	Housing/RDA	RDA set-aside	Ongoing	Provide information
Goal 2: Conserve and improve the existing affordable housing stock.					
2.1	Property Maintenance Enforcement	Police Dept	GF	Ongoing	Address complaints as necessary
2.2	Monitor Affordable Units	Housing	RDA set-aside, as needed	Ongoing	Continue to maintain existing table
2.3	Purchase Land Covenants	Planning/RDA	RDA set-aside, combined \$225,000/pp	Ongoing	Create 10 affordable units
2.4	Neighborhood Stabilization Program	Housing/RDA	GF, Riverside Co.	Ongoing	Support organizations receiving funds
2.5	Energy Efficient Design	Planning/Housing	EECDBG	Ongoing	Apply for \$881,500 in funding
2.6	Riverside County Partnership	Housing	RDA set-aside, as needed	Ongoing	Provide information
Goal 3: Removal of constraints to new affordable housing construction.					
3.1	Density Bonus Ordinance	Planning/RDA	RDA set-aside, as available	Ongoing	Provide 10 units/planning period
3.2	Permit Processing Time	Planning	GF, Case by Case Basis	Ongoing	Provide information
3.3	Fee Subsidies for ELI Households	Planning/RDA	RDA set-aside/GF, as available	Ongoing	Provide information
3.4	Incentives for Large Multi-Family Units	RDA	RDA set-aside, combined \$225,000/pp	Ongoing	Provide 16 units/planning period
3.5	Residential Development Standards	Planning	RDA set-aside/GF	Ongoing	Address constraints identified in Chapter 6
3.6	Second Unit Ordinance	Planning	GF	Ongoing	Provide 10 units/planning period
3.7	Water & Sewer Providers	Planning	RDA set-aside, as needed	9/1/2011	Provide final draft to providers
3.8	Flood Management	Planning	RDA set-aside/GF	Ongoing	Complete update to Conservation & Safety Elements
Goal 4: Promote equal housing opportunity for all residents.					
4.1	Reasonable Accommodation	Housing/Planning	GF	Ongoing	Provide information
4.2	Fair Housing	Housing/Planning	CDBG	Ongoing	Case by Case basis
4.3	Homeless Assistance Program	RDA/Police	GF, CDBG	Ongoing	Assist organizations applying for funding
4.4	Foreclosure Prevention Program	Housing/RDA	RDA set-aside, \$24,000/year as needed	Ongoing	Provide information
Goal 5: Identify adequate sites to achieve housing variety.					
5.1	Rezone Sites to Meet the RHNA	Planning/Housing	GF	12/31/2011	Accommodate remaining RHNA units
5.2	Provide Emergency and Transitional Housing	Planning	GF	2011	Amend ZC to permit emergency housing
Notes: 1. All funding amounts provided are approximate.					
2. HH = households, RDA = Redevelopment Agency, RDAs = Redevelopment Set Aside Funds, GF = General Fund, pp = planning period, ZC = Zoning Code,					



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Quantified Objectives

Section 3

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2008-2014 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on July 1, 2008 and ending June 30, 2014.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Murrieta cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in three categories: construction of new affordable units, program assistance and the conservation of affordable housing. New affordable units are broken down into two sub categories: city assisted developments and units accommodated in the Transit Oriented Development (TOD) Overlay Program area. The first subcategory references four parcels (Sites One, Two, and Three in the land inventory - Section 7.4.2), that were purchased by the Murrieta Redevelopment Agency for the purpose of developing 302 affordable housing units. The second subcategory shows the City's efforts to accommodate its remaining RHNA units (2,340 units) on parcels within the TOD Overlay Program area as described in Section 7.4.2.D. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community. The parcels with densities appropriate to accommodate multifamily housing and affordable units are shown in Tables A-4, A-5, A-6, and A-7.

In addition to new construction, the City anticipates that approximately 25 units will be assisted through programs, such as the First-Time Homebuyers Program and the City's Density Bonus ordinance as outlined in Section 2, *Housing Plan*. Also as indicated in the third category, the City has allocated funds to purchase covenants on 10 units to preserve their affordability. In total, the City anticipates that 302 affordable units will be accommodated on City owned land, 25 units will be assisted by City administered programs, 10 units will be preserved through purchasing covenants, 371 moderate units will be accommodated on vacant residentially zoned sites and vacant non-residentially zoned sites that allow residential uses (such as mixed-use), and 2,340 units (excluding the City owned sites) will be accommodated on vacant and underutilized land within the TOD Overlay Program area which will allow for higher density development.

Below is an estimate quantified objectives for the number of housing units, broken down by income category, over the 2008-2014 timeframe.

**Table 3-1:
Quantified Objectives 2008-2014**

	Income Category					Total
	Extremely Low	Very Low ^(c)	Low	Moderate	Above Moderate	
New Affordable Units						
City Assisted Developments(a)	75	76	151	--	--	302
Units Accommodated by TOD Overlay Program and Vacant Sites(b)	585	585	1170	--	371	2,711
Program Assistance						
First Time Homebuyer Program	--	--	5	5	--	10
Density Bonus Ordinance	2	3	5	--	--	10
Second Unit Ordinance	--	--	5	--	--	5
Conservation/Preservation						
Purchase Covenants	2	3	5	--	--	10
Total	664	667	1341	5	371	3,048

Notes:

(a) This objective represents construction that has been proposed by the City of Murrieta on City owned land (Sites One, Two, and Three in Section 7.4.2, *Housing Resources*) that will realistically be developed during the planning period. These sites are shown in Table A-6.

(b) This objective represents the City's construction capacity based on the vacant sites identified in Tables A-1, A-2, A-3, A-4, and A-5 and on the vacant and underutilized sites within the TOD Overlay Program area (Table A-7). Construction on these parcels assumes optimum conditions for the production of housing and does not consider constraints that are outside of the City's control (i.e. financial and market constraints).

(c) In accordance with State law, the City has determined that approximately fifty percent of its very low-income units (664 units) are designated to accommodate the need of extremely low-income households.

Community Profile

Section 4

Introduction

The housing needs of the City are determined by the demographic characteristics of the population (age, household size, employment, income levels), the characteristics of its housing (number of units, age of units, tenure, size, cost), and the nature or type of community (suburban, industrial, agricultural, resort/tourism, high tech, schools, parks, transportation). The local housing market is seldom static, and is constantly changing based on dynamic social and economic factors. As City demographics and household socio-economic conditions change, different housing opportunities arise and/or must be created to meet demand. This section explores the characteristics of the existing and projected demographics and housing stock in order to define the extent of unmet housing needs in Murrieta. This information is critical in providing direction to update the City's Housing Element goals, policies, programs, and actions.

Housing Assistance Summary

Several factors will influence the degree of demand, or "need," for new housing in Murrieta in coming years. The four major needs categories considered in this Element include:

- Housing needs resulting from population growth in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

In identifying specific housing needs within the City, it appears that assistance for first-time homebuyers will continue to be critical for the low- and moderate-income households. Lower income groups will need the most assistance in meeting the higher cost burdens associated with owning a home. Although, new homes are for the most part, above the financial attainment of lower income households, there are homeownership opportunities for moderate-income households with the City's existing stock of older resale homes. In terms of rental households, there appears to be a need for additional rental resources with three or more bedrooms at rates affordable to lower income households.

Table 4-1 below summarizes the housing assistance needs of all households (categorized by income percentage of the Riverside County Area Median Income) in Murrieta by household tenure (renter/owner), household type (elderly, small/large families, other), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects, such as lacking complete kitchen or bathroom; 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30% of gross income; or 4) have a severe housing cost burden exceeding 50% of gross income.

**Table 4-1:
Housing Assistance Needs of Income Groups by Tenure**

Household by Type, Income, & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% AMI)	283	344	627
% with any housing problems	84.1	70.9	76.9
% cost burden >30%	82.7	70.9	76.2
% cost burden >50%	79.2	68.0	73.0
Very Low-Income (31-50% AMI)	444	463	907
% with any housing problems	91.0	77.3	84.0
% cost burden >30%	88.7	76.5	82.5
% cost burden >50%	51.8	50.8	51.3
Low-Income (51-80% AMI)	539	1,037	1,576
% with any housing problems	79.8	64.3	69.6
% cost burden >30%	73.7	59.5	64.3
% cost burden >50%	13.5	38.5	29.9
Moderate-Income (80-120% AMI)	1,575	9,638	11,213
% with any housing problems	25.7	25.8	25.8
% cost burden >30%	14.9	24.7	23.3
% cost burden >50%	1.9	3.0	2.8
Total Households	2,841	11,482	14,323
% with any housing problems	52.0	32.7	36.5

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2008

According to the Comprehensive Housing Affordability Strategy Databook, nearly 36% of all households in the City of Murrieta experienced some form of housing problem. The percentage of households that experienced some type of housing problem was greater among owners than renters within all income categories, and for each household type. This is because there are more single-family homes than multifamily units in the City. The statistics as identified in Table 4-1 indicate that housing cost burden is a contributing factor to housing problems.

Data Sources

The sources used in this needs assessment include the 1990 and 2000 U.S. Census, California Department of Finance (DOF) 2009 Population and Housing Estimates, the Census Bureau 2005-2007 American Community Survey (ACS), and various other sources. For demographic data, estimates are used to show changes in conditions since the 2000 U.S. Census. Many of these estimates (such as data from the Department of Finance and American Community Survey) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller jurisdictions such as counties or cities. Nonetheless, the percentages presented give a general indication of population and employment trends.

Additional information has been drawn from the Comprehensive Housing Affordability Strategy (CHAS), which is drawn from 2000 Census data. Comprehensive Housing Affordability Strategy data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data. Thus, the number of households in each category often deviates slightly from the 100% count due to extrapolations to the total household level. Because of this, interpretations of

Comprehensive Housing Affordability Strategy data should focus on proportions and percentages, rather than on precise numbers.

Data contained in tables in this Needs Assessment are derived from two Census data sources: Summary File 1 (SF-1) and Summary File 3 (SF-3). Summary File 1 contains the 100% data, which is the information compiled from the questions asked of all people and about every housing unit. Summary File 3 contains the sample data, which is the information compiled from the questions asked of a sample of all people and housing units. Summary File 3 data has a sampling error that occurs because only part of the population is contacted directly. Therefore, differences are likely to exist between the characteristics of the sampled population and the larger group from which the sample was chosen. As a result, tables using SF-1 data are likely to have different population and housing totals than tables using SF-3 data.

4.1 - Population Trends and Characteristics

4.1.1 - Growth

The City of Murrieta was incorporated July 1, 1991 and encompasses 33.6 square miles. Since 2000, the City of Murrieta has been one of the largest housing markets in western Riverside County. The California Department of Finance estimated the population of Murrieta to be 100,714 in 2009; compared to the 2000 Census population of 44,282. From 2000 to 2009, Murrieta grew at a faster rate (126%) than nearby Temecula (75%) and Riverside County (35%).¹ Murrieta's growth can be attributed to many factors, including an increased supply of affordable housing when compared to higher prices in other nearby housing markets such as those in Los Angeles, Orange and San Diego Counties, and the 2002 annexation of the 3,200 acres Hot Springs area with a population of approximately 12,000. From 2006 to 2009, Murrieta grew from an estimated 92,933 to 100,714, or about 7.7%.

**Table 4-2:
Regional Population Growth Comparisons 2000 and 2009**

Area	2000	2008	Numeric Increase	Percentage Increase
Murrieta	44,282	100,714	56,432	127%
Temecula	57,716	101,057	43,341	75%
Riverside County	1,545,387	2,088,322	542,935	35%

Source: 2000 Census; 2009 California Department of Finance

4.1.2 - Age of Population

According to the 2005-2007 American Community Survey, the median age in Murrieta is 31.5 years old. The largest segments of the City's population is the 35-64 age bracket (36%) and the under the age of 19 bracket (34.0%). The young adult and senior populations make up the remainder 30 percent of the population. Age plays an important role in determining housing needs. For example, younger adults require more affordable housing as they begin their careers as compared to adults that are established in the

¹ California Department of Finance and Census 2000 Summary File 1 (SF 1) 100% Data

work force as do the elderly who require affordable units due to their age and retirement status.

**Table 4-3:
Population by Age 2007**

Age Group	Total	Percentage of Population
Under age 19	31,112	34.0%
20-34 years	19,065	20.8%
35-64 years	32,804	35.9%
Age 65 or older	8,538	9.3%
<i>Total</i>	<i>91,519</i>	<i>100%</i>

Source: 2005-2007 American Community Survey

4.1.3 - Race

The racial majority in Murrieta is White, comprising approximately 75% of the population according to the 2005-2007 ACS. Asians comprised 10% of the population while the Black population accounts for 7%. Approximately 8% of the population classified themselves as “Other”.² Of the total percentage of residents, approximately 23% of the population consider themselves to be ethnically, Hispanic.

**Table 4-4:
Population by Race 2007**

Race	Percentage of Population
White	75.4%
Asian	10.4%
Black	6.7%
Other	7.5%
<i>Total</i>	<i>100%</i>
Hispanic ¹	23.3%

¹ Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

Source: 2005-2007 American Community Survey

4.1.4 - Employment Characteristics

Murrieta residents are employed in diverse industries, with the largest percentage (17.5%) of the population employed in the Service sector, which includes educational and healthcare services. The second most common sector of work is Retail Trade, with 13.6%, followed by Construction, at 10.8%. The retail sector is important to consider when assessing housing affordability as salaries tend to be lower, which decreases the amount of income available for housing. Generally, the retail sector does not offer health and other employment benefits, further increasing economic strain.

² The term “Other” refers to the races of American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, and two or more races.

**Table 4-5:
Employment by Sector 2007**

Employment Sector	Percentage of Total Employment
Health, Education & Social Services	17.5%
Retail Trade	13.6%
Construction	10.8%
Entertainment	10.3%
Manufacturing	10.2%
Management	8.6%
Finance	8.5%
Public Administration	5.5%
Other Services	4.4%
Transportation	3.9%
Wholesale Trade	3.6%
Information	2.4%
Agriculture	0.7%
TOTAL	100%

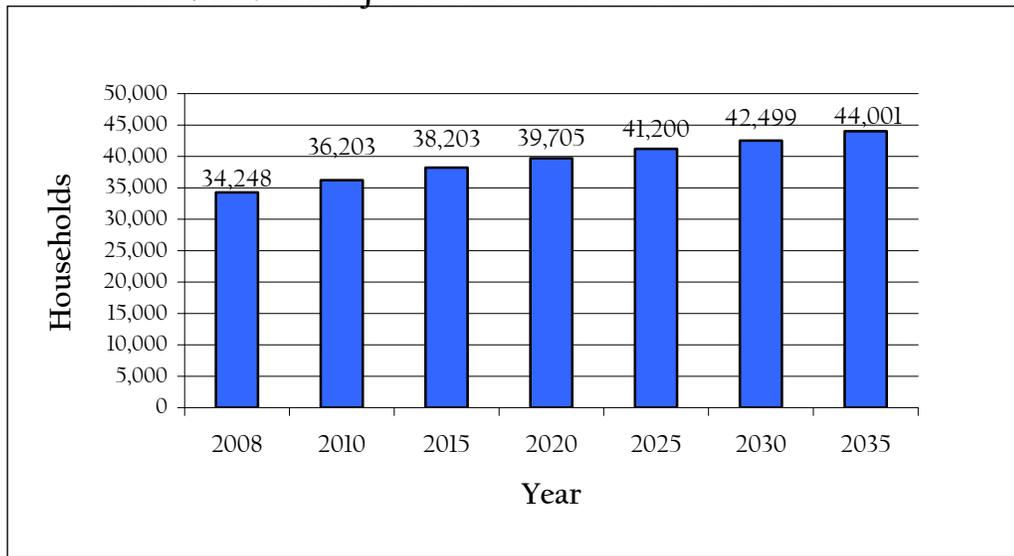
Source: 2005-2007 American Community Survey

As of January 2006, the largest non-retail employer in the City is the Murrieta Valley Unified School District (1,579 employees). The second and third largest employers are Southwest Healthcare (1,200) and the City of Murrieta (356). Analysis of employment data indicates that the vast majority of Murrieta's households have one or two wage earners who commute to jobs outside the City, while the jobs provided within the jurisdiction tend to be in the lower-paying service, retail trade and manufacturing sectors. In Riverside County, unemployment rates are expected to reach 7.1% in 2008, while unemployment in Murrieta is expected to be 2.5% lower than that of Riverside County, by approximately 4.6%. Existing employment and the direction of the City's economic growth have important implications for both the type of housing supplied and the balance between services required and income derived. The City's jobs to housing ratio is currently estimated at 0.63, whereas the City goal is to achieve a jobs to housing ratio of 1.0.

4.2 - Household Characteristics

A household is defined by the Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes, dormitories, or rehabilitation facilities. Other households are unrelated people living together, such as roommates.

Exhibit 4-1: Projected Households 2008-2035



Source: Department of Finance, 2009.

The California Department of Finance estimated the number of households in 2009 has increased to 34,293, a 130% increase over the 2000 Census estimate of 14,921. The Riverside County Center for Demographic Research projections suggest further growth, with a forecast growth of 36,203 households in 2010 and 39,705 households in 2020.³ Similarly, the City of Murrieta Planning Department anticipates the City will grow to include a total of 39,340 units by June of 2010.

In 2007, the American Community Survey estimated that the City of Murrieta had 28,838 households. Out of this total, 76% (22,002 households) were family households and 24% (6,836 households) were non-family households. Table 4-6 provides detailed information on the demographics of the family and non-family households.

**Table 4-6:
Household Types 2007**

Type of Family	Total
<i>Families</i>	<i>22,002</i>
Married couples	18,258
Male-headed households	1,622
Female-headed households	2,122
<i>Non-families</i>	<i>6,836</i>
Singles	5,446
Other	1,390
Total Households	28,838

Source: 2005-2007 American Community Survey

³ Riverside County Center for Demographic Research

4.2.1 - Household Type

Household composition and size are often two interrelated factors. Communities containing a large number of families with children tend to have a larger average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children. The household size in Murrieta is an average of 2.9 persons per household, which is similar, but slightly higher than Riverside County in general. The County average household size by comparison was 2.7 persons per household, according to the Department of Finance in 2009.⁴

4.2.2 - Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit based on whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. The tenure distribution of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure with ownership housing showing a lower turnover rate than rental housing.

In 2007, the City had a total of 28,838 occupied housing units out of which 22,177 (77%) were owner-occupied and 6,661 (23%) were renter-occupied. Since 2000, the total of occupied housing units increased 94% from 11,407 owner-occupied units to 22,177 owner-occupied units. Likewise, renter-occupied housing units have increased 2,913 units in 2000 to 6,661 units in 2007, an increase of 128%.

Typically, multifamily units allow a community to meet a wider range of affordable housing needs. Murrieta offers programs to increase the housing options available for lower income families. The City has a number of programs that are designed to increase the number of affordable housing units in the City and to maintain the existing affordable housing stock, while still staying within the parameters of the goals of the Land Use Element.

4.2.3 - Household Income

The Census Bureau defines household and family incomes differently. Household income is defined as any income earners within a residence combining their income, while family income is defined as households with two or more persons related through blood, marriage or adoption combining their income.⁵ The 2005-2007 American Community Survey indicates that the City experiences higher household and family median incomes of \$74,775 and \$85,439 respectively, than the 2007 Riverside County medians of \$55,881 and \$62,430.

⁴ California Department of Finance, File E-5, 2008

⁵ United States Census Bureau

**Table 4-7:
Income Distribution 2007**

Annual Income Ranges	Households
Less than \$10,000	641
\$10,000-\$14,999	1,062
\$15,000-\$24,999	1,565
\$25,000-\$34,999	2,253
\$35,000-\$49,999	3,810
\$50,000-\$74,999	5,138
\$75,000-\$99,999	4,813
\$100,000-\$149,999	6,269
\$150,000-\$199,999	1,989
\$200,000 or more	1,298
<i>Total</i>	<i>28,838</i>

Source: 2005-2007 American Community Survey

Typically, payment assistance is needed from local, State, or Federal government agencies to assist lower-income households in securing adequate housing because lower income households require housing with rents or payments lower than market rates. The City will continue to utilize available programs administered through the County (Mortgage Credit Certificate Program, Home Repair Program, First-time Homebuyer Program) and in conjunction with non-profit organizations (Habitat for Humanity) to provide residents with affordable housing. The City will also continue to utilize Federal Programs (Community Development Block Grant, HUD 202 Grant, and Section 8) and State Programs (Home Mortgage Purchase Program, Low-Income Housing Tax Credits) to further implement affordable housing in the City.

4.3 - Housing Stock Characteristics

Before current housing problems can be fully identified and future needs anticipated housing occupancy characteristics need to be examined within the City. The following is an analysis of household type, age of housing stock, and other housing stock characteristics that may affect access to and demand for housing and housing programs.

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

In 2009, the California Department of Finance estimated that the City of Murrieta had 34,293 housing units. Between 2000 and 2009, the total amount of housing units increased by 19,327 units, or 130%. In 2009 the majority of housing units in Murrieta are single-family detached units (71%).⁶ Out of the total units that were constructed between 2000 and 2009, majority, 71% or 11,986 units were single-family detached units.

⁶ 2008 California Department of Finance

**Table 4-8:
Housing Type 2000 and 2009**

Housing Type	2000		2009	
	No. of Units	Percentage of Total	No. of Units	Percentage of Total
<i>Single-Family</i>				
Detached	12,505	83.8%	24,516	71.0%
Attached	211	1.4%	559	1.6%
<i>Multifamily</i>				
2-4 Units	147	1.0%	830	2.4%
5+ Units	1,522	10.2%	6,683	20.0%
Mobile Homes	540	3.6%	1,705	5.0%
Total Housing Units	14,925	100%	34,293	100%
Total Vacant Units	601	4.0%	1,584	4.6%

Source: 2009 California Department of Finance

In addition to Single-Family detached homes, multifamily developments with 5 or more units make up 20% of the total housing units in Murrieta while complexes with 2 to 4 units are only 1% of the total. Finally, mobile home units, typically classified separately from single-family detached units, round out the City's housing stock with 3.6% of total units in the City. Between 2000 and 2008, an additional 7,489 multifamily units of varying affordability levels were constructed.

4.3.1 - Vacancy Rate

The vacancy rate of a community's housing supply is a key indicator of whether an appropriate number of units are available in the City. If the vacancy rate is too high, this can have negative impacts on the community and the investment potential of a neighborhood. If the vacancy rate is too low, it may indicate that there are not enough units for any one income category to meet existing market demands, and that a portion of the population may be denied housing opportunities. The State Department of Housing and Community Development has determined that the "healthy" vacancy rate for ownership is between 2% and 3% and 5% to 6% for rental complexes. This ensures the continued upkeep of rental properties and keeps housing costs down.

The 2007 American Community Survey reported that the vacancy rate for ownership housing in the City was 3.6% while the rate for rental units was 7.4%. Vacancy rates for both ownership and rental housing are not within the "healthy" range established by HCD; however they are only slightly higher than the target rates. These percentages suggest that there is a surplus of owner and renter housing, especially renter occupied units. This may be related to a high turnover of rental units as residents' transition from rental to ownership housing in the City.

Beginning in the latter half of 2007 through spring of 2009 there were a record number of foreclosures in California. Information obtained online indicated that approximately 11,714 Notices of Default processed for single-family homes and condominiums in

Riverside County. Notices of Default are recorded at county recorders offices and mark the first step of the formal foreclosure process. This marked a 161% increase in the total of Notices of Default processed from the first quarter of 2007.⁷ Based on information from Foreclosure Radar, approximately 1,144 properties in Murrieta were in pre-foreclosure in July 2009; meaning either a Notice of Default or Lis Pendens (pending lawsuit) against the borrower/owner has been processed.⁸ In addition, there were an additional 447 bank owned properties and 796 properties set to go to auction. In July 2009 there were approximately 2,387 properties in some stage of foreclosure. Consequently the City has established a variety of ordinances and efforts to assist homeowners as outlined in Action 4.4 of the Housing Plan.

4.3.2 - Condition of Housing Stock

Age is one measure of housing stock condition and a factor for determining rehabilitation or replacement need within the City. Without proper maintenance, housing units deteriorate over time. Units that are older are more likely to be in need of repairs (e.g. a new roof or plumbing). In general, houses 40 years or older are considered aged and are more likely to generate major repairs. In addition, older homes may not be built to current housing standards for fire and earthquake safety. The units of general concern are those that were constructed prior to 1959.

Majority of the City's current housing stock (96%) was constructed after 1980. Since 1980, housing construction has continued to rise.⁹ The 2005-2007 ACS showed that Murrieta has only 198 units that were constructed prior to 1959, or 0.6% of the total housing stock. Table 4-9 provides information on the number of units constructed by decade. In addition to age, a lack in infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2007 ACS, there were only 81 units lacking complete plumbing facilities, and 123 units lacking complete kitchen facilities in the City. Due to the low number of units built prior to 1959 and low number of units lacking utilities, the housing stock in the City is less likely in need of major repair.

The City provides resources through the County of Riverside for the rehabilitation of housing units for lower income households; however the City does not provide direct funding for this program. The City offers information about the rehab program on their website, through City newsletters, local newspapers, and at public counters at City Hall.

⁷ Dataquick News "California Mortgage Default Filings Drop Amid Procedural Change" October 23, 2008. < <http://www.dqnews.com/News/California/CA-Foreclosures/RRFor081023.aspx>>. Retrieved Jan 20, 2009.

⁸ RealtyTrac.com. Murrieta Pre-Foreclosure Data. Retrieved Jan 20, 2009.

⁹ American Community Survey, 2005-2007.

**Table 4-9:
Age of Housing Stock**

Year Built	No. of Units	No. of Units
1939 or earlier	43	0.1%
1940-1949	23	0.1%
1950-1959	132	0.4%
1960-1969	53	0.2%
1970-1979	1,190	3.7%
1980-1989	7,510	23.7%
1990-1999	8,919	28.1%
2000-2007	13,883	43.7%
<i>Total</i>	<i>31,753</i>	<i>100%</i>

Source: 2005-2007 American Community Survey

4.4 - Housing Costs

This section discusses new home prices and resale costs of existing housing, as well as the average rental prices in the City. The information provided was obtained from reliable real estate industry data sources, the 2000 Census, 2005-2007 American Community Survey, 2009 California Department of Finance, the Riverside County Center for Demographic Research, and data provided by the City.

4.4.1 - Ownership Housing

Table 4-10 lists the value of existing ownership units in the City in 2007. The 2005-2007 ACS documents a median housing unit value of \$472,500 in Murrieta which is \$77,400 above the County median of \$395,100 in the same year. The increase in home prices for Murrieta is a significant increase from an average value of \$190,700 in 2000. In addition to the large increase in home values Table 4-10 also indicates that 88.5% of homes in Murrieta were valued between \$300,000 and \$1,000,000.

The overall increase of home prices in Murrieta may be attributed to the City's proximity to other major cities in Orange, Los Angeles, and San Diego Counties. Despite the fact that home prices in Murrieta were increasing the City was still more affordable and in commuting distance to all three of the identified urban areas. In comparison to Murrieta the median home price in 2007 for Orange, Los Angeles, and San Diego Counties were \$656,600, \$550,000, and \$559,400 respectively. This makes Murrieta a more affordable option for above moderate-income homebuyers that cannot afford a home in Orange, Los Angeles, or San Diego Counties.

**Table 4-10:
Housing Prices 2007**

Price Range	No. of Units	Percentage of Total
Less than \$50,000	230	1.0%
\$50,000-\$99,999	93	0.4%
\$100,000-\$149,999	111	0.5%
\$150,000-\$199,999	477	2.2%
\$200,000-\$299,999	1,632	7.4%
\$300,000-\$499,999	10,421	47.0%
\$500,000 or more	9,213	41.5%
<i>Total</i>	<i>22,177</i>	<i>100%</i>
Median Value	\$472,500	

Source: 2005-2007 American Community Survey

Following the large increase in housing prices from 2000 to 2007 the Murrieta housing market has more recently been affected by the housing market collapse and economic downturn that is affecting most cities across the nation. Nationally, housing prices have declined from the peak reached in 2006. According to Data Quick, from November 2007 to November 2008, the median home price decreased 29 percent from \$348,750 to \$246,500.¹⁰ From November 2008 to June 2009 the average sales price had continued to decline to \$237,785.¹¹ These figures have decreased enough that they are affordable even to moderate-income households, who are more likely than low and very low-income households to have a down payment available. For households that are able to afford purchasing a home, Table 4-11 shows the monthly house payment calculated for the average priced existing and new home. This information is useful in determining the affordability of home purchases. In calculating the payments, 10% down and a 30-year mortgage were assumed. The prevailing mortgage rate of 5.5% was used in the calculation.

**Table 4-11:
Owner-Occupied Housing Expenses 2009**

Purchase Price	\$230,000.00	\$375,000.00	\$500,000.00
Interest Rate	5.5%	5.5%	5.5%
Down Payment	10%	10%	10%
Loan Amount	\$207,000.00	\$337,500	\$450,000
Monthly Housing Expense	\$1,175	\$1,916	\$2,555
Required Monthly Income	\$3,877	\$6,322	\$8,431
Required Yearly Income	\$46,530	\$75,873	\$101,178

Source: Bankrate.com and Data Quick June 2009.

¹⁰ DataQuick, April 2008.

¹¹ DataQuick, June 2009.

The income required to afford a new or existing home requires an annual salary that exceeds a low-income households' ability to pay as determined by HCD 2008 California Income Limits shown in Table 4-13. Existing and new housing is however now affordable to moderate-income households earning between 80-120% AMI. Moderate-income households may also utilize the County of Riverside First-Time Home Buyers Program which is designed to assist households to bridge the gap in affordability between sales price and maximum income restrictions as shown in Table 4-11. This program provides qualified buyers with down payment assistance up to 20% of the purchase price of the home. In addition the City of Murrieta has also outlined in the Housing Plan an action to initiate a first-time home buyers program to be run through the City's Redevelopment Agency. These programs along with other programs administered through the County can be used to assist households in affording homes; however, previously high home prices kept many applicants from using the First-Time Home Buyers Program.

4.4.2 - Renter Housing

According to the 2007 American Community Survey, 23% of Murrieta households lived in rental housing. The median rent was \$1,265 in 2008, a 50% increase from the 2000 median rent of \$842. In 2008, rents in Murrieta ranged from \$770 to \$1,595 for a studio or one bedroom apartment, \$987 to \$1,650 for a two bedroom apartment, and \$1,290 to \$1,880 for a three bedroom apartment. Generally, these rents fell within the range established by the HUD fair market rents for the County of Riverside as shown in Table 4-12.

**Table 4-12:
Riverside County Fair Market Rents 2009**

Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$867	\$954	\$1,125	\$1,583	\$1,846

Source: HUD User 2009

A survey of homes in Murrieta for rent on Realtor.com revealed that home rental prices vary by size of the home, number of bedrooms, and location. Predominantly, three and four bedroom home rents range from \$2,000 to \$4,000 per month. Because four bedroom apartments are rare, many large families would need to rent a Single-Family home in order to avoid overcrowded conditions.

4.4.3 - Housing Affordability

Table 4-13 identifies maximum affordable rents and purchase prices by income category for one person, small family, four person family, and large family. Comparing housing costs and maximum affordable prices for low-income households shows that many households are being priced out of the Riverside County rental and ownership market. Given the median home prices presented in Table 4-10, single-family home ownership is beyond the reach of all low-income households. For home rental, most moderate-income households may be able to afford a condominium or town home.

**Table 4-13:
Housing Affordability by Income Group
Riverside County 2009**

Income Group	AMI adjusted by size	Affordable Payment		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities	Tax	Home	Rental
Extremely Low (0-30% AMI)	30% AMI						
One Person	\$14,000	\$338	\$338	\$50	\$80	\$33,385	\$288
Small Family	\$18,000	\$435	\$435	\$100	\$90	\$38,930	\$335
Four Person Family	\$20,000	\$483	\$483	\$125	\$95	\$41,333	\$358
Large Family	\$23,200	\$561	\$561	\$175	\$100	\$37,901	\$386
Very Low (30-50% AMI)	50% AMI						
One Person	\$23,300	\$564	\$564	\$85	\$115	\$58,649	\$479
Small Family	\$29,950	\$726	\$726	\$125	\$130	\$77,500	\$601
Four Person Family	\$33,300	\$806	\$806	\$175	\$140	\$79,487	\$631
Large Family	\$38,650	\$870	\$935	\$200	\$145	\$93,700	\$670
Lower (50-80% AMI)	60%AMI						
One Person	\$27,090	\$677	\$790	\$100	\$165	\$86,800	\$577
Small Family	\$34,080	\$774	\$1,015	\$150	\$190	\$111,600	\$624
Four Person Family	\$38,700	\$967	\$1,128	\$200	\$210	\$116,250	\$767
Large Family	\$44,880	\$1,122	\$1,309	\$250	\$220	\$121,745	\$872
Moderate (81-120% AMI)	110% AMI						
One Person	\$49,665	\$1,241	\$1,449	\$100	\$215	\$190,960	\$1,141
Small Family	\$63,855	\$1,596	\$1,862	\$150	\$260	\$244,800	\$1,346
Four Person Family	\$70,950	\$1,773	\$2,069	\$200	\$280	\$262,308	\$1,573
Large Family	\$82,280	\$2,089	\$2,399	\$250	\$300	\$283,292	\$1,839

Notes:

1. Small Family = 3 persons; Large Family = 6 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6.5%, 30-year mortgage, and monthly payment 30% of gross household income
4. Based on Riverside County AMI \$64,500 and 2009 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

In 2009, the starting price for a rental unit in the City was around \$690 per month for a one bedroom unit. Rental housing in the City can generally be considered affordable for those families annually earning 50% of the Riverside County median income limit (\$64,500) and above. This was determined by multiplying 50% of the AMI (\$32,250) by 30% which is HUD's affordability limit for housing costs. The resulting monthly payment affordable to households earning 50% or more of the AMI is \$806 a month.

4.4.4 - Existing Affordable Developments

There are currently eleven known developments that offer affordable housing options for residents in Murrieta. As shown in Table 4-14, there are a total of 118 deed restricted affordable units for very low-, low and moderate-income households that were constructed between 2000 and 2009. Of the total, 6 units are for extremely low-income, 64 units are for very low-income, 10 are for low-income and 38 are restricted for moderate-income. An additional 1,911 units are not deed restricted, but are considered to be affordable for moderate-income households.

**Table 4-14:
Existing Complexes with Affordable Units**

Multifamily Complex	Year	Extremely Low	Very Low	Low	Moderate	Above Moderate
Camden Vineyards Total Units = 264 units	2001				270	
Madison Park Total Units = 284 units	2002- 2003				284	
Crescent Heights Total Units = 184 units	2003				184	
Eagle Glen Total Units = 320 units	2004				308	12
Reserves at Madison Park Total Units = 248 units	2004		13 (DR)		24 (DR) 211	
Monte Vista Total Units = 64 units	2005	6 (DR)	46 (DR)	6 (DR)	5 (DR)	
Sonoma at Mapleton Total Units = 193 units	2005				183	10
Amber Walk at Ivy Total Units = 93 units	2005		5 (DR)		9 (DR)	79
Hilltop at Winchester Total Units = 175 units	2006				106	69
Grande Isle Senior Apartments Total Units = 453 units	2007				453	
3 rd Street Homes Total Units = 4 Houses	2008			4 (DR)		
<i>Total</i>		6 (DR)	64 (DR)	10 (DR)	38 (DR) 1,999	170

Note: Italicized numbers indicate units not having a deed restriction.

Source: City of Murrieta, 2009



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Housing Needs

Introduction

The housing needs section provides an analysis of current housing conditions in the City, focusing on the demographics outlined in the previous section and housing concerns related to the various population groups of Murrieta. Several factors are projected to influence the degree of demand, or "need," for new housing in the City in coming years. In this element the housing needs of four groups are taken into consideration. These groups include:

- New population growth, both in the City and the surrounding region;
- Residents living in overcrowded units;
- Households paying more than they can afford for housing; and
- "Special needs groups" including the elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

Analysis of demographic and market conditions indicates that the number of households at the high and low ends of the income spectrum will continue to grow, while the traditional middle income segments' participation in the housing market will continue to decline. Consequently analysis of specific housing needs and the necessary assistance for first-time homebuyers will become critical to assist low and moderate-income population in achieving home ownership. Lower income groups will require the most assistance in order to meet the increasing cost burden associated with owning a home. While many new homes are for the most part above the financial attainment of lower income households, there are limited homeownership opportunities for low and moderate-income households with the City's existing stock of older resale homes. In regards to rental households, there appears to be a need for additional rental resources of all sizes at rates affordable to lower income households.

Summary of Special Needs Groups

Table 5-1 below summarizes the housing assistance needs of lower income households (less than 80% of the AMI) for special needs groups in Murrieta by household tenure (renter/owner), household type (elderly, small/large families), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30% of gross income; or 4) have a severe housing cost burden exceeding 50% of gross income.

**Table 5-1:
Housing Assistance Needs of Households by Tenure 2008**

Household by Type, Income, & Housing Problem	Renters			Owners		
	Elderly	Small Families	Large Families	Elderly	Small Families	Large Families
Extremely Low-Income (030% AMI)	140	39	24	135	110	24
% with any housing problems	92.9	100.0	100.0	85.2	50.0	100.0
% cost burden >30%	92.9	89.7	100.0	85.2	50.0	100.0
% cost burden >50%	85.7	89.7	100.0	77.8	50.0	100.0
Very Low-Income (31-50% AMI)	239	120	40	200	175	54
% with any housing problems	91.6	100.0	100.0	70.0	91.4	81.5
% cost burden >30%	91.6	91.7	100.0	70.0	91.4	74.1
% cost burden >50%	46.0	62.5	75.0	35.0	74.3	46.3
Low-Income (51-80% AMI)	107	240	32	390	344	248
% with any housing problems	72.9	79.2	100.0	39.7	72.4	91.9
% cost burden >30%	69.2	68.8	87.5	39.7	69.5	75.8
% cost burden >50%	13.1	10.4	12.5	21.8	53.8	41.9
Total Extremely Low, Very Low, and Low-Income Households	486	399	96	725	629	326
% with any housing problems	87.8	87.4	100.0	56.5	73.7	90.7
Total Households (all income levels)	596	1,129	411	2,685	5,939	2,174
% with any housing problems	73.3	46.4	61.1	28.1	31.7	37.0

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook

Table 5-1 indicates that within special needs groups, renters experience more housing problems than homeowners. For both renters and owners, more than 50% of all special needs households experienced a housing problem. The highest percentage of lower income households experiencing housing problems were large family renter and owner households. One-hundred percent of renter households and 90% of owner households experience a housing problem. These percentages demonstrate that large family renter households are at the greatest need for housing programs to assist in rehabilitating their homes.

5.1 - Existing Need

State housing policy recognizes that cooperative participation between the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector has responded to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis who can afford market rate housing is declining. Special needs groups are consequently experiencing additional housing challenges associated with their unique characteristics.

The following subsections analyze the households in Murrieta, which experience some type of problem in their housing situation: overcrowding; overpayment; and special needs groups including the elderly, large-families, female headed households, the disabled, the homeless and farm workers.

5.1.1 - Overpayment

A primary State goal is the provision of decent housing and a suitable living environment for Californians of all economic levels. State housing policy recognizes that cooperative participation of the private and public sectors are necessary to expand housing opportunities to all economic segments of the community.

Consistent with HUD’s “threshold of overpayment” definition, California’s housing administration has determined that, “Affordable housing costs with respect to extremely low-, very low-, and low-income households shall not exceed 30% of gross household income and 35% of gross household income for moderate-income households.”¹² That is, when households must exceed 30% of their incomes for rent or mortgage payments, they are left with insufficient funds for other necessities, such as food, health care, clothing, and utilities.

Exceeding 30% of income for rent or mortgage may cause a series of related financial problems, and can result in a deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care, and utilities). Overpayment also promotes overcrowding, which leads to a variety of problems, from accelerating the rate of deterioration to code enforcement issues. The State recognizes, however, that upper-income households are generally more able to secure housing within their budgets, and are more capable of paying a larger proportion of their income for housing. Therefore, housing overpayment estimates usually focus on lower income groups.

**Table 5-2:
Overpaying Households by Tenure 2007**

Tenure	Households Overpaying
Renter	3,760
Owner	11,541
<i>Total</i>	<i>15,301</i>

Source: 2005-2007 American Community Survey

The 2005-2007 American Community Survey identifies housing overpayment for lower income households. Table 5-2 displays total housing units overpaying for housing based on tenure. The majority of households overpaying (75%) were owner-occupied units.

5.1.2 - Overcrowding

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for their available income. This may result in overcrowding which places a strain on physical facilities and does not provide a healthy living environment. Overcrowding is defined by the Census as a unit occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.50 persons per room are considered severely overcrowded. Overcrowding is often reflective of one of three conditions:

¹² Health and Safety Code, Section 50052.9

1. Either a family or household is living in too small a dwelling;
2. Familial households includes extended family members (i.e. grandparents or grown children and their families living with parents, termed doubling); or
3. A family is renting living space to non-family members.

In 2007, overcrowding affected 320 units, or 1.1% of all households in Murrieta. Additionally, 404 housing units (1.4%) were classified as severely overcrowded.¹³ In comparison to Riverside County, Murrieta was significantly below the County percentages of 5.4% and 1.7% respectively.¹⁴ Typically, very low-income rental households experience the most overcrowding. This is because very low-income residents are often unable to afford the month rent required to secure a unit with an adequate number of bedrooms to meet the needs of their household. In 2007, 79 lower income owner-occupied units and 114 lower income renter-occupied units were considered to be overcrowded.¹⁵

According to Comprehensive Housing Affordability Strategy data, 3,110 lower income households were overpaying for rental or owner housing. Out of this total, 627 extremely low-income households overpaid for housing. Table 5-3 displays that 59% of owner-occupied households experienced more overpayment than renter households; the highest total occurring in low-income households.

**Table 5-3:
Overpayment by Income Level 2008**

Tenure by Household	Extremely Low-Income	Very Low-Income	Low-Income	Total Overpaying
Renter	283	444	539	1,266
Owner	344	463	1,037	1,844
<i>Total</i>	<i>627</i>	<i>907</i>	<i>1,576</i>	<i>3,110</i>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2009

5.2 - Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed within the Housing Element. These households typically experience difficulty in securing decent, affordable housing, and are not maintained under market conditions. The needs of the elderly, handicapped, large families, female heads of household, the homeless and farm workers are addressed below.

5.2.1 - Elderly

The special housing needs of the elderly are an important concern in Murrieta. Many of the elderly resident in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often

¹³ 2005-2007 American Community Survey

¹⁴ 2005-2007 American Community Survey

¹⁵ 2005-2007 American Community Survey

require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to public facilities (i.e., medical and shopping) and public transit facilities. Finding a reliable means of transportation to medical appointments, senior activity and meal sites remains a serious problem for seniors. Many seniors lack private transportation due to physical or financial limitations. Because of this, the Riverside Transit Agency provides a dial-a-ride shuttle service that can be used by the elderly for transportation.

As reported in the 2007 American Community Survey, 8,538 City residents, or 9% of the total population, were 65 years old or older. In terms of tenure, 2,528 owner-occupied and 497 renter-occupied units were headed by occupants 65 years old or older.¹⁶

Many elderly persons have limited income potential, as they are most often retired and have fixed income. Table 5-1 revealed that 84% of lower income senior households (62 years old or older) paid more than 30% of their income on housing, experiencing a housing cost burden. While the vast majority of seniors are homeowners, the percentage of lower income senior renters who overpaid (84%) was higher than senior homeowners (65%) who overpaid. Lower income renter senior households experienced a greater percentage of housing problems (73%) than lower income senior homeowners (28.1%) as shown in Table 5-1.

In 2000, 62% of the elderly population was disabled. Despite the large number of seniors who have disabilities, 36% live alone, according to the Census. However, the vast majority of elderly own their home, estimated at 50% in 2000.¹⁷

5.2.2 - Disabled Household Needs

Access and affordability are the two major housing needs of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. The California Administrative Code Title 24 sets forth access and adaptability requirements for the disabled. These regulations apply to public buildings such as motels, employee housing, factory built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp-ways, larger door widths, and restroom modifications, be designed which enable access to the disabled. Such standards, however, are not mandatory of new single-family residential construction.

The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to those who rely on them. The needs for residents with mobility limitations are currently being met by the Riverside Transit Agency through a dial-a-ride service with specialized transportation vehicles for those who are not able to provide their own transportation or reach established boarding areas for the City bus routes.

¹⁶ Census 2000 Summary File 3 (SF 3) – Sample Data

¹⁷ Census 2000 Summary File 3 (SF 3) – Sample Data

Table 5-4 reflects that 7,844 persons 16 years and older in the City of Murrieta had a disability in 2000. A disability with a self-care limitation does not necessarily translate into a need for specially constructed housing units; therefore it makes it difficult to estimate the number of disabled persons in need of housing. Out of the total disabled persons, 1,971 persons had a disability that either prevented them from working or made it difficult to work; while 1,520 individuals had a disability that hindered their mobility. For this reason, the need for programs to assist disabled households on a fixed income is important.

**Table 5-4:
Disabled Residents 2000**

<i>Persons with Disabilities 16 to 64</i>	4,753
Self-Care Disability	181
Mobility Disability	756
Sensory Disability	415
Physical Disability	882
Mental Disability	548
Employment Disability	1,971
<i>Persons with Disabilities 65 Years and Over</i>	3,091
Self-Care Disability	314
Mobility Disability	764
Sensory Disability	544
Physical Disability	1,018
Mental Disability	451

Source: Census 2000 Summary File 3 (SF 3) – Sample Data

Currently there is no direct source that provides information on the number of housing units in the City equipped to handle the needs of disabled citizens. The City, therefore, needs to have programs to ensure that all affected households have the means to be able to provide the necessary improvements on an as-needed basis. Through the Riverside County Economic Development Agency and Office on Aging, the County is able to offer assistance to qualifying low-income households to provide the necessary improvements that will make their homes accessible as needed.

5.2.3 - Large Family Household Needs

The 2000 Census reported 2,592 households in the City of Murrieta with five or more persons. Large family households require special consideration because they require larger dwellings with sufficient bedrooms to meet their housing needs, without overcrowding.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because multifamily rental units are typically smaller than single-family units. Apartment complexes in the City offering three- and four-bedroom models are few. Large families in Murrieta, therefore, may satisfy their housing needs mostly through the rental and ownership of single-family units, for which there appears to be sufficient stock. However, as shown previously in the Housing Costs Section, the larger single-family rental stock is generally not affordable to the majority of lower income households.

Table 5-5 reveals tenure of housing units by number of persons in the unit. The table shows that there are more owner-occupied units than renter-occupied units housing large families. Owner-occupied units account for 84% of the large households in the City, representing about 9% of all owner-occupied housing; while 16% of large households occupy rental units in the City.

**Table 5-5:
Large Households by Tenure 2000**

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	1,425	242	1,667
Six	440	109	549
Seven or more	312	64	376
<i>Total</i>	<i>2,177</i>	<i>415</i>	<i>2,592</i>

Source: Census 2000 Summary File 3 (SF 3) – Sample Data

5.2.4 - Female Head of Household

The primary concern in this segment of the population is households where, for one reason or another, there is only one parent. This creates conflicts between the economic needs of the home and the daycare needs of the family. Historically, females in this situation have earned less income than the rest of the population, restricting their ability to provide for both housing and daycare. According to the 2007 ACS, there were 2,122 female-headed households in the City; 1,432 (67%) of which had children under 18 years old. Of the female headed households, with children under 18 years old, were below the federally established poverty level; compared to the County where the percentage is 15.1% of the total.

With existing housing programs, female-headed households can be eligible to qualify for housing assistance, such as Section 8 vouchers, based on income level. One program available to single parent households is the CalWORKs Greater Avenues for Independence (GAIN) program, which is a program of the Riverside County Department of Public Social Services. This program assists applicants and recipients of temporary assistance to become self-sufficient. This program provides child care and transportation assistance.

5.2.5 - Farm Worker Housing

In the 2007 American Community Survey, approximately 303 people were classified as working in the agriculture industry sector. Although Murrieta and Riverside County contain a number of major employers in southern California, this growth is not tied to an agricultural base. Although some land in the City remains for agricultural use, most land previously used for agricultural uses is currently developed or designated for commercial or residential development. Majority of the lower density land in the City is not used for agriculture, but rather for equestrian purposes with some land remaining for personal farming in comparison with commercial farm operations. Consequently, the estimated 303 individuals identified as working in the agricultural sector are likely to be employed in nurseries, stables, and not in traditional agricultural production. The demand for housing generated by farm workers in the City is thus estimated to be extremely low. The City does allow for second dwelling units to be constructed in the rural and estate residential zones which can provide units for employees working in these areas. The City

also has a number of affordable multifamily units that also provide housing for employees in the sector.

5.2.6 - Homeless Persons

The RHNA produced by SCAG defines homelessness as:

1. Persons who are living or staying in emergency shelters;
2. Persons who sleep outside, in a makeshift shelter, in cars, or transportation areas such as bus or train terminals;
3. Persons who are considered “at risk” (i.e., doubled up, in marginal circumstances, motel population with limited stay or general relief recipients whose payments have been canceled due to “no forwarding address”).

Enumerating the homeless population is difficult due to the transient nature of the population, as well as the existence of hidden homeless or persons that move between housing situations (e.g. doubling up with another household). However, according to the 2007 County of Riverside Homeless Assessment, there were an estimated 4,508 homeless persons on any given day in Riverside County. There were an additional number of homeless person who were not known and therefore not counted. More recently according to the Riverside County Homeless Count and Survey there were 5 homeless individuals identified in the City of Murrieta by service providers.

The trends largely responsible for homelessness include: a shortage of affordable housing, combined with a simultaneous growth in the population of low-income renters, which has correlated with high demand and limited supply of affordable units. Each of these factors could potentially exacerbate any of the traditional conditions, but may increasingly become stand-alone causes of homelessness. The numbers of homeless people, the cost of housing, and the number of people living in poverty combine to create a potential for homelessness.

Currently, the Murrieta Zoning Code does address transitional and emergency housing. As outlined in Action 5.2 the City will amend the development standards for the Multiple Use-2 (MU-2) and Business Park (BP) zoning districts to allow emergency shelters by right, without a Conditional Use Permit or other discretionary action, and will ensure that a proposed shelter is subject to only the same development standards required for other uses permitted in the same zone. The MU-2 and BP zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and in close proximity to commercial and retail stores as well as social services. There are currently 281 acres of vacant land zoned for MU-2 and 376 acres of vacant land zoned BP, including approximately 46 sites between 2 and 5 acres in size that are appropriate and able to accommodate a shelter of approximately 20 beds if one is proposed. To better accommodate emergency shelters in the City, specific siting standards and conditions for approval will be developed in accordance with State Law.

The City will also amend the Zoning Code to permit transitional and supportive housing as a permitted residential use without a CUP, subject only to those regulations that apply to other residential dwelling units of the same type in the same zone. Further, Section 16.44.200 will be added to the Development Code detailing the conditions and requirements for operations of such housing and shelters. Although no homeless shelters

exist in Murrieta due to the limited number of homeless persons, the City does provide support to shelters located near Murrieta located in Wildomar and Lake Elsinore.

Another means of assisting the homeless is through community outreach programs sponsored by non-profit organizations. King's Hall is a shelter for the homeless located at March Air Reserve Base approximately 20 miles from Murrieta. The shelter is run by the Path of Life Ministries and uses volunteers from the Calvary Chapel in Murrieta to maintain the shelter. King's Hall is a transitional housing program for homeless women with children, single men with children, complete families, and chronic homeless women. Also, the Community Food Pantry and Second Hand Treasures of Murrieta distribute food to needy families while providing families the opportunity to purchase clothing, furniture, and household items at discounted prices. This community outreach program is sponsored by St. Martha's Catholic Church in Murrieta.

5.3 - Assisted Housing At-Risk of Conversion to Market Rate Housing

State housing law requires an inventory and analysis of government-assisted dwellings units eligible for conversion from low-income housing to market rate housing during the next ten years, or until 2018 for this at-risk planning period. Reasons for potential conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. A review of the assisted housing inventory maintained by HUD indicates that no assisted units are subject to the expiration of affordability restrictions in the next planning period or within the next ten years.¹⁸ To ensure continued affordability, four complexes were constructed between 2000 and 2008 that have deed restricted units maintained through an affordability covenant. The following table lists 10 apartment complexes that were built between 2000 and 2008, and the amount of units in each complex that were allocated for each income level. Units that are deed restricted are identified with "DR".

¹⁸ California Housing Partnership Corporation (List of at-risk properties filing notices with HCD); Department of Housing and Urban Development; City of Murrieta

**Table 5-6:
Multifamily Affordability 2000-2006**

Multifamily Complex	Year	Extremely Low	Very Low	Low	Moderate	Above Moderate
Camden Vineyards Total Units = 264 units	2001				270	
Madison Park Total Units = 284 units	2002-2003				284	
Crescent Heights Total Units = 184 units	2003				184	
Eagle Glen Total Units = 320 units	2004				308	12
Reserves at Madison Park Total Units = 248 units	2004		13 (DR)		24 (DR) 211	
Monte Vista Total Units = 64 units	2005	6 (DR)	46 (DR)	6 (DR)	5 (DR)	
Sonoma at Mapleton Total Units = 193 units	2005				183	10
Amber Walk at Ivy Total Units = 111 units	2005		5 (DR)		9 (DR)	79
Hilltop at Winchester Total Units = 175 units	2006				106	69
Grande Isle Senior Apartments Total Units = 453 units	2007				88 (DR) 365	
3 rd Street Homes Total Units = 4 Houses	2008			4 (DR)		
<i>Total</i>		6 (DR)	64 (DR)	10 (DR)	126 (DR) 1,911	170

Note: Italicized numbers indicate units not having a deed restriction.

Source: City of Murrieta, 2008.

As Table 5-6 displays, 118 units were constructed between 2000 and 2008 that have deed restrictions. The deed restrictions range from 30 to 55 years ensuring these deed restrictions will not expire during the upcoming planning period. Since these deed restrictions are not set to expire in the upcoming planning period and there are no at-risk units in the City, further analysis of costs and programs for preserving such units is not necessary.

5.3.1 - Public Agencies and Non-Profit Corporations

The analysis of existing assisted living developments must “identify public and private non-profit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.” The State HCD has compiled a list of entities interested in a “right of first refusal” in connection with the possible acquisition of assisted housing projects. The entities that have expressed an interest in Riverside County properties are listed below:

- Valley Housing Coalition
- Southern California Presbyterian Jamboree Housing Corporation
- Long Beach Affordable Housing Coalition, Inc

- Los Angeles Community Design Center
- Neighborhood Housing Services of the Inland Empire, Inc
- St. Vincent de Paul Village, San Diego
- San Diego Interfaith Housing Foundation
- Southern California Housing Development Corp

These local public agencies, public or private non-profit corporations, and for-profit organizations identified have the legal and managerial capacity to acquire and manage at-risk projects.

5.4 - Regional Housing Needs Assessment

California’s State Housing Element law requires that each city and county develop local housing programs designed to meet its “fair share” of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction’s Council of Governments (The City of Murrieta is in the Western Riverside Council of Governments) when preparing the State-mandated Housing Element of its General Plan. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs, as well as certain mobility among households within the regional market.

5.4.1 - Overview of the SCAG Fair Share Allocation Process

The fair share allocation process begins with the State Department of Finance’s projection of statewide housing demand for a five year period, which is then apportioned by HCD among each of the State’s official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six county southern California region, which includes Murrieta and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share goals to each jurisdiction is the Southern California Association of Governments (SCAG).

A local jurisdiction’s “fair share” of regional housing need is the number of additional dwelling units that will need to be constructed during a given seven-year planning period. SCAG estimates each jurisdiction’s future housing need in terms of four factors:

- 1) The number of units needed to accommodate forecasted household growth;
- 2) The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
- 3) Maintaining an ideal vacancy rate for a well-functioning housing market; and
- 4) An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: very low-, low-, moderate-, and above moderate-income, defined operationally as households earning up to 50% , 80% , 120%, and more than 120% of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one

jurisdiction. The fair share allocation must also consider the existing “deficit” of housing resulting from lower income households that pay more than 30% of their incomes for housing costs. As discussed earlier, this is the threshold used by HUD to determine housing affordability. The 2006-2014 Regional Housing Needs Assessment for the City of Murrieta is:

**Table 5-7:
Fair Share Housing Needs 2006-2014**

Very Low	Low	Moderate	Above Moderate	Total Adjusted Need
1,568	1,067	1,171	2,497	6,303

¹ The 7 ½ year planning period is January 1, 2006 to June 30, 2014

Source: Regional Housing Needs Assessment, SCAG July 12, 2007

Thus, Murrieta’s “fair share” allocation is 6,303 units. According to Housing Element Law Section 65583, local agencies shall calculate the subset of very low-income households that qualify as extremely low-income households (30% or less of the Riverside County median income) by using available Census data to calculate the percentage of very low-income households that qualify as extremely low-income households.

The 2005-2007 ACS reported that there were 2,266 households (7.9%) earning less than 30% of the 2008 Riverside County Area Median Income of \$62,000. The 2006 SCAG RHNA projected 1,568 very low-income households in the upcoming planning period. To determine the RHNA allocation of extremely low-income households, HCD recommends assuming that 50 percent of very low-income households are actually extremely low-income. This means that with a RHNA allocation of 1,568, the City should allocate 784 units for extremely low-income and the remaining 784 units for very low-income. The Housing Plan in Section 2 describes policies and programs that the City can utilize towards implementing this housing needs allocation.

Housing Constraints Analysis

Pursuant to State law, a Housing Element shall provide an analysis of existing and potential governmental and non-governmental constraints on the improvement, maintenance, and development of the housing stock. This analysis must include housing for all segments of the population including all income levels and persons with special needs (such as the homeless, disabled, and elderly). Governmental and non-governmental constraints are discussed in this section.

6.1 - Governmental Constraints

Local policies and regulations can affect the availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can affect the maintenance, development, and improvement of housing.

State, Federal and Regional regulations, which the City has no control over, also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse impacts on housing cost and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that are under the control of the City.

Key Policies and Regulations Affecting Housing Costs	
City of Murrieta Controlled	Non-City Controlled
Zoning /Development Standards	MSHCP Requirements and Fees
Density / Open Space	TUMF Fees
Site Improvements	Environmental Impact Analysis
Impact Fees and Exactions	Building Codes
Permit Processing Time	Availability of Capital for New Construction
Parking	School Impact Fees

It is important to note that the City of Murrieta’s intent is to find a balance between implementing community standards and quality for new residential development, and maintaining a development review process and appropriate regulations that do not unreasonably constrain new residential construction. The City of Murrieta has been successful in achieving that balance as evidenced by: (1) the construction of approximately 11,160 new residential units since 2003, including 4,800 multiple-family units; and (2) the affordability of many newer market-rate multiple-family units (rental and ownership) for moderate-income households. Consequently, the number and cost of many newer residences is a clear indicator that the constraints outlined in this chapter are not hindering the construction of affordable and market-rate housing in the City of Murrieta.

6.1.1 - Land Use Designations, Standards and Procedures

Land use controls take a number of forms which affect the development of housing. One example of a land use control is the City's General Plan, which establishes the overall character and development of the community. The Murrieta Land Use Element of the General Plan and Title 16 of the Murrieta Municipal Code (Development Code) identify eight residential land use designations/zoning districts. Table 6-1 below specifies the following land use designations and allowable density ranges for residential uses.

**Table 6-1:
General Development Requirements for Residential Zoning Districts**

Land Use Designation	Minimum Lot / Site Size	Allowable Density Range
Rural Residential (RR)	2.5 acres	0.1 – 0.4 du/ac
Estate Residential 1 (ER -1)	1 acre	0.4 – 1.0 du/ac
Estate Residential 2 (ER-2)	0.5 acre	1.1 – 2.0 du/ac
Estate Residential 3 (ER-3)	10,000 s.f.	2.1 – 3.0 du/ac
Single-Family 1 (SF-1)	7,200 s.f.	2.1 – 5.0 du/ac
Single-Family 2 (SF-2)	5,000 s.f. (detached) 5 acre site (attached)	5.1 – 10.0 du/ac
Multiple-Family 1 (MF-1)	5 acres	10.1 – 15.0 du/ac
Multiple-Family 2 (MF-2)	5 acres*	15.1 – 18.0 du/ac

Source: City of Murrieta Title 16 Development Code and General Plan Land Use Element, 2006.

**For previously established and recorded lots, the minimum lot size may be less and the requirement is not applicable.*

Density is a critical factor in the development of affordable housing. Maintaining low density detached dwellings typically increases the cost of construction per unit, while higher density attached development lowers the per-unit land cost and facilitates improved construction efficiency. The Murrieta General Plan and Development Code currently allow for the development of housing up to a density of 18 dwelling units per acre. Of the housing developments constructed in the previous decade, the City has encouraged and approved housing for a variety of income levels that meet their established density requirements. In addition to the multifamily residential designations, the City has also established a density bonus that allows developers to go above the established densities; however developers offered the bonus have not chosen to take advantage of the opportunity.

Within the City's existing land use designations, the Multi-Family 2 (MF-2) and Multiple Use-3 (MU-3) designations offer the most feasible opportunity for the development of affordable housing. Several affordable housing complexes have already been constructed within these two designations. While affordable housing developments have been constructed in the City within the existing designations, the City plans to establish a new high density zone and land use designation that would allow up to 30 dwelling units an acre in a multi-family residential zone (MF-3). The City anticipates that this new designation will help to facilitate the development of additional housing for very low- and low-income families as they meet and exceed the State's established default densities.

6.1.1.A - Minimum Lot Size Requirements

Large-lot zoning (minimum 5 acres per lot) is currently required for multifamily zones including the MF-1 and MF-2 zones. This requirement does not pertain to any existing and recorded lots, which applies to the majority of the City. The SF-1 zone requires a minimum of 7,200 square feet per lot. This minimum requirement is typical in suburban communities and is not excessive or burdensome in that it does not exclude most lots from developing residential uses at an achievable maximum density assumed under these zones. The minimum lot size requirement for an SF-2 zoned parcel, however, is reduced to 5,000 square feet.

The bulk of sites in Murrieta, as shown in the sites inventory in Chapter 7 of the Housing Element, are larger than 5 acres, which resulted in the creation of Action 1.6, a large lot subdivision program in the Housing Plan, as required by HCD. While the City primarily contains large sites, Staff has historically worked with affordable housing developers to construct affordable units on sites that are smaller than 5 acres. Murrieta is currently working with an affordable housing developer to construct a 40 unit, deed-restricted, development on 2 acres of land with all units affordable for extremely low, very low and low income families. The City will continue to offer flexible development standards in instances where affordable units will be created. It is rare that a developer would not meet the minimum lot size requirements; however in the event that it is a constraint to affordable housing, Action 3.5 will assure that the City addresses the standard and will work with the developer to alter the standard to produce affordable units.

6.1.2 - Development Code

The City of Murrieta Development Code establishes specific development standards, allowable uses and other limitations, and must be consistent with the community's standards as set forth in the General Plan. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards ensure a quality living environment for all households groups in the City, including special needs groups, and low- and moderate-income households. Differences in development standards are just one factor of many that can affect the relative affordability of housing.

Approximately 71% of residential units in Murrieta are single-family detached homes.¹⁹ Some of these units are located in the RR, ER and SF zones, although a majority of residential areas in the City are zoned SF-1. Single-family subdivisions are the primary use in this designation. Developments in the single-family residential zones range in density from 2 to 10 dwelling units per acre and have uniform lot patterns, with a minimum lot size of 7,200 square feet. Cluster developments with smaller lot sizes of 5,000 to 6,000 square feet are possible within the Master Plan Overlay district, so long as

¹⁹ 2008 California Department of Finance

the size is justified through the provision of significant open space, recreational facilities, and/or other public amenities.

In comparison to single-family units, multifamily attached units make up approximately 23% of the total housing stock in Murrieta in 2008. These units are often constructed in the multifamily zones which allow for between 10 and 18 dwelling units per acre. The City has identified that developments should occur on parcels between 5 to 15 acres in size; however, City Staff will work with developers to design affordable housing complexes on smaller sites when feasible. The City may encourage lot consolidation or will discuss density bonus opportunities in order to increase the number of units on-site.

Table 6-2 provides a summary of development standards permitted residential uses for each zoning district, along with development standards for each, including setbacks, lot coverage, and maximum building height.

**Table 6-2:
Summary of Residential Zoning Districts**

Development Standard	RR Zone	ER-1 Zone	ER-2 Zone	ER-3 Zone	SF-1 Zone	SF-2 Zone	MF-1 Zone	MF-2 Zone	MU-3 Zone
Lot coverage	25%	25%	25%	35%	35%; 45% for single story	50%	35%	35%	None
Minimum Width Dimensions	100 ft.	100 ft.	100 ft.	70 ft.	70 ft.	55 ft.	100 ft.	100 ft.	None
Minimum Setback: Front Yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	25 ft.
Minimum Setback: Side Yard (interior)	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	7.5 ft.	10 ft.	10 ft.	None*
Minimum Setback: Side Yard (street side)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	25 ft.
Minimum Setback: Rear Yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	None*
Maximum Building Height	40 ft.	40 ft.	40 ft.	35 ft.	35 ft.	35 ft.	50 ft.	50 ft.	50 ft.

*Twenty (20) feet if adjacent to residential zoning district and twenty-five (25) feet if adjacent to a freeway
Source: City of Murrieta Title 16 Development Code



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In general, the development standards found in the City of Murrieta Development Code are comparable to those of jurisdictions in the surrounding area including the County of Riverside Zoning Code. The setbacks, minimum lot sizes and minimum lot dimensions are similar if not the same. The building heights allowed by the City of Murrieta are lower than those of the County, however the City’s standard still allows for the development of a multi-story structure without requiring a variance.

Within the City’s Development Code there are two standards that are not addressed in Table 6-2 that may create constraints to the development of affordable housing in the City. These standards include: parking requirements and open space requirements. To minimize constraints and maintain incentive for affordable housing developers, the City relies primarily on the application of Density Bonuses and Specific Plans or a reduction in the required standards. The City may consider additional concessions to offset developer costs by providing waivers or modifying development fees to make low-income and senior housing units more economically feasible.

6.1.2.A - Parking Requirements

The City’s parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. All single-family residential homes must have two spaces within an enclosed garage. However, parking requirements for multiple-family units vary depending on the number of bedrooms in each unit. Guest parking is based on a percentage of the total number of units. To facilitate the development of affordable units, the City will consider an incentive, reduction or elimination of the garage requirement, which will reduce the constraint on the development of affordable housing. Parking standards for residential developments in Murrieta are shown in Table 6-3.

**Table 6-3:
Residential Parking Requirements**

Residential Type	Required Parking
Single-Family	Two spaces in a fully enclosed garage.
Duplex	Two spaces for each unit, with at least one space in a fully enclosed garage.
Multifamily Rental	<u>Studio and one bedroom units:</u> 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. <u>Two bedrooms or more:</u> 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
Multifamily Ownership	<u>Studio, one bedroom and two bedroom units:</u> Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. <u>Three bedrooms or more:</u> Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over 2; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.

Source: City of Murrieta Title 16 Development Code

While the City's parking requirements could be viewed as a constraint to the construction of multifamily affordable housing, the City offers developers the option to utilize a density bonus, which also permits the construction of carports in lieu of enclosed garages. Recently, the City worked with Affirmed Housing, the developer of Monte Vista Apartments in Murrieta, to approve an affordable housing complex that did not require the construction of garages. This example illustrates how the City is willing to work with developers to promote the development of affordable units through the modification of development standards. The City of Murrieta is determined and historically has been successful in addressing specific development constraints and has created Action 3.5 to ensure that any residential development standards that may constrain the future development of affordable housing are removed.

6.1.2.B - Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a required amount of common and private open space, such as yards, patios and landscaping areas. For single-family homes, open space is achieved through setbacks and lot coverage limits. For multifamily projects open space is more important due to the fact that residents do not have their own yard. Therefore, private and common open space requirements ensure that multifamily units have adequate open space for landscaping and recreation.

Both multifamily zoning districts require 60 square feet of private open space if on upper floor(s) and 100 square feet of private open space if on the ground floor. Additionally, 200 square feet of common open space is required for each unit. Open space requirements could constrain the development of housing in terms of having land available that provides sufficient open space to satisfy the City's requirements. However, the City's open space requirements are considered standard for most cities in southern California and do not act as a considerable constraint to housing development.

6.1.3 - Mixed Use Zones

The City of Murrieta recognizes the importance of locating affordable housing near services. The City currently has 3 mixed use zones, one of which allows for a mix of residential and commercial development. Specifically, as part of the General Plan update the City has committed to establishing a General Plan policy with performance standards to ensure that the sites zoned for mixed use are developed to be truly mixed use projects with a required residential component.

Within the Development Code there are currently no other requirements limiting the placement or design of a project that includes both residential and commercial uses.

6.1.4 - Density Bonus

Chapter 16.20 of the City's Development Code addresses affordable housing incentives and density bonus provisions. State law mandates that all cities and counties shall adopt an ordinance that specifies how the city/county intends to comply with Government Code Section 65915 regarding density bonus opportunities. In order to be eligible for a density bonus and other incentives, a proposed residential project shall consist of five or more dwellings and must provide at least one of the following:

- Twenty percent of the total number of proposed dwellings is for lower-income households.
- Ten percent of the total number of proposed dwellings is for very low-income households.
- Fifty percent of the total number of proposed dwellings is for residents with incomes between 80% and 120% of the Riverside County AMI for a family of four, which is currently \$64,500.

The density bonus provided to developers who incorporate affordable housing will allow them to construct 25% more residential dwelling units than normally allowed by the zoning district and General Plan designation applicable to the parcel. In the City of Murrieta's MF-2 zone, the maximum density would increase from 18 units per acre to 22.5 units per acre with a 25% density bonus.

The City plans to amend its density bonus as indicated in Program 3.1 of the Housing Plan and will also allow density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

Incentives or concessions may include, but are not limited to, the modification of development standards such as a reduction in setback and square footage requirements, height limits, and/or parking requirements.

6.1.5 - Secondary Dwelling Unit Requirements

In response to State mandated requirements and local needs, the City of Murrieta allows for the development of attached secondary dwelling units in specified Single-Family residential zoning districts. Prior to July 1, 2003, secondary units required the approval of a Conditional Use Permit. For applications received after July 1, 2003, State law requires that secondary units must be considered a ministerial action without discretionary review or public hearing. Secondary units shall have a minimum area of the underlying zoning district and the parcel shall be developed with only one existing owner occupied single-family detached main dwelling unit. Only one secondary unit is allowed on a single-family parcel. The second unit must share a common wall with the main structure and have separate kitchen, bathroom and parking facilities. The City plans to amend the second unit ordinance as part of Action 3.4 of the Housing Plan to ensure that the ordinance is consistent with State law.

6.1.6 - Environmental Review (CEQA)

The environmental review requirements of the California Environmental Quality Act (CEQA) are perhaps the most potentially significant government regulation that constrains new housing development. The key elements of CEQA review can affect the affordability of new housing development by extending the time frame for completing the project review, plus the direct costs to prepare the necessary technical studies of potential impacts. The time constraint to new housing development includes mandatory public review and comment periods, delays in preparing the needed technical studies,

implementation of required mitigation measures and the potential for post-approval litigation. In addition, technical studies of potential impacts such as traffic, biological resources, air quality, surface runoff water quality, archaeological resources and noise can cost several thousands of dollars each, the cost of which is passed in the sale price or rental cost.

6.1.7 - Codes and Enforcement

Building and safety codes regulate new construction, alteration, and rehabilitation of buildings and are intended to protect occupants from unnecessary risk of fire, structural collapse, unsanitary conditions, and injury or loss of life. While building and safety codes are adopted for the purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, they have the potential to increase the cost of housing construction and/or maintenance. The City of Murrieta's building codes are based on regulations necessary to protect the public health, safety and welfare of its residents.

The City has adopted into its Codes and Ordinances the 2007 California Building, Plumbing, Mechanical, Fire and Electrical Codes. These Codes establish construction standards for all residential buildings. Enforcement of building code standards does not constrain the production or improvement of housing in Murrieta, but instead serves to maintain the safety and condition of the City's neighborhoods.

6.1.8 - On- and Off-Site Improvements

Development in Murrieta requires site improvements that vary by size and location. These improvements may include, but are not limited to, reservation of sites for public parks and trails, landscaping, irrigation, exterior lighting, storm water drainage, streets and roads and vehicle and pedestrian access including curb cuts. Site improvements are required to ensure that there is adequate structure and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods.

On- and off-site improvements are generally provided directly by developers when building a new subdivision and are regulated by the Subdivision Ordinance (Title 16) of the Municipal Code. Specifically, Chapter 16.108 specifies the improvement requirements to be performed and fees to be collected prior to approval of the final map. Typical requirements include:

- City standard street widths (curb-to-curb): Private Residential Road – 36-40 feet; Local Street – 40 feet; Collector Street – 44 feet; Secondary Street – 64 feet; Major Arterial– 86 feet.
- Streetlights and street trees
- Drainage and water system facilities
- Traffic Signals

Private residential roads and local street classification are the typical requirement for housing development in the City. Most of the City's on- and off-site improvements are provided through the payment of fees, which have been accounted for under development fees. Outside of subdivision development, new development under

established zones pays its prorated share for on/off-site improvements, if found to be required, as a part of the standard fee schedule.

The City recognizes that improvements can create barriers to the development of affordable housing. When possible, the City has indicated that they will use redevelopment set-aside funds, grant money or other available funding, when available, to offset the cost of on- and off-site improvements in order to assist affordable housing developers in the production of units. In the recent development of the Monte Vista Apartments, the City was able to complete the street, curb, gutter and sidewalk upgrades required to complete the complex. In completing the required improvements for Monte Vista, the City contributed \$250,000 toward the development of the project. Additionally, through its density bonus ordinance (Action 3.1 of the Housing Plan) the City will continue to provide incentives, such as assistance with on- and off-site improvements whenever possible.

6.1.9 - Fees and Exactions

The City and other agencies charge various fees to cover the cost of processing development permits and providing local services. These fees help ensure quality development and the provision of adequate public services. In addition, developer fees and exactions imposed on new development can help to minimize impacts on existing infrastructure and enable required upgrades of infrastructure consistent with demands of the new development. State law requires that these fees be reasonably related to the mitigation of the identified impact, and that they be proportionate to the extent of impact associated with any given development project. These development fees are typically passed on to renters and homeowners in the cost of housing, and thus affect housing affordability.

The City's Planning Department fees Schedule are outlined in Table 6-4. City fees are comparable to other local jurisdictions such as the City of Temecula and the County of Riverside.

**Table 6-4:
Development Services / Planning Fee Schedule 2008-2009**

Application Type	Set Fee	Actual Cost / Deposit
Annexations		\$10,000.00
Addressing / Street Names		\$500.00
Appeals	\$500.00	
City Attorney		Reimburse City Costs
Conditional Use Permit (Major)		\$8,000.00
Conditional Use Permit (Minor)		\$4,000.00
Development Agreement, Master Development Plan		\$10,000.00
Development Code Amendment		\$4,000.00
Development Plan Permits (Administrative; Director's Hearing)		\$1,500.00
Development Plan Permit (Planning Commission)		\$4,000.00
Environmental Assessment; Exemption; Negative Declaration; MND; Mitigation Monitoring; HANS Determination.		\$2,000.00
Environmental Impact Report Processing		\$15,000.00
Extension of Time		\$2,000.00
Fish & Game Dept. Environmental Review	Neg. Dec. = \$1,500. EIR Processing = \$15,000	
General Plan Amendment		\$5,000.00
General Plan Update	\$50.00 per application	
Historic Commission Review		\$2,000.00
Landscape Inspection	\$375.00	
Landscape Plan Check	\$275.00 per sheet	
Large Family Day Care; Second Living Unit		\$1,000.00
Parcel Merger of Revision		\$2,000.00
Phasing Plan		\$1,000.00
Pre Application Review		\$1,000.00
Public Hearing Charge (4 hours)	\$776.60	
Public Hearing Noticing; Publication; Mailing		Reimburse City Costs
Sign Permit		\$100.00
Specific Plan		\$50,000.00
Specific Plan Amendment / Substantial Conformance		\$8,000.00
Substantial Conformance or Revised Permit		\$3,000.00
Temporary Use		\$1,000.00
Tentative Parcel Map or Tract Map		\$8,000.00
Variance (Minor)		\$1,500.00
Variance (Major)		\$4,000.00
Vesting Tentative Parcel Map or Tract Map		\$10,000.00
Zone Change		\$5,000.00
Zoning Letter; Zoning Clearance; Special Research	\$150.00	

Source: City of Murrieta Planning Department, 2008-2009

6.1.9.A - Development Fees for Residential Projects

In addition to the fees identified in the fee schedule, the City is able to anticipate on average the typical fees that will be charged for a single-family home and a multifamily unit. Table 6-5 provides the average per unit fees that are charged by the City for new residential development. Of the fees a developer will incur these fees will vary depending on the jurisdiction.

**Table 6-5:
Typical Plan Check Fees for Residential Projects**

Fees	Single-Family	Multi-Family (per unit)
Development Plan Permit	\$1,500	\$40
Development Fees	\$1,800	\$229
Building Inspection Fees	N/A	\$219
Landscape Plan Check	\$825	\$28
Landscape Inspection	\$375	\$2
Initial Environmental Study	N/A	\$10
TOTAL	\$4,500	\$528

On average for a single-family unit a developer will pay \$4,500 in plan check fees to complete the necessary plan checks and inspections required by the City. In comparison a developer will pay on average \$528 per unit for a multifamily unit. The cost for each multifamily unit was calculated for a 200 unit project. For the entire multifamily residential project, a developer would pay approximately \$105,600 in fees. In comparison to other jurisdictions in the surrounding area, such as Temecula, the City's fees are slightly higher; however, the City has provided other financial resources to help offset any additional fees that maybe be charged. For example, the City has historically purchased land and essentially donated it to affordable housing developers, which is often a more significant cost (and barrier) to the development of affordable units.

6.1.9.B - City-based Development Impact Fees

Once a project has completed the plan check phase, the City will assess development impact fees that are typically paid when the applicant applies for development permits. Development Impact Fees are charged to offset the cost of installing necessary facilities and infrastructure to serve the needs of new development. A discussion of the anticipated fees will, however, usually occur in the planning process. The City of Murrieta's Development Impact Fees are allocated to law enforcement, fire suppression, streets and bridges, traffic signals, freeway access, storm drainage, general government, public libraries and meeting spaces, aquatics facilities, park lands and park facilities, and the purchase of public open space. Impact fees are another source of expense to developers and can act as a constraint to the supply of affordable housing. Table 6-6, provides the average fee charged for public services for both a single-family and multifamily unit.

**Table 6-6:
Development Impact Fees**

Fees	Single-Family	Multifamily
Police	\$ 231.57/unit	\$ 240.06/unit
Fire	\$ 668.31/unit	\$ 988.44/unit
Parks	\$3,828.92/unit	\$ 2,412.23/unit
Streets & Minor Bridges	\$ 782.09/unit	\$ 497.05/unit
Traffic Signals	\$ 133.33/unit	\$ 82.90/unit
Storm Drainage	\$ 1,530.49/unit	\$ 457.71/unit
General Facilities	\$ 269.49/unit	\$ 269.49/unit
Bridge/Freeway/Ramps	\$ 1,902.47/unit	\$ 1,208.93/unit
Open Space Acquisition	\$ 529.33/unit	\$ 103.89/unit
Community Center	\$ 210.61/unit	\$ 133.34/unit
Public Library	\$ 210.60/unit	\$ 133.33/unit
TOTAL	\$10,297.21/unit	\$6,527.37/unit

In comparison to other jurisdictions in the surrounding area, such as Temecula, the City's fees are comparable for both single-family and multifamily units. While these fees should not constrain development, the City does attempt to assist affordable housing developments by completing infrastructure improvements when funds are available. The types of improvements, the City can or has assisted with historically include parks, open space acquisition, streets, signals and storm drainage.

6.1.9.C - Countywide Development Fees

In addition to the fees shown above, Table 6-7 provides additional development impact fees that are not controlled by the City, but may apply to development. These fees include:

- the Riverside County Multiple Species Habitat Conservation Program (MSHCP), which is a criteria-driven Habitat Conservation Plan intended to create a network of permanent open space;
- Transportation Uniform Mitigation Fee (TUMF) fees, intended to fund the mitigation of cumulative regional transportation impacts resulting from future development;
- Stevens Kangaroo Rat Mitigation Fees, to replace and preserve habitat for the species that may be affected by new development;
- School Impact Fees, which are determined by district to maintain healthy schools throughout the County; and
- Area Wide Drainage Fees, which were established to maintain and upgrade the City's drainage system as new development occurs.

**Table 6-7:
Countywide Development Fees**

Fee Type	Fee Amount
Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) Fees	Less than 8.1 dwelling units per acre = \$1,938.00 per dwelling unit Between 8.1 and 14.0 dwelling units per acre = \$1,241.00 per dwelling unit Greater than 14.0 dwelling units per acre = \$1,008.00 per dwelling unit
Transportation Uniform Mitigation Fee (TUMF)	Single-Family Residential = \$10,046.00 per single-family residential unit Multifamily Residential = \$7,054.00 per multifamily residential unit
Kangaroo Rat Mitigation Fee	< 0.5 ac. = \$250 / lot > 0.5 ac. = \$500 / acre
School Impact Fees	\$3.80 per square foot for each single-family and multiple-family dwelling
Area Wide Drainage Fee	<u>Lots < 1 acre</u>
	Murrieta Valley = \$4,139.00 per acre Temecula Valley = \$2,291.00 per acre Santa Gertrudis Valley = \$1,179.00 per acre Warm Springs Valley = \$677.00 per acre
	<u>Lots > 1 acre</u>
	Murrieta Valley = \$4,139.00 per lot Temecula Valley = \$2,291.00 per lot Santa Gertrudis Valley = \$1,179.00 per lot Warm Springs Valley = \$677.00 per lot

Source: City of Murrieta Mitigation Fee Schedule 2007

The fees identified in Table 6-7 were not established by the City of Murrieta, but rather, for example, by the Riverside County Board of Supervisors or the school district. The City does not have the authority to waive or modified these fees; however, these fees are often examined and/or waived for affordable housing developments. For example, TUMF fees are not applied to affordable housing complexes and kangaroo rat fees are reduced for multifamily developments. These fees should not be viewed as a constraint because they are required for all new development and are often not applied to affordable development. In addition, as mentioned previously, the City does attempt to help lower development cost by assisting with infrastructure improvements and by purchasing land.

6.1.10 - Processing and Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if the agency does not complete its review in a timely manner or otherwise delays the start of construction. In general the City's processing times are consistent with the time frames for processing applications in nearby Temecula and Riverside County. The City understands that a lengthy processing time frame can increase design, financing and other costs, which, in turn, impact the final price of housing. Consequently, the City has worked to improve their permitting process by providing public counter services Monday through Friday in addition to establishing a streamlined permit processing system. The reduction in processing time results in a shorter holding time for the developer, which translates to cost savings that should be reflected in the prices or rents for the residential units. The City will continue to assess policies, procedures, and fees to remove unnecessary delays or expenses to projects that may help to lower housing costs.

6.1.10.A - Permit Processing for Single-Family Construction

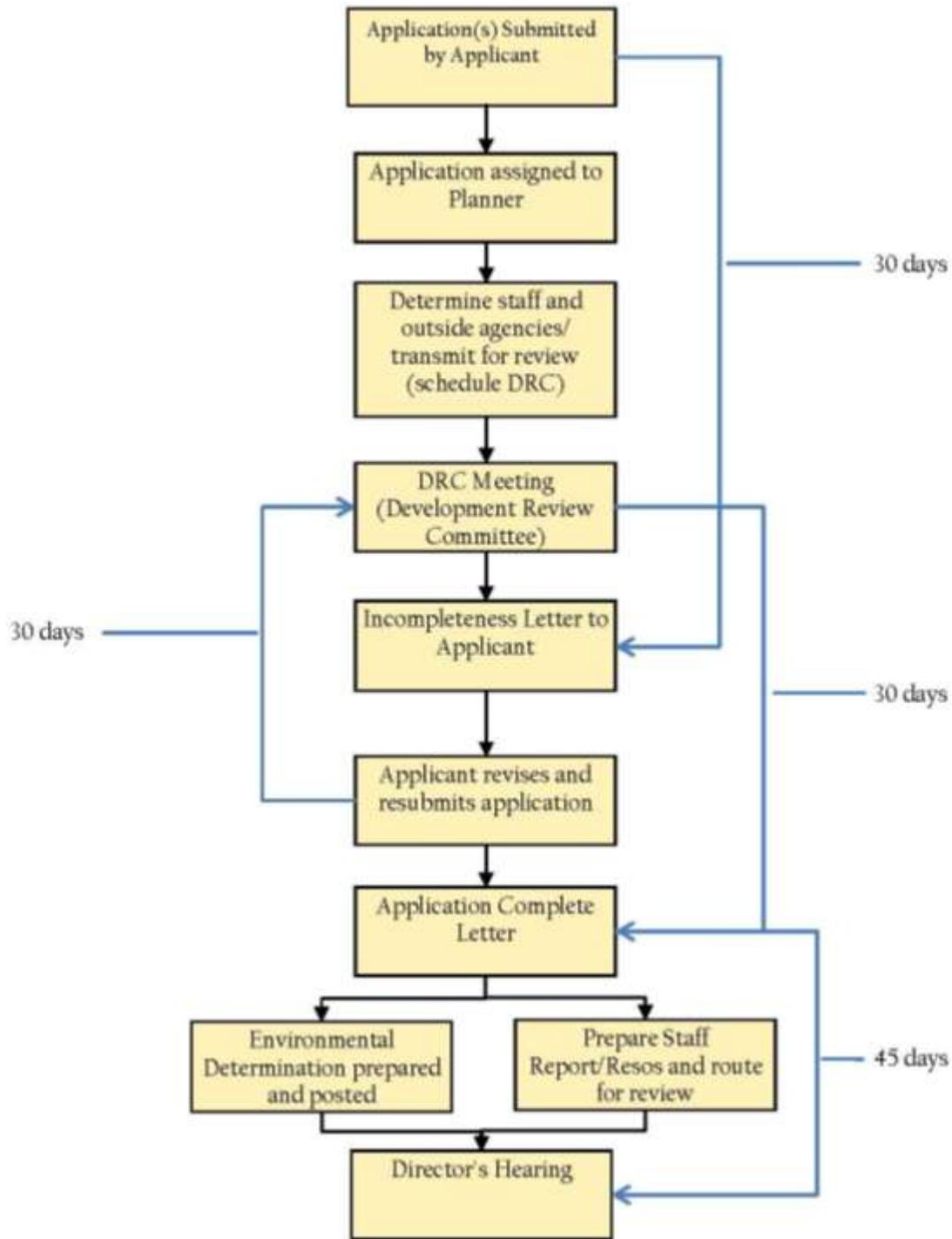
The permitting approval process for a residential project depends on the number of units requested by the applicant. If a property owner applies for permits to construct a Single-Family home the permitting process on average takes two to eight weeks. Once the applicant submits their plans and plan check fees the planning department begins their review for completeness. The more information an applicant provides and the quicker they correct any revisions on their plans, the shorter the permit processing time.

6.1.10.B - Permit Processing for Multifamily Construction

For a multifamily residential project the permitting procedure can be more complex and consequently can result in longer and more variable processing times. The City currently has two different processes for multifamily developments; one for projects with four or fewer units and another for projects with four or more. For projects with four or fewer units the plans are approved through a process known as Administrative Development Plan Review. Once the applicant submits their application and plans, an appointment is scheduled with the City's Development Review Committee (DRC) which is composed of City Staff. The DRC reviews the plans for completeness as well as assessing comments made by the various other City departments including, fire, public works and building. Once the plans have been approved by the DRC the City notifies the applicant that the project will be approved by the Planning Director. The Administrative Development Review Process typically takes between 8 to 12 weeks however the processing time is often dependent on how efficient the applicant is at revising and resubmitting plans if corrections are required.

For a multifamily development with four or more units the development review process requires approval by the Planning Commission. Upon submitting an application and development plans, the project is reviewed by the DRC initially for completeness and then to determine if any conditions of approval including required improvements are necessary to complete the project. Conditions of approval typically protect the health, safety and welfare of the public and ensure a project's consistency with established architectural design guidelines. Upon completing their review the DRC's conditions of approval are sent to the applicant. At the applicant's request a meeting can be scheduled to discuss the conditions of approval if necessary. If the applicant understands and accepts the DRC's findings and conditions the project is sent as a public hearing item before the Planning Commission. Findings and conditions do not exceed the limits and requirements of the State law. Any finding or conditions are provided primarily to ensure that the project is consistent with the City's General Plan, the Zoning Code and Health and Safety codes. Typical findings for a multifamily housing project includes analysis of street improvements, fire suppression, and water quality. In most cases a project would then be approved by the Planning Commission and permits would be issued soon after. The processing time for a multifamily development with four or more units typically takes between 14 to 18 weeks. Similar to the process for the projects with four or fewer units, the processing time is often dependent on how efficient the applicant is at revising and resubmitting plans if corrections are required.

Development Review Process for Multi-family Project



6.1.11 - Variance

In some instances, a property owner or applicant may apply for a variance allowing for reduced set backs, increased building height or a reduction in other development standards. The purpose of the variance is to provide a discretionary permit process that allows for deviations from applicable standards of the Zoning Code, provided very specific findings can be made pursuant to State law. The Planning Commission may approve or deny the variance based on the determination that there are compelling physical constraints which affect the ability of the property to meet the zoning requirements. The decision of the Planning Commission is final unless appealed to the City Council. The variance procedure does not burden housing development because the City's discretion in granting variances is tied to the limitations established by State law. A variance may take four to eight weeks for review, and an additional four weeks if appealed to City Council

6.2 - Housing for Disabled Persons

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions including minimum distance requirements that regulate the location of housing for persons with disabilities. There are no requirements, standards or regulations that present constraints to the development of housing for disabled individuals. The City has adopted "Universal Design" standards for new residential construction, which provides for the features intended to assist disabled or frail persons in remaining in their own homes. These regulations require 15% of all units to have universal design features, such as first floor accessibility and cooking facilities, and wider door and hallways.

In accordance with State law, Murrieta permits State-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts. Residential care facilities serving seven or more persons are a conditional use in all residential zoning districts. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The City's housing rehabilitation programs are designed to meet the needs of persons with disabilities who may require wheelchair ramps, wider doors, grab bars, and lower counter tops. These types of improvements are eligible under the City's housing rehabilitation loan programs.

6.2.1 - Americans with Disabilities Act

Building codes require that new residential construction and rehabilitation construction comply with the Federal Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new development to be fully accessible to the physically disabled. Unlike the Uniform Building Code, enforcement of ADA requirements is not at the discretion of the City, but is mandated under Federal law. Compliance with building codes and ADA increases the cost of housing production, and can potentially delay the rehabilitation of older properties required to be brought up to current standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

6.2.2 - Reasonable Accommodation

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing. The City's Senior Residential Overlay Zoning District and Universal Design requirements help facilitate reasonable accommodation by creating a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating site locations, funding, development and use of housing for the elderly with disabilities. Within Action 4.1 of the Housing Plan, the City has established a reasonable accommodation program to assist persons with a disability and will provide information for residents at City Hall and the City website.

6.3 - Non-Governmental Constraints

The production and availability of housing may be constrained both by government regulations and by non-governmental factors, such as natural hazards, construction costs, global climate change and interest rates on home mortgages.

6.3.1 - Natural Hazards

Natural hazards include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

6.3.1.A - Seismic Hazards

Two active faults are located within the City of Murrieta. The Elsinore Fault passes through the City to the west of Interstate 15 and the Wildomar Fault runs northwest/southeast through the City west of Interstate 15. Portions of these areas, especially along the Wildomar Fault, are subject to liquefaction. Liquefaction occurs when a mass of soil collapses from a sudden loss of cohesion due to an earth tremor or to a sudden increase in groundwater from an external source. The greatest potential danger due to earthquakes and liquefaction is the collapse of older residential units constructed from un-reinforced building materials.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 is used in California to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act prohibits new construction of houses within these zones unless a comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure. Areas along the Wildomar Fault are within a "Special Studies Zone" as designated under the Act, which would affect housing production.

6.3.1.B - Flood Hazards

Many areas of the City are within the 100-year flood zones, and there has been a history of severe flooding associated with overflow from Murrieta Creek and its tributaries. The flood zones in the City are primarily located between Jefferson Avenue and Hayes Avenue along Murrieta Creek and portions of Warm Springs

Creek. Portions of the City are subject to potential dam inundation zones associated with Lake Skinner and Diamond Valley Lake.

6.3.1.C - Wild Fires

Undeveloped hillside areas in and adjacent to the City can present a serious hazard due to the potential for large-scale wild fires. The threat is particularly significant during dry summer months and when there are strong “Santa Ana” winds. To mitigate the threat of wild fires, the Murrieta Fire Department, along with the California Department of Forestry, has initiated special response protocols to prevent and combat wild fires.

6.3.1.D - Hazardous Waste

Murrieta has a number of businesses that use hazardous materials or generate hazardous waste. There are also a numbers of sites in the City which have contamination associated with underground tanks used to store petroleum products. These sites are located in commercial and industrial zones. The City does not consider hazardous waste an overwhelming concern or constraint to the development of housing.

6.3.2 - Infrastructure Constraints

Site improvements and property dedications are important components of new development and contribute to the creation of decent and affordable housing. Residential development in Perris requires site improvements that vary by size and location. These improvements may include, but are not limited to:

- Separate and adequate distribution lines for domestic water supply
- Sewage collecting system where main lines of an adequate disposal system are available
- Adequate grading and surfacing of streets, highways, and alleys
- Concrete curbs and gutters
- Concrete sidewalks
- Fire hydrants at locations designated by the City engineer and Fire Department
- Traffic control devices
- Necessary barricades and safety devices
- Utility facilities including, but not limited to, wires, cables and ducts for distributing electricity, communication, and cable television
- Fees for, or dedication of, parks and recreation facilities
- Roadway widening
- Street lighting
- Median islands

Site improvements are required to ensure that there is adequate infrastructure for and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods; however, these site improvements can act as a constraint on the development of housing due to the significant commitment in cost for the developer, which in turn this cost is carried over into the purchase price of the home by the developer. To encourage the development of affordable housing many of these requirements and dedications can be waived by the City to help mitigate cost impacts. The City has also historically completed road, curb and

sewer improvements to allow an affordable housing developer to more easily development their project. In addition, Murrieta also attempts to offset the overall cost of development by purchasing land and donating it for an affordable housing project, which is typically a significant cost barrier when combined with infrastructure and construction costs. A brief summary of the principal infrastructure systems serving the City follows:

6.3.2.A - Water

Water is supplied to the City by the four water districts: Western Municipal Water District, Eastern Municipal Water District, Rancho California Water District, and Elsinore Valley Municipal Water District. Each district determines residential water backup charges, which are assessed on a sliding scale, according to zone. A water deposit and water meter fees are charged upon application for a residential building permit. It is difficult to anticipate the fees associated with water infrastructure as the cost varies greatly depending on the size of the project and the location of the site in the City. Table 6.8 illustrates the fees for each of the four districts. The availability of water in Murrieta is largely reflective of the resources available in the region as a whole including western Riverside County. The City is currently evaluating its available water resources as part of the General Plan update and will likely establish mitigation measures to ensure that adequate water is available for existing and future development.

**Table 6-8:
Water District Fees**

Eastern Murrieta Water District	\$300/unit+ \$234 (for 5/8"line)+sewer treatment plant capacity (is this per unit or per subdivision?);sewer financial participation, water financial participation	If more than 1 bedroom cost is 1 EDU* per Bedroom (\$330 * # of bedrooms) 1 bedroom is calculated at .75*1 EDU. *EDU = Equivalent Dwelling Unit
Rancho California Water District New service installation (meter installation deposit and capacity fee)	Plan check & inspection = \$6,000 for 1 st 1,000 linear feet; \$4/linear feet thereafter (deposit). \$125/page of plans for as built/archive. ¾ inch line \$1,685 drop in installation; \$5,287 full installation in Rancho Div. ¾ inch line \$2,508 drop in installation; \$6,110 full installation Santa Rosa Div.	Plan check & inspection = \$6,000 for 1 st 1,000 linear feet; \$4/linear feet thereafter (deposit). Detector check, submittal, plan check, and inspection = \$4,000 \$125/page of plans for as built/archive. Drop in installation Rancho: 1" meter \$2,774 1 ½" meter \$5,479 Full installation in Rancho: 1" meter \$6,291 1 ½" meter \$9,035 Drop in installation Santa Rosa: 1" meter \$4,146 1 ½" meter \$8,220 Full installation Santa Rosa: 1" meter \$ 7,663 1 ½" meter \$11,776
Western Municipal Water District	Meter Service Installation = \$2,100 Drop in fee/¾" meter \$ 380 DIF/meter \$1,932 DIF/gross acre \$2,045 Conservation/meter \$50 Annexation MWD/acre \$3,671 Annexation processing fee \$500 Backflow inspection/meter \$ 35 Plan check deposit = 5% of project cost Inspection deposit = quote based on quantity of pipe installed & various other factors. Mapping & recorded docs. = quote	Meter Service Installation = \$2,100 Drop in fee/1" meter \$ 425 Drop in fee/1 ½" meter \$ 640 Drop in fee/2" meter \$ 790 DIF/gross acre \$2,045 Conservation/meter \$ 50 Annexation MWD/acre \$3,671 Annexation processing fee \$ 500 Backflow inspection/meter \$ 35 Plan check deposit = 5% of project cost Inspection deposit = quote based on quantity of pipe installed & various other factors. Mapping & recorded docs. = quote
Rancho California-Santa Rosa Water Reclamation/Western Municipal Water District	Wastewater/Sewer Connection Fees = \$5,583 per *EDU *EDU = Equivalent Dwelling Unit	\$5,583 x .90 for projects with individual laundry \$5,583 x .85 for projects with common laundry facilities.

6.3.2.B - Sewer

The City's sewer system is maintained by the above mentioned water districts. The City has identified that there is existing sewer capacity to accommodate the development of residential units as allocated by the 2008-2014 RHNA. Recently, the Western Municipal Water District has initiated the removal of septic tanks and installed a new sewer system in Historic Downtown Murrieta.

6.3.2.C - Flood Control

The City of Murrieta is divided into four drainage areas: Murrieta Valley; Temecula Valley; Santa Gertrudis Valley; and Warm Springs Valley. A drainage fee is determined by the size of the development based on acreage and which drainage area the development is located in. Fee amounts were shown previously in Table 6-7. The drainage fee is paid prior to final map approval, or if associated with a development plan, prior to the issuance of a building permit.

6.3.3 - Construction Costs

Construction costs are the total costs to developers exclusive of profit, but including fees, materials, labor and financing. Construction costs for housing can vary significantly, depending on the type of housing, such as single-family detached homes, townhomes, and multiple-family apartments. However, even within a particular building type, construction costs vary by unit size and amenities. Furthermore, neighborhood resistance to some developments lengthens development time, driving up the holding costs. The difficulty of developing awkward infill sites can also add to costs. The permitted residential uses within the RR, ER, and SF residential zoning districts are primarily low-density single-family detached units. Development Plan approval for higher density development may also add to costs.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus, the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction.²⁰

In the State of California, all projects utilizing public funds must pay prevailing wages to all workers employed on the project. This includes any residential or commercial project that is funded federal funds or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on publicly funded projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a publicly funded contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a publicly funded

²⁰ International Code Council, 2008. Retrieved January 2009.

project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.²¹

6.3.3.A - International Code Council

Residential construction cost estimates established by the International Code Council (ICC) in summer 2008 indicate average costs of labor and materials between \$89.32 and \$123.28 per square foot for multifamily residential depending on the type of construction.²² Single-family residential costs range between \$96.83 and \$123.28 per square foot, depending on the type of construction. Construction costs may vary based on the type of material used, location of development, structural features present, and other factors.

The data indicates that construction costs in the Murrieta vicinity can constitute approximately 40% of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14% of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Riverside County region. Particularly with the tightening of mortgage lending standards and increases in current rates, homebuilders may be slowing down on the construction of new homes, which could potentially effect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

6.3.4 - Land Costs

Residential land prices contribute significantly to the cost of new housing. Location factors such as proper zoning, proximity to freeway access, public facilities, and intangible factors such as image and quality of life contribute to the demand and price of land. As fewer parcels become available for new development, the price for land increases.

²¹ California Department of Industrial Relations

²² International Code Council, 2008. Retrieved January 2009.

Due to the current economic downturn there is variation in land prices throughout the region. In general, land prices in Riverside County are more affordable than the Los Angeles, Orange, and San Diego markets; in fact, the lack of inexpensive residential land in Los Angeles, Orange, and San Diego Counties was a major impetus for the development of the Inland Empire, including Murrieta. Land prices along with home prices in Murrieta have become more affordable; however property acquisition remains one of the largest barriers to affordable housing development. Land cost may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. steep slopes, soil stability, seismic hazards or flooding) can also be factored into the cost of land.

While the City can not control or influence the cost of land, Staff has indentified in the Housing Plan that the City will purchase properties in order to facilitate the development of affordable housing. The City has spent \$4.8 million on two properties totally 8 acres that are intended for the development of affordable housing. A developer has already been identified for one of the parcels while the other will be developed in the near future. The City will continue to identify and purchase properties when funding is available to further reduce land cost as a barrier to the development of affordable housing.

6.3.5 - Financing

The availability of financing affects a resident's ability to purchase or improve a home and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions and there is very little a local government can do to affect these rates. In June 2009, the posted interest rate on resale single-family homes was 5.34% on a 30-year fixed-rate loan with a 20% down payment.²³

First-time homebuyers tend to be the group most directly impacted by financing requirements. Mortgage interest rates for new home purchases ranged from 5% to 7% for a fixed rate 30-year loan in 2008/2009. Lower initial rates may be available with Graduated Payment Mortgages (GPM), Adjustable Rate Mortgages (ARM), and Buy-Down Mortgages.²⁴ However, variable interest rate mortgages on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock. Given the economic downturn interest rates have been lowered but fewer first-time homebuyers are being approved for 30 year mortgages.

Interest rates in 2008-2009 are not a direct constraint to affordable housing; however higher interest rates could pose a constraint to affordable housing. A change by one percentage point can make a monthly payment out of reach for many lower income households. Financing for long term mortgages is generally available in Murrieta, subject to normal underwriting standards.

²³ U.S. Federal Reserve

²⁴ U.S. Federal Reserve

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80% loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5% and 20%. Also, the availability of financing for developers poses a constraint on development outside of the City's control.

The greatest impediment to home ownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for down-payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down-payment requirements and increase loan amounts to persons with good credit rating.

Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. HMDA data can be used to evaluate lender compliance with anti-discrimination laws and other consumer protection laws. The anti-discrimination laws include the Equal Credit Opportunity Act (ECOA) and the Fair Housing Act (FHA). These laws prohibit discrimination in home mortgage lending, among other things, on several bases such as race, national origin, sex, and age.

Table 6-9 presents the outcome of home purchase loan applications in 2007 by income of the applicants from HMDA data. The data is the most recent data for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) and for the purchase of single-family, duplexes, and manufactured homes. Over 80% of the loan applications were received from above moderate-income households (earning greater than 120% of the AMI). Moderate-income households (80% to 120% of the AMI) and lower-income households (less than 80% of the Riverside AMI) accounted for approximately 12% and 4%, respectively.²⁵ The average loan origination rate was 46% and this rate was significantly lower for lower income households earning below 80% AMI. These rates can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for sub-prime mortgages.

²⁵ Please note that there is a slight margin of error in the percentage calculations because the sum of the total applications for each income category does not equal the actual total count.

**Table 6-9:
Disposition of Conventional Home Purchase Loan Applications
Riverside County**

Applicant Income	Total Applications	Percent Originated ¹	Percent Denied	Percent Other ²
Lower-Income (<80% AMI)	15,506	42%	33%	25%
Moderate-Income (80-120% AMI)	43,971	49%	25%	26%
Upper-Income(>120% AMI)	293,065	47%	25%	28%
Totals/Averages	352,542	46%	28%	26%

Notes: (1) “Originated” refers to loans approved by the lender and accepted by the applicant.
 (2) “Other” includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.
 (3) The total applicants for each income category do not sum to equal the total due to unavailability of income data for some applicants.

Source: Home Mortgage Disclosure Act (HMDA), Reported 2008.

6.3.6 - Home Purchase Costs

Another constraint that affects the ability of a person, family, or household to purchase a home is the cost of the house itself and the costs that are associated with the purchase. In June 2009, the median sales price of a home was reported to be \$237,780.²⁶ While this price is moderate for the southern California region, it often exceeds what is considered affordable to the homebuyer. Other factors in home purchasing can constrain a buyer’s ability to qualify for a buyer’s loan such as high escrow costs, mortgage processing, title acquisition, realtor fees, etc. Factors such as homeowner associations, increased tax bills due to special assessment districts, and Mello-Roos districts also affect a potential homebuyer’s ability to qualify for a loan.

²⁶ Data Quick, June 2009. Retrieved on July 21, 2009.



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Housing Resources

Section 7

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Murrieta. The analysis provided includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

7.1 - Regional Housing Needs Allocation (RHNA)

Murrieta's Regional Housing Needs Allocation (RHNA) for the 2008-2014 planning period has been determined by SCAG to be 6,303 housing units, including 1,568 units for very low-income households, 1,067 units for low-income households, 1,171 units for moderate-income households, and 2,497 units for above moderate-income households.

7.1.1 - Progress toward the RHNA

For the Housing Element planning period of 2008-2014, January 1, 2006 is identified as the baseline for growth projections. Consequently, a jurisdiction may count newly constructed residential units or approved building permits for housing since January 1, 2006 toward its current RHNA obligation. Within the City of Murrieta, 2,588 housing units have been constructed or approved since January 2006. Table 7-1 indicates the number of new units that fall within each income category. It is important to note that the income categories have been determined based on the AMI and definitions from HUD for each income level, while the affordability of the unit is based on the sales or rental price of the complex or unit.

**Table 7-1:
2008-2014 RHNA Allocation**

Income Category	RHNA Allocation	Units Constructed or Approved*	Remaining RHNA
Very low-income	1,568	0	1,568
Low-income	1,067	4	1,063
Moderate-income	1,171	1,434	0**
Above moderate-income	2,497	2,126	371
Total	6,303	3,564	3,002

*Units Constructed or Approved from January 1, 2006 to July 2008.

**Although 1,434 moderate-income units have been provided, the City may only be credited for the required allocation for each income category.

Note: AB 2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low-income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low-income category (629 units) is represented by households of extremely low-income (less than 30 percent of the AMI).

7.2 - Projects Credited towards the RHNA Allocation

Of the 2,588 units approved or constructed in the City, there are three specific projects that have been approved for development of multifamily units. These three multifamily projects will ultimately result in the addition of 976 multifamily units in the City, providing crucial housing opportunities for the residents of Murrieta. It is unlikely that these projects will be deed restricted; however, each offers a variety of housing opportunities that may be able to accommodate both moderate and above moderate-income families. The three approved projects are:

1. Plaza de Murrieta Specific Plan yielding 330 units on a 52 acre site (average density of 8.7 du/ac);
2. Creekside Village Specific Plan yielding 246 units on 10.14 acres (approximately 25 du/ac);
3. Adessa Landing yielding 400 units on 24.2 acres of land (average density of 17 du/ac).

7.2.1 - Plaza de Murrieta Specific Plan

The Plaza de Murrieta Specific Plan area is a comprehensive planned community intended to provide housing, recreational and commercial/retail uses within five (5) Planning Areas. The Plaza de Murrieta Specific Plan occupies 52.25 acres (46.5 net acres) on the east side of Jefferson Avenue, west of Interstate 15, and north of Lemon Street in the City of Murrieta. The Specific Plan has five planning areas. The planning areas include: 100 single-family homes to be built on about 18 acres, with an average of 5.54 units per acre; 140 two-story townhouses across 14 acres with an average of 10 units per acre; approximately 90 three-story townhouses/live-work units on 6 acres with an average density of 15 units per acre, an 80,600-square-foot complex of shops, restaurants and neighborhood services on 7.66 acres and 3.8 acres of open space to be preserved. The total number of proposed residential units includes up to three hundred thirty (330) units. At this time deed restrictions or covenants have not been established and the project has been credited toward the City's above moderate RHNA allocation.

7.2.2 - Creekside Village Specific Plan

Creekside Village Specific Plan is a planned residential community located in the southeastern section of the City. The Specific Plan was designed to include five neighborhoods interconnected by 30 ft. wide greenways running along the collector streets. These greenways culminate in a Village Green with an amphitheater, which in turn connects to an elementary school. The school district recently discovered that the elementary school site is no longer needed as a public facility site and will instead accommodate 246 units on 10.14 acres of land yielding a density of approximately 25 dwelling units per acre at 80 percent capacity. At this time deed restrictions or covenants have not been established and the project has also been credited toward the City's above moderate RHNA allocation.

7.2.3 - Adessa Landing

Located along the east side of Interstate-215, the Adessa Landing project site includes approximately 37.6 acres in the northern quadrant of the City. The project area is

currently surrounded by Single-Family residential development, Vista Murrieta High School and the future Loma Linda University Medical Center Murrieta. The site is currently vacant with 28.4 acres zoned Community Commercial and 10.1 acres zoned for residential uses. Upon rezoning the entire site will be zoned Multi-Family 2. The Murrieta City Council recently approved a workforce housing project on the site with approximately 400 units developed on 24.2 acres at an average density of about 17 units per acre. The remaining 13.4 acres will be preserved as open space and utilized for street improvements. It is anticipated that this housing will be affordable to a mix of low, moderate and above moderate-income residents.

7.2.4 - Remaining RHNA

The City has a considerable portion of its RHNA remaining after credits are applied for units approved or constructed since January 1, 2006. With these credits the City has a remaining RHNA of 3,002 housing units, which includes 1,568 units for very low-income households, 1,063 units for low-income households, and 371 units for above moderate-income households. The following section will address potential sites to accommodate the remaining housing need.

7.3 - Zoning Appropriate to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development, and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools, public facilities, and support commercial. The City's High-Density Residential designation (15-18 du/ac) provides the best opportunity for the development of affordable housing.

The State Housing and Community Development Department (HCD) have deemed affordability as correlated with density. Consequently, HCD has established "default densities" that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000, and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Murrieta has a population greater than 25,000 and is within the Riverside MSA. Thus, HCD has determined that Murrieta's default density is 30 dwelling units per acre. However, the City's Zoning Code does not currently allow for the default density of at least 30 dwelling units per acre. Consequently, the City's affordability analysis must demonstrate that the identified zone/densities encourage and facilitate the development of housing for lower-income households by considering: (1) market demand and trends, (2) financial feasibility, and (3) information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower-income households.

A number of lower income housing developments have been constructed in the City since the year 2000. Affordable units have been created in the following three zones: Multi-Family 2 (MF-2), Multiple Use-3 (MU-3), and specific plan areas. It is important to note that many of the

projects with affordable units have utilized the City's density bonus incentives. The majority of the affordable units constructed in the City are zoned MF-2, which allows for a density of up to 15-18 dwelling units per acre. A total of three (3) projects with 1,046 moderate-income units have been created at this density. The MF-2 zone is valuable in that it allows developers to provide units that are affordable to moderate-income households without requiring them to establish deed restrictions which can be a barrier for some developers. The MU-3 zone which allows up to 18 dwelling units has also facilitated the creation of affordable housing. Four complexes with a total of 118 affordable units with deed restrictions and 770 non deed restricted units have been constructed in the MU-3 zone. In addition to the MU-3 and MF-2 zones, specific plan areas (SP) have also allowed for the development of affordable units. In the Historic Murrieta Specific Plan as well as the Murrieta Highlands Specific Plan, 13 deed restricted units and 183 unrestricted units have been constructed. Table 7-2 provides information about the affordable housing developments in the City that have been constructed since the year 2000.

The City of Murrieta, like many jurisdictions in western Riverside County, is in a unique situation to be able to provide affordable units in developments that are below the default densities established by the State. The cost of land, materials and development has always been lower than other counties such as Los Angeles, Orange, and San Diego. This, in turn, has resulted in a lower median home price that is typically affordable to low and moderate income families. The City has formed a strong partnership with Affirmed Housing Group (AHG). AHG was established in 1994, and develops and owns affordable apartment communities throughout California. Their current portfolio includes 23 apartment communities with over 2,200 units, and they currently have more than 600 new units in the development pipeline. In 2005, AHG completed the Monte Vista Apartments which includes 64 affordable units and is located on Jefferson Avenue in Murrieta. Over the past two years they have been actively pursuing development of a second affordable housing project in Murrieta.

For their second affordable housing project, AHG analyzed multiple sites in Downtown Murrieta, in the general vicinity of Jefferson and Juniper, ranging in size from 2 – 6 acres. The letter and proforma provided in Appendix B illustrates a potential development recently analyzed by AHG. Based on current property values, AHG states that projects can be underwritten at Murrieta's current multifamily zoning (MF-2) density standard of 18 dwelling units per acre, and do not necessarily require the 1.35 density bonus allowable by SB1818 to be financially viable.

To the extent property values do not increase significantly, AHG also states that the City's existing maximum density of 18 DU/acre will continue to be sufficient to allow for development of affordable apartments, and the available 1.35 density bonus will extend the viability of this density restriction even with moderate increases in property acquisition costs. Significant increases in property costs will likely require an increase in per-unit contribution by the City. For developments on City owned property, affordable developments will remain viable at an 18DU/acre density.

Please see Appendix B for the affordable housing density feasibility letter from Affirmed Housing Group and their proforma recently completed for a 36 unit proposed development on 2.02 acres affordable to extremely low-, very low- and low-income households.

In the last decade, City Staff has recognized that facilitating higher density developments can benefit both the housing developer and low income families if units are constructed. Consequently, Staff began to encourage developers by offering incentives, in an effort to assist in the development of higher density projects. Staff's efforts were resisted however; as developers

expressed that the existing densities (up to 18 units per acre in the MF-2 and MU-3 zones) are conditions that are not only feasible, but economically favorable for them to develop housing. The resistance by developers to the build at densities above 18 dwelling units per acre may be explained by the development history of the City. Murrieta only recently experienced a surge in their total population and is still transitioning from a rural to a suburban community. Unlike many existing, older jurisdictions in more densely populated areas, Murrieta still has vacant land available that is relatively inexpensive by comparison. While the City has continued to plan for the future, by encouraging developers to utilize the existing density bonus ordinance and establishing new higher density zones, it is appropriate to allow the densities of the existing MF-2 and MU-3 zone to be considered in order to accommodate the remaining very low- and low-income RHNA allocation.

**Table 7-2:
Existing Complexes with Affordable Units**

Multifamily Complex	Zoning/ Max. Density	Year	Extremely Low	Very Low	Low	Moderate	Above Moderate
Camden Vineyards Total Units = 264 units	MF-2 15-18 du/ac	2001				270	
Madison Park Total Units = 284 units	MF-2 15-18 du/ac	2002- 2003				284	
Crescent Heights Total Units = 184 units	MF-2 15-18 du/ac	2003				184	
Eagle Glen Total Units = 320 units	MF-2 15-18 du/ac	2004				308	12
Reserves at Madison Park Total Units = 248 units	MU-3 18 du/ac	2004		13 (DR)		24 (DR) 211	
Monte Vista Total Units = 64 units	MU-3 18 du/ac	2005	6 (DR)	46 (DR)	6 (DR)	5 (DR)	
Sonoma at Mapleton Total Units = 193 units	SP Varies	2005				183	10
Amberwalk Total Units = 111 units	SP Varies	2005		5 (DR)		9 (DR)	97
Hilltop at Winchester Total Units = 175 units	MU-3 18 du/ac	2006				106	69
Grande Isle Senior Apartments Total Units = 453 units	MU-3 18 du/ac	2007				453	
3 rd Street Homes Total Units = 4 Houses	SP Varies	2008			4 (DR)		
<i>Total</i>			6 (DR)	64 (DR)	10 (DR)	38 (DR) 1,999	188

Note: Italicized numbers indicate units not having a deed restriction.

Abbreviations: MF-2 = MultiFamily-2, MU-3 = Multiple Use-3 and SP refers to a Specific Plan

Source: City of Murrieta, 2008.

This table reflects that, historically, the City of Murrieta has been successful in the development of affordable housing, including very low- and low-income housing, within its existing zoning designations which currently limit density to a maximum of 18 dwelling units per acre. The City recognizes that in rezoning land to allow for higher densities there is even greater potential for the development of affordable units; however, Table 7-2 reflects that even without increasing the density of the current designations, historically very low- and low-income units have been

produced with the assistance of the City's affordable housing development incentives and the density bonus ordinance.

7.4 - Availability of Sites for Housing

State law requires that a community provide an adequate number of sites to allow for, and facilitate production of the City's fair share of regional housing. To determine whether the City has sufficient land to accommodate its fair share allocation for each income group, the City must identify "adequate sites." Under State law (California Government Code section 65583 c.l.), adequate sites are those with appropriate zoning and development standards, with services, and facilities, that allow and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential uses (such as mixed-use);
- Underutilized residentially zoned or non-residentially zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity;

An important component of the Murrieta Housing Element is the identification of sites and future housing development opportunities in the 2008-2014 planning period. The majority of sites that are identified in the Sites Inventory section are either vacant residentially zoned sites or vacant residentially zoned sites that will be rezoned to accommodate higher density development. In calculating their total unit capacity an 80% development potential is assumed and applied to the acreage, meaning that for a 5 acre parcel, only 4 acres are considered developable with the remaining acre available for infrastructure, right-of-ways and open space. Additionally, for each parcel with a density provided as a range, the maximum development density was assumed. For example, the Multi-Family 1 designation allows for between 10 and 15 units per acre, meaning that 15 units per acre will be used to determine the total unit capacity. In accordance with the Housing Plan the rezoning of properties identified in the tables below will occur within one to two years of the adoption of the Housing Element.

7.4.1 - Vacant Residentially Zoned Land

Within the sites inventory the City has determined that vacant residential land zoned Single-Family-1 and Single-Family-2 is appropriate to accommodate the remaining RHNA allocation of 371 above moderate units. SF-1 allows for a density between 2.1 to 5 dwelling units per acre and SF-2 allows for between 5.1 and 10 dwelling units an acre. These zones typically allow for lower density development including single-family homes, condominiums, and town homes that would require significant assistance from the City in order to make them affordable to very low and low-income families. The City has identified 76 acres of vacant land zoned SF-1 and 15 acres zoned SF-2. This land at 80 percent development capacity and the maximum allowable densities can accommodate over 425 units which is almost double the remaining above moderate allocation of 371.

In addition to completing the vacant sites inventory, the City has shown, as outlined in section 7.3 above, that the Multi-Family 2 and Multiple Use-3 zones, both allowing between 15 and 18 dwelling units per acre are appropriate to accommodate a portion of the City's 2,631 remaining very low- and low-income units. The City has identified 30 acres of vacant land zoned MF-2 and 108 acres of vacant land zoned MU-3. If the land zoned MF-2 is developed at 80 percent capacity and the maximum allowable density,

approximately 438 units can be accommodated. Vacant land zoned MU-3 was calculated at 40 percent capacity, as allowed by the City’s Development Code and the maximum allowable density of 18 units per acre, resulting in a total of 780 units. When combined, the number of units that can be accommodated on vacant land zoned MF-2 and MU-3 total 1,218 units. However, legislation passed since adoption of the last Housing Element codified as Section 65583.2 of the California Government Code, requires that cities the size of Murrieta must permit residential development at a density of at least 30 dwelling units per acre to accommodate low and very low income units. There are consequently 2,631 very low- and low-income units remaining that will be accommodated by rezoning three sites and implementing a new Transit Oriented Development (TOD) Overlay Program as described below.

**Table 7-3:
Units Accommodated on Vacant Residentially Zoned Land**

	Very Low/Low	Moderate	Above Moderate	TOTAL
RHNA after credits	2,631	0	371	3,002
Units Accommodated on Vacant Residentially zoned land	0	0	425*	1,589
Total remaining units	2,631	0	0	2,631
*Although 425 above moderate-income units have been provided, the City may only be credited for the required allocation for each income category.				

Table 7-3 shows that the City can accommodate its above moderate need of 371 units on land that is vacant and already zoned for residential development. Consequently, the City has a remaining need of 2,631 very low- and low-income units that will be accommodated by rezoning three sites and implementing a new TOD Overlay Program. A map showing all vacant residentially zoned sites and a table providing parcel numbers, the area of each site and other development information is provided in Appendix A.

7.4.2 - Vacant Land to be Rezoned

After analyzing the vacant land available, the City has determined that in order to accommodate their remaining RHNA allocation they will create a new high density multifamily zone. A minimum density of 30 dwelling units per acre has been established for this zone. This zone will be created as outlined in Action 5.1 of the Housing Plan and will be referred to as the Multi-Family 3 zone (MF-3). In addition to creating the new MF-3 zone, the City has identified three sites that will be rezoned and a Transit Oriented Development (TOD) Overlay Program area to accommodate the remaining 2,631 very low and low-income units. These sites are described in detail in the following sections.

In identifying areas available to accommodate their remaining units, the City wants to ensure that multifamily units are not concentrated in any one area of the City. Consequently, the sites selected are scattered throughout the jurisdiction near existing residential uses or services to support new development. The following proposed sites or alternative sites of equivalent acreage will be evaluated for rezoning as part of a City of Murrieta General Plan update.

7.4.2.A - Site One – Jefferson South Property

Site One is located in the western half of the City, in close proximity to Interstate - 15. The site includes two contiguous vacant parcels totaling approximately 2.09 acres. Site One is bordered by Jefferson Avenue to the north with no official street boundaries to the south, west or east. The site is located within the Jefferson Avenue multi-modal, retail corridor and is currently zoned Multiple Use – 3. The City purchased the site with the intention of developing housing where services and jobs are available.

Following a zone change, both parcels will be rezoned to Multi-Family 3 requiring a minimum 30 dwelling units per acre. If developed at approximately 100% of its development potential, and at a density of 30 dwelling units per acre, Site One could accommodate 62 new units. This site is an appropriate area to rezone, as the parcels are located in close proximity to existing multifamily homes developed in a Multi-Family 1 zone and retail services. The City anticipates that the remaining vacant parcels surrounding this site will also primarily include residential uses; consequently rezoning the parcels would simply extend the multifamily zone and create a more balanced mix of densities in the area. There is also existing infrastructure that could be extended to provide services to the site. The City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-1 illustrates the boundaries and location of Site One, while Appendix A includes the specific parcels identified as part of the site.

Exhibit 7-1: Site One



7.4.2.B - Site Two – Monte Vista II

Site Two is located in the western half of the City, in close proximity to Interstate-15 and is adjacent to Murrieta City Hall. Site Two is a 2 acre parcel currently zoned Multiple Use-3, owned by the City of Murrieta Redevelopment Agency. The parcel is located at the northeast corner of Jefferson Avenue and Juniper Street. Although Site Two is smaller than the recommended size site for the development of affordable housing, the parcel is located next to an existing multifamily affordable housing complex called Monte Vista. The City purchased the site with the intention of developing a second phase of Monte Vista including low- and very low-income units. The City is also proposing to develop units with three or more bedrooms for large families.

Following a zone change, Site Two will be zoned Multi-Family 3 with a minimum density of 30 dwelling units per acre. If developed at approximately 100% of its development potential and at a density of 30 dwelling units per acre, Site Two could accommodate 60 new units. This site is located in close proximity to downtown Historic Murrieta and close to the Civic center where services are offered at City Hall, the library, and the City’s senior center. The site is served by infrastructure that can support additional residential development. The City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-2 illustrates the boundaries and location of Site Two, while Appendix A includes the specific parcels identified as part of the site.

Exhibit 7-2: Site Two



7.4.2.C - Site Three – Adams Avenue Property

Site Three is a 6 acre parcel located in the western half of the City in the Historic Murrieta Specific Plan area. The site is located northeast of the intersection of Adams Avenue and Ivy Street and is also in close proximity to Civic Center. Site Three is currently zoned Village Residential, and is also owned by the City of Murrieta Redevelopment Agency. The City purchased the site with the intention of developing an affordable housing development in the downtown where services and jobs are available. Site Three is also in close proximity to Amberwalk, an existing affordable housing complex, suggesting that affordable housing is appropriate and supported by the neighborhood. The site is currently served by infrastructure that can support additional residential development.

Following a zone change, Site Three will be zoned Multi-Family 3 with a minimum density of 30 dwelling units per acre. If developed at approximately 100% of its development potential and at a density of 30 dwelling units per acre, Site Three could accommodate 180 new units. In addition to a zone change, the City will also amend the Historic Murrieta Specific Plan to allow for residential development up to 30 dwelling units per acre on this parcel. The City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-3 illustrates the boundaries and location of Site Three, while Appendix A includes the specific parcels identified as part of the site.

Exhibit 7-3: Site Three



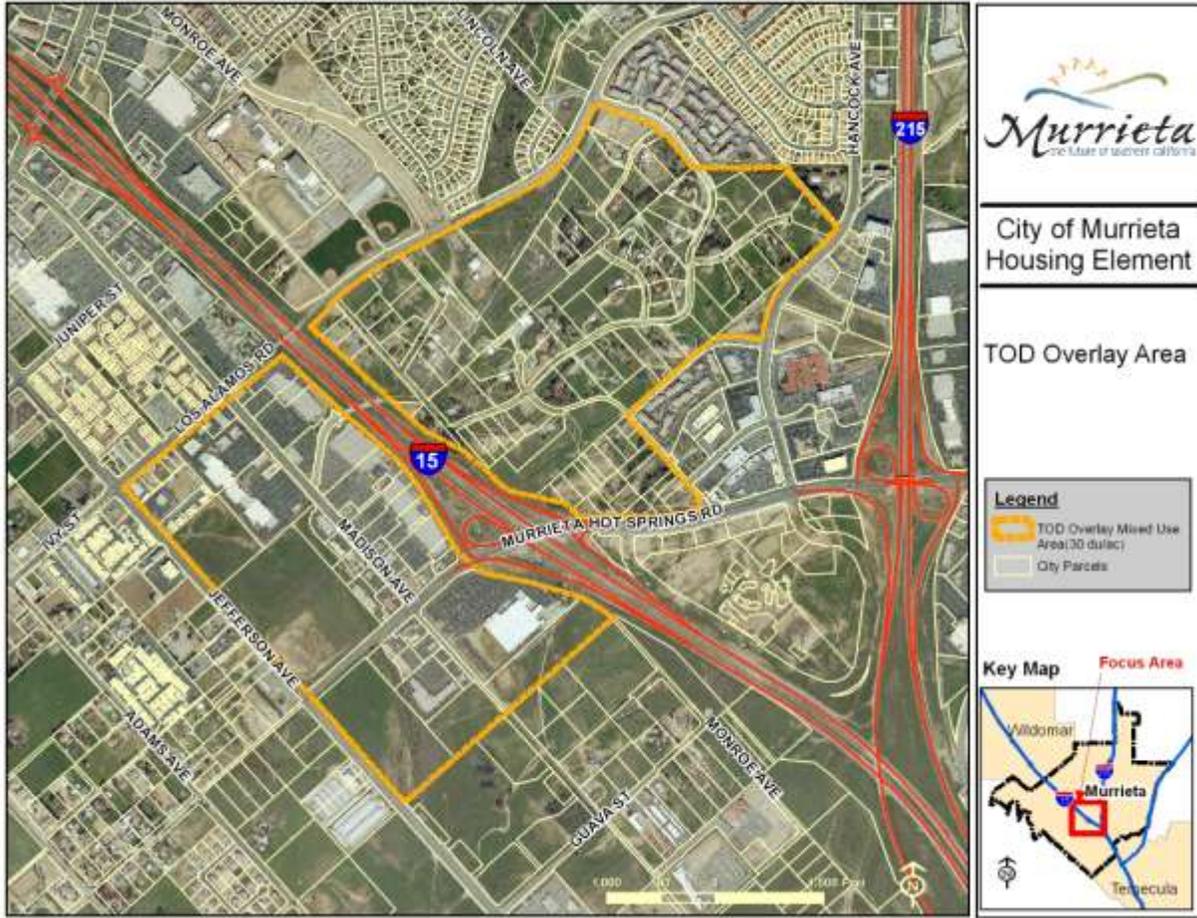
7.4.2.D - TOD Overlay Program

To accommodate a portion of the remaining low and very-low RHNA allocation, the City will also establish and implement a new, “Transit Oriented Development (TOD) Overlay Program” to allow a mixture of residential and non-residential development in close proximity to transit. A new TOD Overlay Program area will be established and will consist of approximately 78 acres and encompasses land on either side of Interstate 15 (I-15) and will be bounded by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and just north of Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High Speed Rail. The City is working with the cities of Temecula, Lake Elsinore, and Wildomar to establish Jefferson Avenue as a multi-modal transit corridor, connecting all the cities and provide smart growth opportunities, including a mixture of residential and non-residential uses. The area to the west of I-15 includes an older commercial district, which provides opportunities for redevelopment. The commercial buildings are showing age and properties are underutilized to their full potential. In addition, several vacant parcels exist, which are situated along Murrieta Hot Springs Road, a major east/west thoroughfare and a connection for I-15 and I-215, and is ideal for TOD and high density housing. The area on the east side of I-15 is comprised of vacant and underutilized parcels that include a range of single-family home types, sizes, and ages. Development has been gradually encroaching around its perimeters, making this section no longer viable as a single-family rural area. The underlying zoning is a mix of Multiple-Use 1 and Multiple-Use -3, Multi-Family 2, Community Commercial, and Regional Commercial indicating that affordable housing is appropriate and supported by the area. In addition, most of the TOD Overlay area is located within a Redevelopment Project Area, which provides additional opportunities for redevelopment investment. The TOD Overlay Program will permit by right 30 dwelling units per acre, and if developed at 100% of its development potential could accommodate approximately 2,340 units.

The State has determined that most assisted housing developments utilizing State or federal financial resources include 50 to 150 units. As indicated in Action 1.6 of the Housing Plan, the City will provide incentives and technical assistance through the processing of subdivision or larger parcels located in the TOD Overlay Program area to facilitate development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The existing infrastructure from Jefferson Avenue and Los Alamos Road can support residential development. The City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-4 illustrates the boundaries and location of the TOD Overlay Program area.

Exhibit 7-4: TOD Overlay Program Area



7.5 - Summary of Available Sites

After taking into account the number of units approved and constructed since 2006, the City's remaining RHNA allocation is 3,002. As outlined in Section 7.4, the City has identified vacant land to accommodate 371 above moderate-income units based on the City's existing zoning and allowable densities. After identifying vacant residentially zoned land the City has a remaining RHNA of 2,631 very low- and low-income units. These 2,631 remaining very low- and low-income units are accommodated as shown in the sites inventory by rezoning three sites and implementing a new TOD Overlay Program to allow for higher density projects to be developed.

**Table 7-4:
Unit Capacity Analysis for Selected Sites**

Site	Acres	Current Zoning	Proposed Zoning	Proposed Density	Unit Capacity
Site One					
909-030-032	1.05	Multiple Use-3	Multi-Family 3	30 du/ac	31
909-030-033	1.04	Multiple Use-3	Multi-Family 3	30 du/ac	31
Site Two					
949-600-030	2.00	Multiple Use-3	Multi-Family 3	30 du/ac	60
Site Three					
906-080-018	6.00	Village Residential	Multi-Family 3	30 du/ac	180
TOD Overlay Program Area					
TOD Overlay	78.00	Various	TOD Overlay	30 du/ac	2340
TOTAL	88.09				2642

In accordance with Action 5.1 of the Housing Program the three sites identified in the inventory will be rezoned from their existing zoning to the newly created Multi-Family 3 zone, which allows for densities of 30 dwelling units per acre. Following the implementation of Action 5.1, approximately 2,642 lower income units can be accommodated. Table 7-4 shows by site the City's efforts to accommodate their remaining RHNA allocation of 2,631 very low- and low-income units, including the acreage and realistic unit capacity for each site. In addition, the City will also establish and implement a new "Transit Oriented Development (TOD) Overlay Program" which will permit by right 30 dwelling units per acre and will accommodate approximately 2,340 units as it will apply to 78 acres. Based on Table 7-5, shown below, the City is more than able to accommodate their remaining RHNA of 2,631 units, when Program 5.1 of the Housing Plan is completed and the three sites identified above are rezoned to their proposed density.

**Table 7-5:
Accommodation of the RHNA**

	Very Low/Low	Moderate	Above Moderate	TOTAL
RHNA after credits	2,631	0	371	3,002
Units accommodated on vacant residentially zoned land	0	0	-425*	-371
Units accommodated on rezoned sites & TOD Overlay Program area	-2,642	0	0	-2,642
Total remaining units	0	0	0	0

As discussed previously in Section 7.2, the City of Murrieta has been successful in providing affordable housing within their current zoning designations, which currently allows densities up to 18 units per acre. The City anticipates that with the creation of a higher density zone, the development of affordable housing may be more easily facilitated. Allowing for a variety of units in various areas of the City at different densities is crucial to ensuring that affordable units are not concentrated in one specific area. It is also necessary to ensure that units of varying sizes, product types and styles can be developed. Based on the City's history of providing affordable units and the sites identified in Section 7.4 the City has identified opportunities for the production of affordable housing.

7.6 - Constraints

7.6.1 - Environmental Constraints

Potential environmental constraints to future development of sites identified include the MSHCP and seismic and flooding hazards, which are addressed in the Non-Governmental Constraints Section of the Housing Element. Locations identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are little additional constraints that would impede the development of new housing units in the future on the identified sites.

7.6.2 - Infrastructure

The City's five year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an exiting street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

7.7 - Resources

7.7.1 - Financial Resources

A variety of Federal, State, and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. The following summarizes financial resources available to the City, private, and non-profit parties to preserve/create housing that is affordable.

Programs that may be of use in Murrieta are listed below. Information related to these programs will be updated annually and made available by the City of Murrieta.

7.7.2 - Federal Programs

- Community Development Block Grant Program (CDBG) – This program is available and can be used to enhance and preserve the City’s affordable housing stock. Funds are applied for through Riverside County. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily households with incomes not exceeding 80 percent of the County area median income.
- Section 8 Rental Assistance Program – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.
- Section 811/202 Program – Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and disabled persons. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

7.7.3 - State Programs

- California Housing Finance Agency (CalHFA) – CalHFA sells tax exempt bonds for below market rate loans to first-time homebuyers. The program operates through participating lenders who originate loans for CalHFA purchase.
- Low-Income Housing Tax Credits – Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing.
- Multifamily Housing Program (MHP) – Deferred payment loans for new construction, rehabilitation, and preservation of rental housing. Administered by HCD.

7.7.4 - Local Programs

- Redevelopment Housing Set-Aside Funds – Twenty percent of Agency tax increment funds are set-aside for affordable housing activities within the Redevelopment Area. The City has project the set-aside fund accruals for each fiscal year through 2014 to include:
 - Fiscal Year 2009/2010: \$1,898,632
 - Fiscal Year 2010/2011: \$1,933,604
 - Fiscal Year 2011/2012: \$1,969,276
 - Fiscal Year 2012/2013: \$1,990,469
 - Fiscal Year 2013/2014: \$2,011,904

By the end of the planning period, the redevelopment set-aside fund is estimated to total approximately \$9,803,885. As shown in the Housing Plan approximately \$7,542,222 in redevelopment funding will be spent during the planning period, including \$4,800,000 to purchase land to be conveyed for affordable housing development, \$2,222,222 to subsidize the construction of new units, \$400,000 to fund the City's First Time Homebuyer Program and \$24,000 annually to fund the Foreclosure Prevention Program. The remaining funding will be used to develop and post informational materials on services and programs available to residents, and to provide fee waivers, on/off-site improvements, fast track processing, and other incentives to affordable housing developers as projects are presented, and when funding is available.

- Riverside County Mortgage Credit Certificate Program (MCC) – Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies make certificates available.
- Riverside County Mortgage Revenue Bond – Bonds used to finance the development of multifamily housing for lower- and moderate-income households.
- Home Improvement Grant – Run by Riverside County, funding is available for exterior and/or interior repairs and improvements costing up to \$10,000 for homeowners that are over age 62, or households where the head of household or spouse are handicapped or disabled.

7.7.5 - Administrative Resources

- City of Murrieta Planning Department – The primary responsibility of the Planning Department is the long-range planning and physical development of the City to promote livability and appearance. The department ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan. It is also responsible for the administration of the General Plan and implementation of the Zoning Ordinance and Specific Plans.
- City of Murrieta Redevelopment Agency – The Redevelopment Agency is responsible for the City's redevelopment, business, retention and attraction of commercial and industry, and affordable housing activities. Redevelopment staff manages the CDBG, and Redevelopment Housing Set-Aside funds, including the filing of grant applications and administration of funds made available for City programs. The Agency is also responsible for projects involving affordable housing development through new construction and acquisition/rehabilitation.

Progress Report

Section 8

The Progress Report reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period. The City of Murrieta's Housing Element identified five programs, labeled "A" through "E", that the City anticipated to implement during the previous planning period. Each program has specific policies that were to be achieved in order to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy has specific actions and quantified objectives that were to be implemented to accomplish the goal of the program. Each of the actions and objectives had a timeframe for completion along with a responsible agency to monitor the program.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the program. Pursuant to Government Code Section 65588 local governments shall review their Housing Element and evaluate the following:

- 1) The progress of the City or County in implementation of the housing element.
- 2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- 3) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2001. Table 8-1 provides a summary of housing programs that have been achieved, partially achieved or not achieved.



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Program A. Identification of Adequate Sites for Housing.	
A1. Land Use Element and Zoning Ordinance	
Program	Accomplishments
<p>Action: Monitor the Land Use Element and Development Code to ensure adequate sites with appropriate development standards, public facilities and services are available for the development of a variety of housing types, sizes, and prices to meet the future housing needs of Murrieta. The land use designation within the Land Use Element of the General Plan, combined with the standards of the Zoning and Subdivision Ordinances, affect the availability of housing for households of all socio-economic levels.</p> <p>Objective: The objective of the City is to ensure that land use designations and zoning development standards enable the City to achieve the future housing needs of all socio-economic groups within Murrieta, as determined by SCAG. Based upon the Vacant and Underdeveloped Land Analysis, there is a build-out potential to create an additional 20,152 units within the City limits. Much of the future growth is expected to occur within approved or proposed specific plan areas.</p> <p>Timing: Ongoing; Annual review each December throughout the planning period.</p> <p>Responsibility: Planning; Engineering</p>	<p>Progress: This objective primarily deals with allowing the market to function in a way which provides housing opportunities for all socio-economic groups. The City's Development Code has been amended as proposed in the Housing Element along with the 2006 update of the Land Use Element. Further, the City has accepted, processed and entitled residential development projects serving various economic groups, including single-family homes of varying price ranges, condominiums, apartments and low- to moderate-income housing.</p> <p>Effectiveness: Between 2000 and 2005, 16,782 total residential units were constructed. This total includes the annexation of Murrieta Hot Springs in 2002. Of this total, 11,894 new single-family homes were constructed, along with 4,888 multifamily units. As of July 2006, there were an additional 2,183 multifamily rental units that were pending, approved or under construction, and another 894 multifamily ownership units pending, approved or under construction.</p> <p>Appropriateness: The considerable growth and development throughout the City has required a complete re-evaluation of the existing housing opportunities and potential housing opportunities for all income groups within the City. The City will continue to ensure that land use designations and zoning development standards enable the City to achieve the future housing needs for all socio-economic groups.</p>
A2: Residential Land and Economic Data Base	
Program	Accomplishments
<p>Action: Maintain a comprehensive land use survey identifying parcels and/or structures suitable for residential development, redevelopment and use for all income categories. Monitor rents, home sales, and land prices quarterly.</p> <p>Objective: Continually assess the potential for future residential development through the monitoring of a comprehensive land and economic data base to identify housing sites suited to all income categories.</p> <p>Timing: Ongoing; Quarterly review of data base.</p> <p>Responsibility: Planning</p>	<p>Progress: Monitoring has not been done to the extent it was proposed, specifically as it relates to monitoring rents, home sales and land prices on a quarterly basis.</p> <p>Effectiveness: The City has monitored development sites and identified the availability of land for single-family and multifamily development for the projects which have been approved as well as those which have been proposed. This information is available at City Hall as well as through the City's website. The City will continue to re-evaluate the effectiveness of this program.</p> <p>Appropriateness: The City will continue to monitor development sites and identify available land suitable for single-family and multifamily development. The City is analyzing the feasibility of establishing a Housing Division which will oversee all the housing programs, and monitor housing rents, sales, and other housing costs within the City.</p>

A3. Re-designation, Re-zoning, and Amendments	
Program	Accomplishments
<p>Action: To support new construction of affordable housing by re-designing or re-zoning existing vacant or underdeveloped land and amend existing city policies to permit higher density residential development.</p> <p>Objective (1): Amend the Multiple Use-3 (MU-3) zoning district to increase the percentage of residential development allowed from 30 percent to 40 percent of total acreage, and increase maximum density from 12 dwelling units per acre to 18 dwelling units per acre.</p> <p>Objective (2): Re-zone approximately 70 acres within the City to Multi-Family 2 (MF-2), allowing for development at maximum 18 dwelling units per acre.</p> <p>Timing: City Council action by March 2002</p> <p>Responsibility: Planning</p>	<p>Progress: The City is in compliance with this provisions dealing with the MU-3 zoning district. The City was successful in rezoning a minimum 70 acres to MF-2 zoning district, which currently allows up to 18 dwelling units per acre. In rezoning a significant amount of land to accommodate high density residential, the City was also successful in developing a number of affordable multifamily housing developments.</p> <p>Effectiveness: Subsequent to the adoption of the Housing Element, the City Council amended the MU-3 Zoning Standards to allow for 40 percent of the land to be used for residential uses at a maximum of 18 dwelling units per acre.</p> <p>Appropriateness: The City will continue to pursue analysis of amending the MU-2 zoning district to allow multifamily residential uses as part of a multiple use development.</p>
A4: Transitional Housing/Emergency Shelter Assistance	
Program	Accomplishments
<p>Action: Allow for and encourage the provision of emergency and transitional housing. Transitional housing provides housing assistance to families and/or individuals that, for various reasons, have lost the ability to house themselves. Emergency shelters provide temporary housing for people in need during emergency situations such as cold weather, storms or natural disaster, as well as victims of social misfortunes such as domestic violence.</p> <p>Objective (1): Commit annual funding of no less than \$4,000 to Riverside County Department of Public Social Services to Support the Emergency Cold Weather Shelter program.</p> <p>Objective (2): Commit annual funding of no less than \$10,000 to provide shelter services to victims of domestic violence and other social emergencies.</p> <p>Objective (3): Amend Development Code to allow transitional housing and emergency shelters in Community Commercial and Regional Commercial zoning districts. Include criteria in Section 16.44 for evaluating such uses which will encourage and facilitate their review and approval.</p> <p>Timing: Annually throughout the planning period; City Council action by December 2002</p> <p>Responsibility: Development Services; Planning</p>	<p>Progress: While the City has not consistently allocated this level of funds for the Emergency Cold Weather Shelter for victims of domestic violence, the City has used its allocation of Community Development Block Grant (CDBG) funds to provide assistance in these areas.</p> <p>Effectiveness: The City Council has amended the development standards for the Community Commercial (CC) and Regional Commercial (RC) zoning districts to allow transitional housing and emergency shelters with approval of a conditional use permit. Further, Section 16.44.200 has been added to the Development Code detailing the conditions and requirements for operations of such housing and shelters.</p> <p>Appropriateness: The City will continue to allow emergency and transitional shelters with the approval of a conditional use permit. However, California Senate Bill 2 will require Murrieta to identify a zone or zones where transitional housing and emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit.</p>

Program B: Assistance to the development of housing for very low-, low-, and moderate-income households.	
B1: Density Bonus	
Program	Accomplishments
<p>Action: The City will utilize their density bonus incentive program to facilitate the development of housing for very low- and low-income households. These units will be income restricted for a period of time no less than twenty years.</p> <p>Objective: The City will develop informational materials which explain this incentive program and make these materials available to developers of low-income and multifamily housing. These materials will assist in the creation of 62 additional housing units (31 very low-income units and 31 low-income units).</p> <p>Timing: Construct 62 units over the planning period.</p> <p>Responsibility: Planning</p>	<p>Progress: Section 16.20 of the Development Code provides for density bonuses pursuant to the provisions of State law. While no formal informational material (i.e. brochures, etc.) have been developed, the City staff does make the Code provisions available to those developers seeking a density bonus and actively supports these bonuses when they are in compliance with the State law and the Development Code.</p> <p>Effectiveness: A total of 106 affordable units have been developed using the density bonus or development incentive provisions of the Development Code. Another 450 senior citizen units are currently under construction, also utilizing the density bonus or development incentive provisions of the Code and another 50 senior units are currently being processed and are under staff review. It is anticipated that 135 units will be affordable.</p> <p>Appropriateness: The City will continue to use a density bonus as an incentive to encourage the development of affordable housing.</p>
B2: Second Unit Development	
Program	Accomplishments
<p>Action: Continue to administer and promote the Secondary Dwelling Unit Ordinance. The City currently provides for secondary dwelling unit development as long as adequate land area, facilities, and parking are available. Secondary dwelling units can be an effective way of encouraging development of additional affordable housing units to serve the needs of the elderly population.</p> <p>Objective: Construct 10 units (very low-income) over the planning period.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning</p>	<p>Progress: The City amended the Development Code to remove the requirement for a conditional use permit to construct a secondary dwelling unit for those applications received after July 1, 2003. This encourages the construction of such units, as required by State law.</p> <p>Effectiveness: All secondary dwelling units must be issued a building permit and must conform to the provisions of 16.44.160 of the Development Code. The City does not maintain records that indicate how many secondary dwelling units were constructed.</p> <p>Appropriateness: The City will continue utilize secondary dwelling units to meet the housing needs of the City, especially for seniors.</p>

B3: Manufactured Housing	
Program	Accomplishments
<p>Action: Encourage the provision of affordable housing by allowing manufactured housing (including mobile homes) in single-family residential zoning districts subject to certain conditions consistent with State law.</p> <p>Objective: Construct 10 units (moderate-income) over the planning period.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning</p>	<p>Progress: The City has undertaken an initiative in regard to manufactured housing. Such housing, including mobile homes as primary dwelling units on single lots are specifically permitted within the following single-family zoning districts:</p> <ul style="list-style-type: none"> • Rural Residential (RR) • Estate Residential 1 (ER-1) • Estate Residential 2 (ER-2) • Estate Residential 3 (ER-3) • Single-Family 1 (SF-1) <p>Effectiveness: Various building permits have been issued for the development of manufactured housing or to place mobile homes on permanent foundations within the Historic District. Mobile home parks are allowed with a conditional use permit in all residential zoning districts, including multifamily zoning districts. The City has a program to encourage the placement of existing single lot mobile homes on permanent foundations. This program waives building permit fees. To date, 85 such fee waivers have been approved.</p> <p>Appropriateness: The City will continue to permit affordable housing in the form of manufactured homes and mobile homes in single-family residential zoning districts.</p>
B4: Tax Increment Bonds	
Program	Accomplishments
<p>Action: A mortgage revenue increment bond program totaling \$4 million has been proposed by the City's Redevelopment Agency. Bond funds in the amount of \$1 million are expected to be available in April 2002. The Agency will use these funds to lower the land costs of proposed projects to the point where the development of very low-income units is feasible. The funds could be used for the outright purchase of sites, which are then sold to developers at a discounted price, or could be used to construct the on- and off-site public infrastructure required for a project.</p> <p>Objective: To subsidize the construction of 150 very low-income housing units.</p> <p>Timing: 2002, then ongoing</p> <p>Responsibility: Planning; Redevelopment Agency</p>	<p>Progress: In 2002, the Redevelopment Agency issued Tax Increment Bonds of which 20 percent were set-aside to provide low- to moderate-income housing opportunities.</p> <p>Effectiveness: In 2005, a second series of tax increment bonds were issued and again 20 percent of the proceeds were set-aside for the provision of low- to moderate-income housing. These funds have been used in a variety of ways to assist in the development of low- to moderate-income housing. The City used this program to construct the Monte Vista Apartments, which is a 64-unit apartment complex where 100 percent of the units are affordable. An additional affordable apartment complex that will have approximately 48 units is proposed to be completed in 2009. Both complexes are located on City purchased property.</p> <p>Appropriateness: The City will continue to utilize Tax Increment Bonds to provide affordable housing opportunities.</p>

B5: Land Improvement Projects	
Program	Accomplishments
<p>Action: Open up potential for both public and private sectors to develop affordable housing in the Redevelopment Project Areas by constructing off-site improvements and physical infrastructure as Capital Improvement Projects.</p> <p>Objective: Construction of infrastructure improvements which will assist in the development of five very low- and five low-income housing units.</p> <p>Timing: Ongoing; construction by 2005</p> <p>Responsibility: Development Services</p>	<p>Progress: With the expansion and adoption of new redevelopment projects areas during 2005, the City and Redevelopment Agency have financed and are currently involved in the preparation of traffic and other infrastructure improvement studies needed for the build-out of these redevelopment project areas. The infrastructure studies are expected to be completed in 2007.</p> <p>Effectiveness: The City has identified in its 2005-2009 Implementation Plan specific infrastructure improvements in Historic Murrieta. The City completed street and infrastructure improvements in the Historic Downtown and continues with other street and infrastructure improvements within the area. Funding through the Environmental Protection Agency was used to replace septic systems with a new sewer system in the Historic Downtown along with \$5 million allocated for neighborhood improvements to the Historic Downtown. The City has initiated or completed the following capital improvements:</p> <ul style="list-style-type: none"> • New City Hall • Increased capacity at the Town Square parking lot • Street Widening • Drainage Improvements • New decorative pieces added to traffic signals in the Historic Downtown • Replacement of sewer system underneath the Historic Downtown • New neighborhood park with a community center and picnic area • Room additions to the existing fire station • Initiated a “historic street theme” along Second Avenue for the relocation and preservation of historic structures and houses <p>Appropriateness: The City will continue to allocate funds for capital improvements in the City by expanding and replacing necessary infrastructure and City service facilities. Once the infrastructure studies are completed, the City can utilize these studies to plan and program future Capital Improvement Projects.</p>

B6: Redevelopment Project Areas Assistance Program	
Program	Accomplishments
<p>Action: Facilitate development of affordable housing by private development in the Redevelopment Project Areas. Facilitation will be accomplished by expediting application review and granting fee waivers for projects filed.</p> <p>Objectives: Facilitate construction of 131 affordable units in the Redevelopment Project Areas (51 very low-, 40 low- and 40 moderate-income units) by the end of the planning period.</p> <p>Timing: Ongoing; construction by 2005</p> <p>Responsibility: Development Services</p>	<p>Progress: The City has entered into development agreements and has conditioned residential developments within the Redevelopment Project Area with requirements to provide a minimum of 15 percent of the constructed units as affordable housing, as required under State Redevelopment Law. These agreements have and/or will provide for the development of 656 units, including the Grand Isle senior housing complex that will provide 453 senior units. It is anticipated that approximately 135 of these units will be affordable.</p> <p>Effectiveness: The above mentioned developments were granted expedited application review.</p> <p>Appropriateness: The City will continue to utilize incentives such as waiving of fees and expediting application reviews to facilitate the development of affordable housing by private developers.</p>
B7: Housing Loan Fund	
Program	Accomplishments
<p>Action: Encourage the development of low-income housing by promoting the use of the Riverside County Housing Loan fund which issues loans up to \$500,000 for the development of low-income housing units.</p> <p>Objective: Development Services will provide informational materials to the public which explain the loan program. This will assist in the development of 10 low-income housing units within the planning period.</p> <p>Timing: Construction by 2005</p> <p>Responsibility: Fund reserves; loan paybacks</p>	<p>Progress: The City has cooperated with Riverside County in funding programs for affordable housing. In Fiscal Year (FY) 2005-2006 the City and County partnered with the Riverside County Economic Development Agency to provide first-time homebuyer financing. In addition, the Redevelopment Agency has entered into agreements with the California Housing Finance Agency to provide below-market mortgage financing for very low- to moderate-income borrowers.</p> <p>Effectiveness: To date, the City has not received funding for a first-time homebuyers program. However, the City has entered into an agreement with the Riverside County Economic Council to provide such a program. Staff is anticipating that the First-Time Homebuyers Program will help bridge the gap in affordability between sales price and maximum income restrictions.</p> <p>Appropriateness: The First-Time Homebuyers Program will provide homebuyers with down payment assistance up to \$20,000. This program will become an essential program in assisting first-time homebuyers.</p>

Program C: Removal of Governmental Constraints	
CI: Review of Development Guidelines and Requirements, General Plan and Zoning	
Program	Accomplishments
<p>Action: At least every three years, systematically review existing requirements, land use designations and zoning classifications in order to ensure that these documents provide adequate opportunities to develop a housing mix which is balanced to the needs of the community.</p> <p>Objective (1): Amend Section 16.16 of the Murrieta Development Code to allow for a Planned Residential Development Overlay which raises densities by reducing allowable lot sizes and therefore, increasing opportunities for more affordable single-family detached housing.</p> <p>Objective (2): Amend Land Use Element and Development Code to remove the target density requirement in all residential use categories.</p> <p>Timing: Study complete by July, 2001; City Council action by September, 2001</p> <p>Responsibility: Planning</p>	<p>Progress: Based on the adoption of the existing Housing Element in 2001, this review should have taken place in either FY 2004-2005 or in FY 2005-2006. This review was not done. However, this progress report is such a review as is required by this provision.</p> <p>Effectiveness: Section 16.16 of the Development Code currently authorizes the reduction in lot sizes below the minimum allowed in the underlying zoning districts between 2,750 and 4,000 square feet (depending on the configuration of the development). None of the residential zoning districts any longer incorporate overall target densities, but rather simply require density ranges, as is standard in zoning provisions. Also, the Land Use, Circulation, and Economic Development Elements of the General Plan were updated in 2006.</p> <p>Appropriateness: The City will continue to re-evaluate the Development Code to analyze ordinances that promote a diversified mix of housing and do not constrain the production of housing in the City. The required periodic update of the General Plan and Housing Element ensures that the City offers programs, policies, and implementation actions to facilitate and assist in the production of housing for all socio-economic levels.</p>

C2: Waiver of Fees	
Program	Accomplishments
<p>Action: Encourage the development of affordable housing units (low- and very low-income) by permitting waivers, or reductions of selected City zoning and development processing fees, for new affordable residential housing developments that incorporates 25 percent, or more, affordable units within the development.</p> <p>Objective: Encourage the development of 20 very low-income housing units by waiving selected fees.</p> <p>Timing: Construct 25 units by end of planning period</p> <p>Responsibility: Development Services</p>	<p>Progress: The City has entered into several agreements requiring affordable housing. In these development agreements, fees have been waived and/or tax revenues have been shared with the developer(s) in return for the development of the affordable housing units. Other financial incentives have also been provided such as assistance with off-site improvements.</p> <p>Effectiveness: In 2006, the City of Murrieta conditioned two developers within the City's RDA to provide 15 percent of the units constructed to be set-aside, 18 for very low- and 33 for moderate-income, for a total of 51 affordable units. These developments had certain fees waived.</p> <p>Appropriateness: The City will continue to grant these incentives to developers of affordable housing on a case-by-case basis.</p>
Program D: Conservation and Improvement of the Existing Affordable Housing Stock	
D1: Historic Downtown Street Improvement Project	
Program	Accomplishments
<p>Action: The City will take the lead and coordinate with other involved agencies to improve the quality of existing very low-income units in the older, eastern portion of the City by increasing fire fighting capabilities, eliminating flooding problems and improving access and safety for vehicles and pedestrians.</p> <p>Objective: Commit nearly \$750,000 in funding to improve the habitability of 10 units and conserve/rehabilitate five homes.</p> <p>Timing: Commitment to funding in 2000-2001; project completion by 2002</p> <p>Responsibility: Development Services</p>	<p>Progress: In fiscal year 2005-2006 the City initiated or completed various improvement projects in the historic downtown area.</p> <p>Effectiveness: Several projects have directly benefited the lower-income housing in the area, including the 2005 downtown clean up that removed approximately 427 tons of debris; the downtown sewer system; sidewalk and drainage improvements on Plum, Juniper and "C" Street; and the widening of Ivy Street. All work was in compliance with State law and the Historic Downtown Specific Plan.</p> <p>Appropriateness: The City has taken action to address key issues of property owners in the area. The City has begun to allocate funding to infrastructure improvements in the area to improve safety and access for property owners in the older portions of the community.</p>

D2: Capital Improvement Program	
Program	Accomplishments
<p>Action: Improve conditions for approximately 100 existing single-family very low- and low-income units in the older, central portion of City with street improvements and storm drains. This project will service existing single-family lots and over 70 units in the Mission Hill and Warm Springs mobile home parks.</p> <p>Objective: Commit \$10-\$15,000,000 in funds.</p> <p>Timing: Project completion by 2005</p> <p>Responsibility: Riverside County Housing Authority, Redevelopment Agency</p>	<p>Progress: In Fiscal Year 2005-2006 the City initiated or completed several major improvement projects that benefited owners and residents in the older area of the City</p> <p>Effectiveness: The total capital improvement program in the downtown central area is approximately \$16-20 million. Projects include the Line E/Ivy Street Storm drain (\$6.8 million); improvements to Washington Street (\$4.5 million); widening of Jefferson Avenue (\$3.5 million); Interstate 15 / California Oaks interchange improvements (\$2 million); and improvements to Adams Street (\$1 million).</p> <p>Appropriateness: The City will continue capital improvements through the allocation of CDBG funding and rehabilitation program funds.</p>
D3: Housing Rehabilitation Program	
Program	Accomplishments
<p>Action: Make available Community Development Block Grant (CDBG) funds for rehabilitation loans to qualified single-family homeowners. Priority will be given to low-income senior applicants. Program loan amount limit is \$25,000.</p> <p>Objective: Rehabilitate two substandard units per year.</p> <p>Timing: Ongoing; 10 units by end of planning period</p> <p>Responsibility: Development Services</p>	<p>Progress: The County of Riverside Economic Development Agency (EDA) offers a Home Repair Program to qualified low-income households. The EDA covers the cost of repairs, such as repainting walls and roof repair up to a total of \$6,000 with no loan or payback requirement if you meet the program guidelines.</p> <p>Effectiveness: As of June 30, 2004, no affordable housing units have been substantially rehabilitated in the City. This is most likely due to the young age of most of the housing stock in the City. The City does provide resources through the County of Riverside for the rehabilitation of housing units for lower income households, but does not provide direct funding for this program.</p> <p>Appropriateness: The City will continue to distribute packets, brochures, and applications to property owners that are interested in applying for this County program.</p>

D4: Building Code Enforcement	
Program	Accomplishments
<p>Action: Enforce and expand, where necessary, the property maintenance provisions embodied in the Uniform Building Code and Land Use Ordinance in order to conserve and improve the quality of the housing units in the City. The majority of complaints involve requests for relatively minor rehabilitation or maintenance.</p> <p>Objective: With addition of second officer, become proactive in improving conditions. Maintain at least the current level of enforcement activity, 1,000 calls per year.</p> <p>Timing: Ongoing</p> <p>Responsibility: Building and Safety; Police</p>	<p>Progress: The Police Department operates the Code Enforcement Program. Code enforcement officers inspect residences to make sure they are in compliance with the California Building Code and the City's Municipal Code. If tenants complain about maintenance problems, Code Enforcement will investigate the complaint and send violation notices if necessary.</p> <p>Effectiveness: The City currently allocates funds for one senior code enforcement officer, three full time code enforcement officers, and a part-time code enforcement officer. At any time, the program has two code enforcement officers on duty. This program will increase in its effectiveness in the future as the age of the housing stock increases.</p> <p>Appropriateness: The City will continue to use the Code Enforcement Program to regulate property maintenance and compliance with the California Building Code and the City's Municipal Code.</p>

D5: Preservation of “at-risk” affordable housing units.	
Program	Accomplishments
<p>Action: Assist in the permanent preservation of all units “at-risk” of converting from affordable housing to market rate housing.</p> <p>Objective: To preserve units affordable to low- and very low-income household “at-risk” of converting to market rate.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning</p>	<p>Progress: “At-Risk” affordable units are those which had previously been developed and subsidized, but whose covenants requiring affordability are due to expire. Presently, the City has no such at-risk units.</p> <p>Effectiveness: To ensure continued affordable rents for lower income residents, four multifamily complexes were constructed between 2000 and 2006 with affordability requirements. These apartment complexes are:</p> <ul style="list-style-type: none"> • The Reserves at Madison Park Condominiums • Monte Vista Apartments • Amber Walk Condominiums • Silverado Apartments <p>These four apartment complexes offer 232 units that have deed restrictions. They are broken down into the following income categories:</p> <ul style="list-style-type: none"> • 100 very low-income units • 12 low-income units • 120 moderate-income units <p>Construction was completed on the Monte Vista Apartments, a 64 unit apartment complex, where 100 percent of the units are affordable. An affordable apartment complex that will have approximately 48 units is proposed to be completed in 2009. Both complexes are located on City property. The deed restrictions are not set to expire until 2042.</p> <p>Appropriateness: Affordable housing in the City will remain affordable through deed restrictions. An inventory of affordable units will be kept up-to-date by the RDA to monitor affordable units that may be at-risk of converting to market-rate housing. Many of the market-rate units in these projects already meet the affordability threshold for moderate-income residents.</p>

Program E: Improvement of Housing Opportunities and Accessibility	
E1: Fair Housing Council	
Program	Accomplishments
<p>Action: Maintain educated staff and referral information for the County Fair Housing Council and make available to all City residents in need. Information regarding fair housing issues and the availability of assistance will be provided by the City.</p> <p>Objective: Maintain contract with the Riverside County Fair Housing Council to mediate fair housing issues involving Murrieta residents.</p> <p>Timing: Coordinate with the Fair Housing Council so that the program is available within one year.</p> <p>Responsibility: Planning; Riverside Fair Housing Council</p>	<p>Progress: The City maintains close contact with the Riverside County Fair Housing Council. The City promotes residents to file complaints with the Fair Housing Council to eliminate housing discrimination. The Fair Housing Council also distributes fair housing pamphlets for Riverside County cities to disseminate to the public.</p> <p>Effectiveness: A staff person has been identified as the contact person for these programs and will provide information to those who contact the City seeking such assistance. The City has pamphlets available at City Hall regarding information about fair housing. The City will work cooperatively with the Fair Housing Council to actively pursue any complaints of housing discrimination within the City.</p> <p>Appropriateness: The City will continue to be involved with the Fair Housing Council to eliminate housing discrimination and distribute information to the public about how they can report housing discrimination.</p>
E2: First-time Homebuyer Assistance Program	
Program	Accomplishment
<p>Action: Promote the HOME – First-Time Homebuyer Program. This Program increases opportunities for home ownership for very low- and low-income families through down payment assistance.</p> <p>Objective: Assist very low- and low-income rental households in purchasing homes (five very low-income, five low-income).</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning</p>	<p>Progress: The City participates in the HOME program through Riverside County, which is an additional program to the Community Development Block Grant program.</p> <p>Effectiveness: To date, the City has not received funding for a first-time homebuyers program through the County. Therefore, the City did not meet its objective of assisting five very low- and five low-income households. The City has entered into an agreement with the Riverside County Economic Council to provide such a program. Staff is anticipating that the First-Time Homebuyers Program will help bridge the gap in affordability between sales price and maximum income restrictions.</p> <p>Appropriateness: The First-Time Homebuyers Program will provide homebuyers with down payment assistance up to \$20,000. This program will become an essential program in assisting first-time homebuyers. The amount of the City's annual receipt of CDBG funds from the City varies, but is always significantly below what it is anticipated the City would receive if it were its own applicant and recipient directly from the Federal Government. Because of the City's needs to ensure that it controls and targets available resources to its own needs, it is recommended that the City remove itself from the Riverside County CDBG program and apply directly to HUD for its appropriate entitlement of CDBG funds.</p>

E3: Silent Second Mortgage Program	
Program	Accomplishment
<p>Action: Conserve home ownership potential by providing silent second mortgage funding to qualified home buyers. This second mortgage will reduce mortgage costs to very low-income households and will not become due until property transfers ownership. This second mortgage, in effect, decreases the debt load of the buyer. Loan amounts up to \$5,800.</p> <p>Objective: Assist 5 very low-income households in acquiring second mortgage loans.</p> <p>Timing: Ongoing; 5 loans by 2005</p> <p>Responsibility: Development Services</p>	<p>Progress: The City has entered into an agreement with the California Housing Finance Authority to provide silent second mortgages to very low- and moderate-income homebuyers.</p> <p>Effectiveness: Since this agreement was recently formed, no homebuyers have received silent second mortgages. The City also entered into an agreement to provide a First-Time Homebuyers Program to help bridge the gap in affordability between sales price and maximum income restrictions. This program provides homebuyers with down payment assistance up to \$20,000.</p> <p>Appropriateness: The City will continue to partner with the California Housing Finance Authority to provide silent second mortgages to qualified very low- and moderate-income homebuyers.</p>
E4: Section 8 Housing Assistance Program	
Program	Accomplishments
<p>Action: Support the Riverside County Housing Authority in promoting the Section 8 Housing Assistance Program which provides rent subsidies to very low-income households and landlords wishing to participate in the program.</p> <p>Objective: To provide assistance to low-income households within Murrieta that presently pay more than 30 percent of their income for housing. Ten additional households within the five year period will be assisted with Section 8 funding.</p> <p>Timing: Ongoing; 10 additional households by 2005</p> <p>Responsibility: Riverside County Housing Authority</p>	<p>Progress: The City utilizes Section 8 housing vouchers administered through the Riverside County Housing Authority to assist eligible City residents.</p> <p>Effectiveness: No Section 8 vouchers were administered to eligible City residents during this planning period. However, the City used other programs to assist lower income residents. The City uses deed restrictions to maintain affordable rents and used RDA set-aside funds to provide affordable units in the Monte Vista apartments.</p> <p>Appropriateness: The City will continue to participate with the Riverside County Housing Authority to provide Section 8 housing vouchers to eligible residents.</p>

Table 8-1: Summary of Housing Program Provisions and Achievement			
Program/Objective	Achieved	Partially Achieved	Not Achieved
Program A: Identification of Adequate Sites for Housing			
A1. Land Use Element and Zoning Ordinance	X		
A2. Residential Land and Economic Data Base		X	
A3. Re-designation / Rezoning / Amendments		X	
A4. Transitional Housing / Emergency Shelter Assistance		X	
Program B. Assistance to the Development of Housing for Very Low-, Low-, and Moderate-Income Households			
B1. Density Bonus	X		
B2. Second Unit Development	X		
B3. Manufactured Housing	X		
B4. Tax Increment Bonds	X		
B5. Land Improvement Projects	X		
B6. Redevelopment Project Areas Assistance Program	X		
B7. Housing Loan Fund	X		
Program C. Removal of Governmental Constraints			
C1. Review of Development Guidelines and Requirements, General Plan and Zoning	X		
C2. Waiver of Fees	X		
Program D. Conservation and Improvement of the Existing Affordable Housing Stock			
D1. Historic Old Town Street Improvement Project	X		
D2. Capital Improvement Projects	X		
D3. Housing Rehabilitation Program	X		
D4. Building Code Enforcement	X		
D5. Preservation of "at risk" Affordable Housing Units	X		
Program E. Improvement of Housing Opportunities and Accessibility			
E1. Fair Housing Council	X		
E2. First-time Homebuyer Assistance Program	X		
E3. Silent Second Mortgage Program	X		
E4. Section 8 Housing Assistance Program	X		

Appendix A

Appendix A provides supplemental data for the Housing Resources section. Included are tables providing detailed information about the vacant sites inventory for both vacant residentially zoned sites as well as the six sites identified to be rezoned. In addition, Exhibit A-1 provides a map showing the vacant residentially zoned land and its location in the City. A legend is provided indicating the existing zone for each parcel.

**Table A-1:
Sites Inventory of Vacant Sites Zoned SF-1**

Single Family-1 (SF-1)								
ID	APN	ACRES	ZONING	Z ABBREV	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
1	384260020	4.4	Single-Family 1, Residential	SF-1	2.1-5 du/ac	18	Vacant	EMWD
2	384260030	4.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	17	Vacant	EMWD
4	906140049	4.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	19	Vacant	WMWD
5	906140070	9.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	37	Vacant	WMWD
6	910080001	4.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	20	Vacant	EMWD
7	910080002	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
8	910080003	1.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	5	Vacant	EMWD
9	910080004	0.6	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
10	910080005	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
11	910080006	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
12	910080007	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
13	910080008	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
14	910080009	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
15	910080010	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
16	910080011	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
17	910080012	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
18	910080013	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
19	910080014	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
20	910080015	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
21	910080016	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
22	910080017	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
23	910080018	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
24	910080019	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
25	910080020	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
26	910080021	1.8	Single-Family 1, Residential	SF-1	2.1-5 du/ac	7	Vacant	EMWD
27	910080022	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
28	910080023	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
29	910080024	0.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
31	916241015	5.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	21	Vacant	EMWD
32	916241016	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
33	948210005	2.4	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
34	948210007	2.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
35	949130016	2.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
36	949130017	5.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	20	Vacant	EMWD
37	949130018	2.1	Single-Family 1, Residential	SF-1	2.1-5 du/ac	8	Vacant	EMWD
38	949130019	3.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	12	Vacant	EMWD
39	949130020	2.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	11	Vacant	EMWD
40	949130021	2.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	11	Vacant	EMWD
41	949130055	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
42	949130056	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
43	949130057	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
44	949130058	1.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	5	Vacant	EMWD
45	949130062	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
46	949130064	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
47	949130066	1.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	7	Vacant	EMWD
TOTAL		76.0				304		

Table A-2:
Sites Inventory of Vacant Sites Zoned SF-2

Single Family-2 (SF-2)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
48	916070019	1.3	Single-Family 2, Residential	5.1-10 du/ac	11	Vacant	EMWD
49	910100001	13.7	Single-Family 2, Residential	5.1-10 du/ac	110	Vacant	EMWD
TOTAL		15.1			121		

Table A-3:
Sites Inventory of Vacant Sites Zoned MF-1

Multifamily Residential-1 (MF-1)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
50	908360004	6.1	Multi-Family 1, Residential	10-15 du/ac	73	Vacant	EMWD
51	906020013	4.9	Multi-Family 1, Residential	10-15 du/ac	59	Vacant	WMWD
52	906020086	4.5	Multi-Family 1, Residential	10-15 du/ac	54	Vacant	WMWD
53	906020012	4.9	Multi-Family 1, Residential	10-15 du/ac	59	Vacant	WMWD
TOTAL		20.4			244		

Table A-4:
Sites Inventory of Vacant Sites Zoned MF-2

Multifamily Residential-2 (MF-2)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
54	910430006	5.5	Multi-Family 2, Residential	15-18 du/ac	80	Vacant	EMWD
55	913160040	10.1	Multi-Family 2, Residential	15-18 du/ac	146	Vacant	EMWD
56	949090026	7.6	Multi-Family 2, Residential	15-18 du/ac	109	Vacant	WMWD
57	949090035	7.1	Multi-Family 2, Residential	15-18 du/ac	103	Vacant	WMWD
TOTAL		30.4			438		

**Table A-5:
Sites Inventory of Vacant Sites Zoned MU-3**

Mixed Use-3 (MU-3)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
58	392290010	5.7	Multiple Use, Area 3	15-18 du/ac	41	Vacant	EMWD
59	392290011	1.9	Multiple Use, Area 3	15-18 du/ac	14	Vacant	EMWD
60	392290015	4.7	Multiple Use, Area 3	15-18 du/ac	34	Vacant	EMWD
61	392290022	5.6	Multiple Use, Area 3	15-18 du/ac	40	Vacant	EMWD
62	392380069	2.4	Multiple Use, Area 3	15-18 du/ac	18	Vacant	EMWD
63	906040015	3.3	Multiple Use, Area 3	15-18 du/ac	24	Vacant	WMWD
64	906040021	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
65	906040026	4.9	Multiple Use, Area 3	15-18 du/ac	35	Vacant	WMWD
66	906040091	0.7	Multiple Use, Area 3	15-18 du/ac	5	Vacant	WMWD
67	906040092	2.5	Multiple Use, Area 3	15-18 du/ac	18	Vacant	WMWD
68	906040093	2.2	Multiple Use, Area 3	15-18 du/ac	16	Vacant	WMWD
69	906040094	1.4	Multiple Use, Area 3	15-18 du/ac	10	Vacant	WMWD
70	906040095	2.6	Multiple Use, Area 3	15-18 du/ac	19	Vacant	WMWD
71	906060049	0.2	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
72	906070092	3.9	Multiple Use, Area 3	15-18 du/ac	28	Vacant	WMWD
73	906070093	0.6	Multiple Use, Area 3	15-18 du/ac	4	Vacant	WMWD
74	909020048	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
75	909040001	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
76	909040002	0.2	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
77	909040020	0.5	Multiple Use, Area 3	15-18 du/ac	3	Vacant	WMWD
78	909170004	0.6	Multiple Use, Area 3	15-18 du/ac	4	Vacant	WMWD
79	909170005	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
80	909170006	0.3	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
81	909170007	26.8	Multiple Use, Area 3	15-18 du/ac	193	Vacant	WMWD
82	909170008	1.0	Multiple Use, Area 3	15-18 du/ac	7	Vacant	WMWD
83	909170009	0.2	Multiple Use, Area 3	15-18 du/ac	1	Vacant	WMWD
84	909170012	1.8	Multiple Use, Area 3	15-18 du/ac	13	Vacant	WMWD
85	909170013	2.1	Multiple Use, Area 3	15-18 du/ac	15	Vacant	WMWD
86	909170014	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
87	909170015	2.7	Multiple Use, Area 3	15-18 du/ac	20	Vacant	WMWD
88	913210032	2.8	Multiple Use, Area 3	15-18 du/ac	20	Vacant	EMWD
89	949110008	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
90	949110009	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
91	949110010	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
92	949110011	1.6	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
93	949110035	5.7	Multiple Use, Area 3	15-18 du/ac	41	Vacant	WMWD
94	949110036	6.6	Multiple Use, Area 3	15-18 du/ac	48	Vacant	WMWD
95	949220057	0.4	Multiple Use, Area 3	15-18 du/ac	3	Vacant	EMWD
96	949670009	2.2	Multiple Use, Area 3	15-18 du/ac	16	Vacant	EMWD
TOTAL		108.3			780		

**Table A-6:
Inventory of Sites to be Rezoned and TOD Overlay Program Area**

PROPOSED INVENTORY OF SITES TO BE REZONED AND TOD OVERLAY AREA								
ID	APN or OVERLAY AREA	ACRES	PROPOSED ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
SITE ONE (Jefferson South Property)								
1	909-030-032	1.05	Multi-Family 3, Residential	30 du/ac	31	Vacant	WMWD	No/Yes
1	909-030-033	1.04	Multi-Family 3, Residential	30 du/ac	31	Vacant	WMWD	No/Yes
Subtotal		2.09			62			
SITE TWO (Monte Vista II)								
2	949-600-030	2.0	Multi-Family 3, Residential	30 du/ac	60	Vacant	WMWD	No/Yes
Subtotal		2.0			60			
SITE THREE (Adams Avenue)								
3	906-080-018	6.00	Multi-Family 3, Residential	30 du/ac	180	Vacant	WMWD	No/Yes
Subtotal		6.00			180			
TOD Overlay Program Area								
	TOD Overlay	78.00	TOD Overlay	30 du/ac	2340	Vacant and Underutilized	WMWD	No/Yes
Subtotal		78.00			2340			
TOTAL		88.09			2642			

**Table A-7:
Inventory of Sites in TOD Overlay Program Area**

APN	ACRES	CURRENT ZONING	UNIT CAPACITY (BASED ON 30 DU/ACRE DENSITY)	EXISTING USE/STRUCTURE		WATER/SEWER	FLOOD/FAULT
949-230-021	1.26	Civic/Institutional	0	Vacant	Flood Channel	WMWD	NO/NO
949-210-071	2.06	Community Commercial	62	Business and Underutilized	Retail	WMWD	NO/NO
910-410-008	4.71	Community Commercial	141	Business and Underutilized	Retail	WMWD	NO/NO
910-140-074	19.02	Community Commercial	571	Business and Underutilized	Retail	WMWD	NO/NO
949-670-002	1.35	Community Commercial	41	Business and Underutilized	Retail	WMWD	NO/NO
910-410-002	0.98	Community Commercial	29	Business and Underutilized	Retail	WMWD	NO/NO
910-410-006	0.37	Community Commercial	11	Business and Underutilized	Retail	WMWD	NO/NO
910-410-004	0.77	Community Commercial	23	Business and Underutilized	Retail	WMWD	NO/NO
949-670-003	0.96	Community Commercial	29	Business and Underutilized	Retail	WMWD	NO/NO
949-210-058	2.13	Community Commercial	64	Business and Underutilized	Retail	WMWD	NO/NO
949-670-004	1.42	Community Commercial	43	Business and Underutilized	Retail	WMWD	NO/NO
949-670-006	1.08	Community Commercial	32	Business and Underutilized	Retail	WMWD	NO/NO
949-210-070	2.21	Community Commercial	66	Business and Underutilized	Retail	WMWD	NO/NO
910-410-003	1.09	Community Commercial	33	Business and Underutilized	Retail	WMWD	NO/NO
949-670-005	0.69	Community Commercial	21	Business and Underutilized	Retail	WMWD	NO/NO
949-670-007	0.84	Community Commercial	25	Business and Underutilized	Retail	WMWD	NO/NO
910-410-001	1.02	Community Commercial	31	Business and Underutilized	Retail	WMWD	NO/NO
949-210-059	5.30	Community Commercial	159	Business and Underutilized	Retail	WMWD	NO/NO
910-410-007	0.78	Community Commercial	23	Business and Underutilized	Retail	WMWD	NO/NO
949-210-072	0.52	Community Commercial	16	Business and Underutilized	Retail	WMWD	NO/NO
949-180-034	2.30	Community Commercial	69	Residential and Underutilized	Mobile Home	EMWD	NO/NO

Appendix A

APN	ACRES	CURRENT ZONING	UNIT CAPACITY (BASED ON 30 DU/ACRE DENSITY)	EXISTING USE/STRUCTURE		WATER/SEWER	FLOOD/FAULT
949-670-008	1.63	Community Commercial	49	Vacant	Vacant	WMWD	NO/NO
910-140-044	10.21	Community Commercial	306	Vacant	Vacant	WMWD	NO/NO
910-410-011	17.99	Community Commercial	540	Vacant	Vacant	WMWD	NO/NO
949-180-007	1.96	Community Commercial	59	Vacant	Vacant	EMWD	NO/NO
910-410-009	6.07	Community Commercial	182	Vacant	Vacant	WMWD	NO/NO
949-180-036	2.23	Community Commercial	67	Vacant	Vacant	EMWD	NO/NO
910-410-005	1.46	Community Commercial	44	Vacant	Vacant	WMWD	NO/NO
949-220-048	9.03	Multi-Family 2	271	Vacant	Vacant	WMWD	NO/NO
949-200-025	2.51	Multiple Use 1	75	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-200-013	1.77	Multiple Use 1	53	Residential and Underutilized	Storage Yard	EMWD	NO/NO
949-200-011	0.93	Multiple Use 1	28	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-180-021	0.99	Multiple Use 1	30	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-018	0.92	Multiple Use 1	28	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-190-021	2.42	Multiple Use 1	73	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-011	2.38	Multiple Use 1	71	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-024	1.90	Multiple Use 1	57	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-012	2.39	Multiple Use 1	72	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-015	1.49	Multiple Use 1	45	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-170-030	1.31	Multiple Use 1	39	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-170-016	2.03	Multiple Use 1	61	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-200-017	2.58	Multiple Use 1	77	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-016	0.81	Multiple Use 1	24	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-025	2.37	Multiple Use 1	71	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-014	2.18	Multiple Use 1	65	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-170-015	1.56	Multiple Use 1	47	Residential and Underutilized	Single-Family Home	EMWD	NO/NO

APN	ACRES	CURRENT ZONING	UNIT CAPACITY (BASED ON 30 DU/ACRE DENSITY)	EXISTING USE/STRUCTURE		WATER/SEWER	FLOOD/FAULT
949-190-020	2.35	Multiple Use 1	71	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-170-017	2.00	Multiple Use 1	60	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-200-018	9.25	Multiple Use 1	278	Residential and Underutilized	Metal Building	EMWD	NO/NO
949-180-020	1.04	Multiple Use 1	31	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-180-023	2.35	Multiple Use 1	71	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-010	3.66	Multiple Use 1	110	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-200-010	1.20	Multiple Use 1	36	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-210-022	1.40	Multiple Use 1	42	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-170-036	3.17	Multiple Use 1	95	Residential and Underutilized	Vacant	EMWD	NO/NO
949-190-002	2.28	Multiple Use 1	68	Residential and Underutilized	Metal Building	EMWD	NO/NO
949-200-023	2.13	Multiple Use 1	64	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-023	2.27	Multiple Use 1	68	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-180-022	1.18	Multiple Use 1	35	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-190-008	2.45	Multiple Use 1	74	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-200-027	0.87	Multiple Use 1	26	Residential and Underutilized	Vacant	EMWD	NO/NO
949-170-035	1.91	Multiple Use 1	57	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-200-029	2.87	Multiple Use 1	86	Residential and Underutilized	Vacant	EMWD	NO/NO
949-200-012	1.11	Multiple Use 1	33	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-180-019	0.90	Multiple Use 1	27	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-190-018	2.18	Multiple Use 1	65	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-200-020	4.83	Multiple Use 1	145	Residential and Underutilized	Metal Building	EMWD	NO/NO
949-180-010	2.27	Multiple Use 1	68	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-200-019	0.45	Multiple Use 1	14	Residential and Underutilized	Metal Building	EMWD	NO/NO
949-200-028	1.39	Multiple Use 1	42	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-007	2.40	Multiple Use 1	72	Residential and Underutilized	Single-Family Home/Metal Building	EMWD	NO/NO

Appendix A

APN	ACRES	CURRENT ZONING	UNIT CAPACITY (BASED ON 30 DU/ACRE DENSITY)	EXISTING USE/STRUCTURE		WATER/SEWER	FLOOD/FAULT
949-200-022	2.07	Multiple Use 1	62	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-210-019	1.16	Multiple Use 1	35	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-210-018	1.00	Multiple Use 1	30	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-009	2.16	Multiple Use 1	65	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-180-029	0.93	Multiple Use 1	28	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-004	2.35	Multiple Use 1	71	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-006	1.96	Multiple Use 1	59	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-001	2.25	Multiple Use 1	68	Residential and Underutilized	Single-Family House	EMWD	NO/NO
949-200-014	2.05	Multiple Use 1	62	Residential and Underutilized	Mobile Home/Metal Bldg	EMWD	NO/NO
949-210-020	3.35	Multiple Use 1	101	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-019	2.22	Multiple Use 1	67	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-200-009	1.38	Multiple Use 1	41	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-180-026	2.17	Multiple Use 1	65	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-190-005	2.43	Multiple Use 1	73	Residential and Underutilized	Single-Family Home	EMWD	NO/NO
949-180-017	0.84	Multiple Use 1	25	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-190-022	2.28	Multiple Use 1	68	Residential and Underutilized	Mobile Home	EMWD	NO/NO
949-210-017	1.01	Multiple Use 1	30	Vacant	Vacant	EMWD	NO/NO
949-190-012	1.37	Multiple Use 1	41	Vacant	Vacant	EMWD	NO/NO
949-180-013	2.44	Multiple Use 1	73	Vacant	Vacant	EMWD	NO/NO
949-190-017	9.18	Multiple Use 1	275	Vacant	Vacant	EMWD	NO/NO
949-190-015	1.82	Multiple Use 1	55	Vacant	Vacant	EMWD	NO/NO
949-180-006	2.02	Multiple Use 1	61	Vacant	Vacant	EMWD	NO/NO
949-170-014	2.44	Multiple Use 1	73	Vacant	Vacant	EMWD	NO/NO
949-190-003	2.48	Multiple Use 1	74	Vacant	Vacant	EMWD	NO/NO
949-190-016	2.68	Multiple Use 1	80	Vacant	Vacant	EMWD	NO/NO
949-200-024	2.88	Multiple Use 1	86	Vacant	Vacant	EMWD	NO/NO
949-170-025	2.26	Multiple Use 1	68	Vacant	Vacant	EMWD	NO/NO
949-190-013	0.90	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-190-024	2.19	Multiple Use 1	66	Vacant	Vacant	EMWD	NO/NO
949-210-021	0.44	Multiple Use 1	13	Vacant	Shed	EMWD	NO/NO
949-200-026	2.33	Multiple Use 1	70	Vacant	Vacant	EMWD	NO/NO
949-180-030	0.96	Multiple Use 1	29	Vacant	Vacant	EMWD	NO/NO
949-200-021	9.59	Multiple Use 1	288	Vacant	Vacant	EMWD	NO/NO
949-190-014	0.91	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-170-013	2.52	Multiple Use 1	76	Vacant	Vacant	EMWD	NO/NO

APN	ACRES	CURRENT ZONING	UNIT CAPACITY (BASED ON 30 DU/ACRE DENSITY)	EXISTING USE/STRUCTURE		WATER/SEWER	FLOOD/FAULT
949-180-031	1.13	Multiple Use 1	34	Vacant	Vacant	EMWD	NO/NO
949-180-028	2.09	Multiple Use 1	63	Vacant	Vacant	EMWD	NO/NO
949-190-011	0.91	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-200-006	1.67	Multiple Use 1	50	Vacant	Vacant	EMWD	NO/NO
949-220-055	3.21	Multiple Use 3	96	Business and Underutilized	Retail	WMWD	NO/NO
949-220-054	7.43	Multiple Use 3	223	Business	Retail	WMWD	NO/NO
949-220-053	0.21	Multiple Use 3	6	Business	Retail	WMWD	NO/NO
949-220-047	0.73	Multiple Use 3	22	Business and Underutilized	Retail	WMWD	NO/NO
949-220-050	9.16	Multiple Use 3	275	Business	Retail	WMWD	NO/NO
949-220-026	1.39	Multiple Use 3	42	Business	Retail	WMWD	NO/NO
949-224-015	0.01	Multiple Use 3	0	Business	Office	WMWD	NO/NO
949-224-018	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-002	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-009	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-008	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-006	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-016	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-019	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-004	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-001	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-011	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-013	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-007	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-003	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-010	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-017	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-012	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-021	1.95	Multiple Use 3	59	Business	Office	WMWD	NO/NO
949-220-051	0.24	Multiple Use 3	7	Business	Bank	WMWD	NO/NO
949-224-005	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-014	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-220-031	0.34	Multiple Use 3	10	Residential and Underutilized	Office	WMWD	NO/NO
949-224-020	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-220-014	0.62	Multiple Use 3	19	Residential and Underutilized	Office	WMWD	NO/NO
949-220-032	0.37	Multiple Use 3	11	Residential and Underutilized	Barn	WMWD	NO/NO
949-220-056	0.16	Multiple Use 3	5	Vacant	Vacant	WMWD	NO/NO
949-670-009	26.82	Multiple Use 3	805	Vacant	Vacant	WMWD	NO/NO
949-220-013	0.48	Multiple Use 3	14	Vacant	Barn	WMWD	NO/NO
949-180-035	0.16	Open Space	5	Vacant	Vacant	EMWD	NO/NO
949-180-037	0.16	Open Space	5	Vacant	Vacant	EMWD	NO/NO
910-250-008	2.65	Professional Commercial	80	Vacant	Vacant	EMWD	NO/NO
949-230-026	2.28	Regional Commercial	68	Business and Underutilized	Retail	WMWD	NO/NO

Appendix A

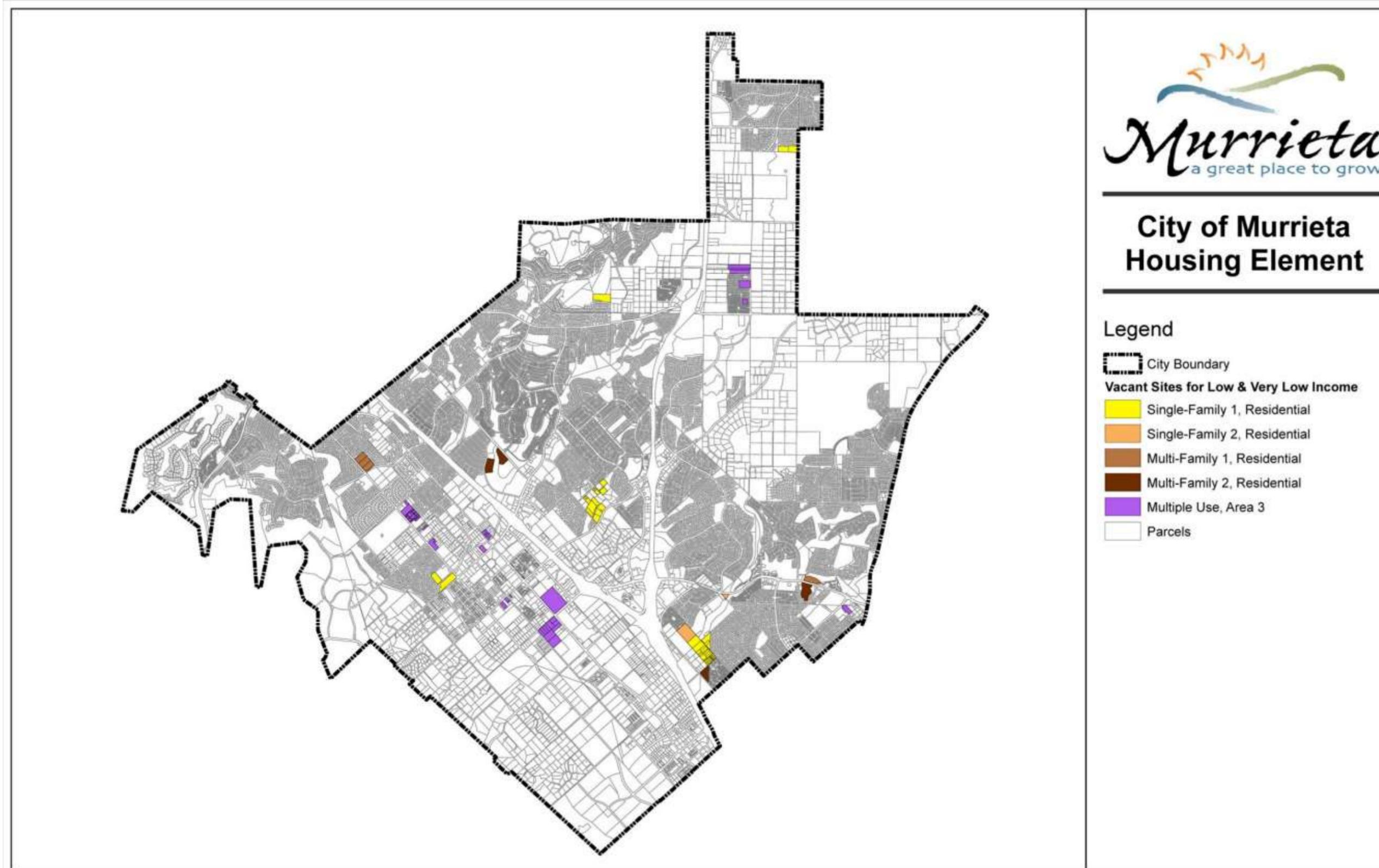
APN	ACRES	CURRENT ZONING	UNIT CAPACITY (BASED ON 30 DU/ACRE DENSITY)	EXISTING USE/STRUCTURE		WATER/SEWER	FLOOD/FAULT
949-240-034	1.86	Regional Commercial	56	Business and Underutilized	Retail	WMWD	NO/NO
949-240-031	0.58	Regional Commercial	17	Business and Underutilized	Retail	WMWD	NO/NO
949-240-028	0.80	Regional Commercial	24	Business and Underutilized	Retail	WMWD	NO/NO
949-240-027	0.72	Regional Commercial	22	Business and Underutilized	Retail	WMWD	NO/NO
949-230-020	4.56	Regional Commercial	137	Business and Underutilized	Retail	WMWD	NO/NO
949-240-033	0.48	Regional Commercial	14	Business and Underutilized	Retail	WMWD	NO/NO
949-240-036	1.40	Regional Commercial	42	Business and Underutilized	Retail	WMWD	NO/NO
949-230-027	2.60	Regional Commercial	78	Business and Underutilized	Retail	WMWD	NO/NO
949-230-001	4.81	Regional Commercial	144	Business and Underutilized	Retail	WMWD	NO/NO
949-240-035	0.17	Regional Commercial	5	Business and Underutilized	Retail	WMWD	NO/NO
949-230-031	0.47	Regional Commercial	14	Business and Underutilized	Retail	WMWD	NO/NO
949-240-032	3.10	Regional Commercial	93	Business and Underutilized	Retail	WMWD	NO/NO
949-230-029	0.54	Regional Commercial	16	Business and Underutilized	Retail	WMWD	NO/NO
910-031-022	0.49	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-024	1.03	Regional Commercial	31	Vacant	Vacant	EMWD	NO/NO
910-031-023	1.04	Regional Commercial	31	Vacant	Vacant	EMWD	NO/NO
910-031-002	0.51	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-011	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-003	0.99	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-018	1.00	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-006	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-020	1.42	Regional Commercial	43	Vacant	Vacant	EMWD	NO/NO
910-031-004	1.01	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-008	1.01	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-001	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-021	0.81	Regional Commercial	24	Vacant	Vacant	EMWD	NO/NO
910-031-017	1.00	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-010	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-025	0.76	Regional Commercial	23	Vacant	Vacant	EMWD	NO/NO
910-031-015	0.94	Regional Commercial	28	Vacant	Vacant	EMWD	NO/NO
910-031-026	0.86	Regional Commercial	26	Vacant	Vacant	EMWD	NO/NO
910-031-009	2.03	Regional Commercial	61	Vacant	Vacant	EMWD	NO/NO
910-031-007	0.51	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-005	0.99	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO

* At least 50 percent of the remaining very low and low income need will be accommodated on sites designated exclusively for residential uses.



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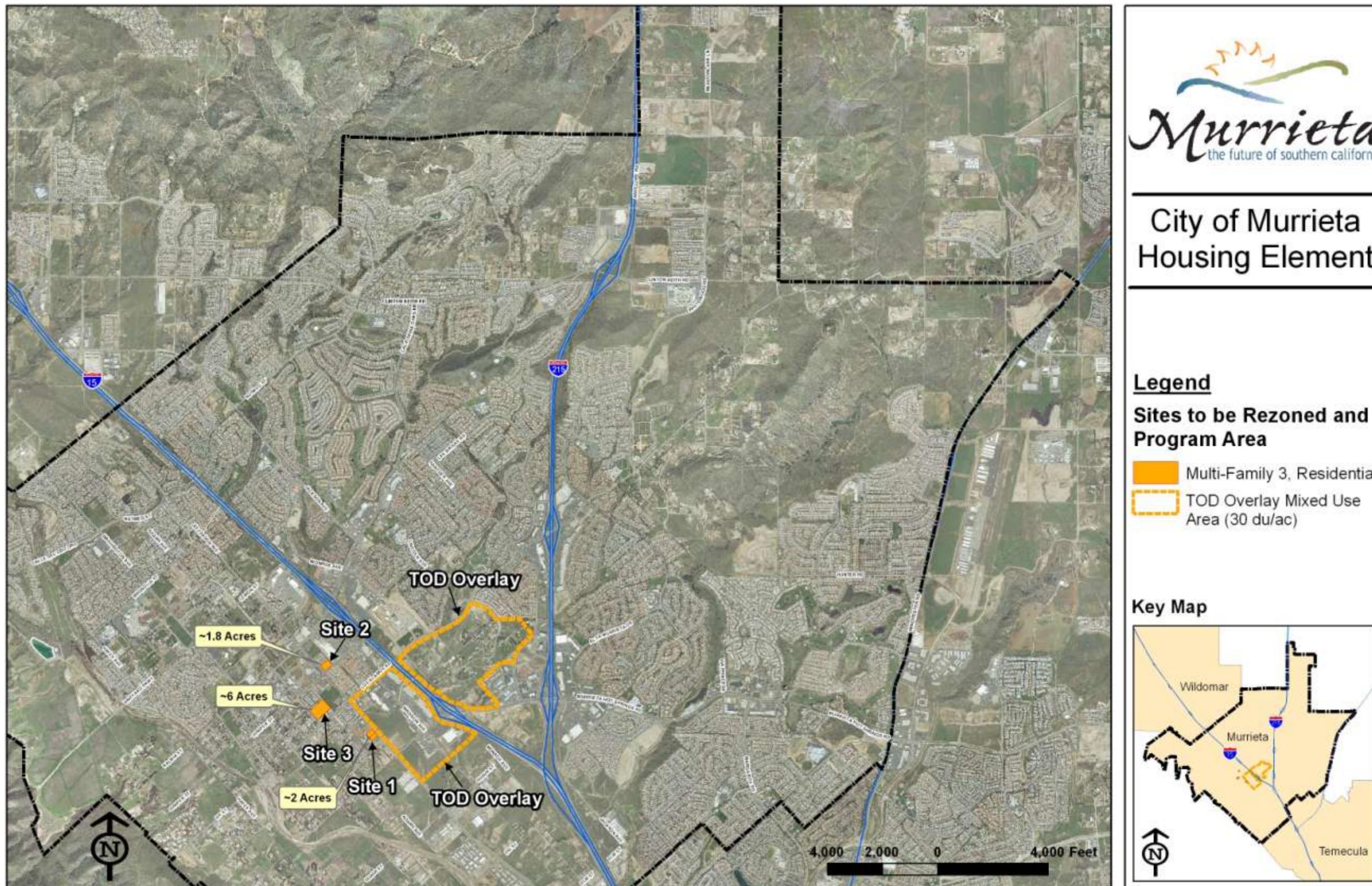
Exhibit A-1: Vacant Residentially Zoned Sites to Accommodate the RHNA





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Exhibit A-2: Sites to be Rezoned and TOD Overlay Program Area to Accommodate the RHNA





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Appendix B

Appendix B includes a letter from Affirmed Housing Group (AHG) addressing densities appropriate to develop affordable housing in the City of Murrieta. AHG states that the current maximum density of 18 dwelling units allowed in the MF-2 and MU-3 zones is sufficient to build not only very low- and low-income units but also units for extremely low-income households. The Appendix also includes a sample pro forma that was completed for 36 multi-bedroom units on 2 acres of land in Downtown indicating that the organization will still make a profit by constructing at 18 dwelling units per acre.



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April 1, 2010

Dorothy Farmer
Senior Management Analyst
Community Development Department
City of Murrieta
24601 Jefferson Avenue
Murrieta, CA 92562

Re: Affordable Development Feasibility at 18DU/acre

Dear Dorothy:

Affirmed Housing Group (AHG), established in 1994, develops and owns affordable apartment communities throughout California. Our current portfolio includes 23 apartment communities and over 2,200 units, and we currently have more than 600 new units in the development pipeline. In 2005, we completed our 64 unit Monte Vista Apartments on Jefferson in Murrieta, and over the past two years we have been actively pursuing development of our second affordable project in Murrieta.

AHG has analyzed multiple sites in the general vicinity of Jefferson and Juniper, ranging in size from 2 – 6 acres. The attached proforma illustrates a potential development recently analyzed by AHG. Based on current property values, projects can be underwritten at the current multi-family zoning density standard of 18 dwelling units per acre, and do not necessarily require the 1.35 density bonus allowable by SB1818 to be financially viable.

To the extent property values do not increase significantly, the 18 DU/acre density will continue to be sufficient to allow for development of affordable apartments, and the available 1.35 density bonus will extend the viability of this density even with moderate increases in property acquisition costs. Significant increases in property costs will likely require an increase in per-unit contribution by the City. For developments on City owned property, affordable developments will remain viable at an 18DU/acre density.

Please do not hesitate to contact me if further clarification of this issue is needed.

Cordially,

A handwritten signature in blue ink, appearing to read 'Lindsay Quackerbush', is written over a printed name and title.

Lindsay Quackerbush
Vice President of Development

Proposed Family Apartments - 36 Units
9% + RDA +County + Land + Def Dev Fee

SOURCES

		Per Unit	Percent Total
Conventional Permanent Loan	\$ 1,020,001	\$ 28,333	9.6%
Murrieta RDA	\$ 2,000,000	\$ 55,556	18.9%
County of Riverside	\$ 968,000	\$ 26,889	9.2%
Low Income Housing Tax Credits	\$ 5,268,882	\$ 146,358	49.8%
City Land Contribution	\$ 1,320,000	\$ 36,667	12.5%
Deferred Developer Fee	\$ -	\$ -	0.0%
TOTAL SOURCES	\$ 10,576,883	\$ 293,802	100.0%

USES

		Per Unit	Percent Total
Land Acquisition	\$ 1,320,000	\$ 36,667	12.5%
Demolition	\$ -	\$ -	0.0%
On & Off Site Work	\$ 756,000	\$ 21,000	7.1%
Direct Construction	\$ 4,545,280	\$ 126,258	43.0%
Construction & Soft Cost Contingency	\$ 367,970	\$ 10,221	3.5%
Architecture	\$ 505,000	\$ 14,028	4.8%
Civil Engineer	\$ 350,000	\$ 9,722	3.3%
Construction/predev. Loan Interest & Fees	\$ 282,000	\$ 7,833	2.7%
Site Security	\$ 72,000	\$ 2,000	0.7%
Capitalized Reserves	\$ 89,633	\$ 2,490	0.8%
Taxes & Insurance	\$ 85,000	\$ 2,361	0.8%
Escrow & Title	\$ 20,000	\$ 556	0.2%
Legal Fees	\$ 40,000	\$ 1,111	0.4%
Development Impact Fees & Permits	\$ 828,000	\$ 23,000	7.8%
Tax Credit Fees	\$ 48,000	\$ 1,333	0.5%
Environmental Consultants	\$ -	\$ -	0.0%
Misc. Soft Costs (Accounting, Appraisal, Furnishin	\$ 93,000	\$ 2,583	0.9%
Developer Fee	\$ 1,175,000	\$ 32,639	11.1%
TOTAL USES	\$ 10,576,883	\$ 293,802	100.0%

RDA contribution per affordable unit: \$ 57,143
Tiebreaker 65.68%

INCOME

Type	Qty.	Subtotal	% AMI	Rental Income		
				Gross	Net	Total
1BR	2		30%	\$ 374	\$ 328	\$ 656
1BR	2		40%	\$ 499	\$ 453	\$ 906
1BR	6		50%	\$ 624	\$ 578	\$ 3,468
1BR	2	12	60%	\$ 749	\$ 703	\$ 1,406
2BR	1		30%	\$ 435	\$ 376	\$ 376
2BR	1		40%	\$ 599	\$ 540	\$ 540
2BR	8		50%	\$ 726	\$ 667	\$ 5,336
2BR	2		60%	\$ 871	\$ 812	\$ 1,624
2BR Mgr	0	12	n/a	\$ -	\$ -	\$ -
3BR	1		30%	\$ 484	\$ 412	\$ 412
3 BR	1		40%	\$ 692	\$ 620	\$ 620
3BR	4		50%	\$ 806	\$ 734	\$ 2,936
3BR	6	12	60%	\$ 968	\$ 896	\$ 5,376
TOTAL	36	36		TOTAL	\$ 23,656	\$ 23,656
					Annual Residential Income	\$ 263,872
					Other Income	\$ 5,706
					Vacancy	\$ (14,479)
					ANNUAL INCOME	\$ 275,099

EXPENSES

	per unit	
General Admin. (security, office equip., accounting)	\$ 472	\$ 17,000
Management Fee	\$ 473	\$ 17,032
Utilities (water, sewer, gas, electric)	\$ 556	\$ 20,000
On-Site Manager & Maintenance Payroll	\$ 944	\$ 34,000
Property Taxes & Prop./Liab./Earthquake Ins.	\$ 250	\$ 9,000
Maintenance & Grounds	\$ 528	\$ 19,000
Partnership Management	\$ 417	\$ 15,000
Resident Services	\$ 278	\$ 10,000
Replacement Reserves	\$ 250	\$ 9,000
Property Taxes	\$ 694	\$ 25,000
ANNUAL EXPENSES	\$ 4,862	\$ 175,032



Chapter 14: Implementation Plan

Murrieta General Plan 2035 Implementation Plan

INTRODUCTION

The General Plan contains a set of goals describing what Murrieta wishes to achieve, and policies that it has adopted to support those goals. Most of these goals and policies are stated in general terms, and there are a number of ways that they may be carried out in practice.

This implementation plan provides specific action items that the City may undertake in order to achieve the General Plan goals. It is intended to be updated annually by the City when it reports to the State on the progress that has been made in implementation. Although the Community Development Department has primary responsibility for maintaining this implementation plan, implementation of General Plan 2035 is the ongoing responsibility of all City departments.

LAND USE ELEMENT

Discussion

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

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

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
LU-A1	High Speed Rail Liaison. Designate a liaison to the California High Speed Rail Authority to explore the benefits and demands of locating a high-speed rail station in Murrieta, in coordination with the Riverside Transit Authority and City of Temecula.	Public Works & Engineering/ Community Development	LU-8.9, 25.2; CIR-5.11
LU-A2	Los Alamos Hills Specific Plan. Assist Los Alamos Hills property owners in the development of a consensus-based Specific Plan.	Community Development	LU-19.1, 19.2, 19.3
LU-A3	Historic Murrieta Specific Plan Update. Update the Historic Murrieta Specific Plan to enable the area to support additional mixed-use, residential, and civic uses that build upon the area’s assets and history, and to carry forward a program of infrastructure development.	Community Development	LU-24.7, ED-10.2, 10.3, 10.5, 10.6
LU-A4	Development Code Consistency. Amend the Development Code to be consistent with the General Plan.	Community Development	LU-27.1
LU-A5	Neighborhood Associations. In neighborhoods where there are no HOAs, encourage the formation of neighborhood associations that can help to promote property maintenance, using Neighborhood Watch groups as a starting point.	Police	LU-3.1, 11.4, 27.4

Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
LU-A6	Lot Consolidation/Parcel Assemblage. Explore options for incentivizing lot consolidation and parcel assemblage in Focus Areas.	Community Development	LU-7.7
LU-A7	Shared Parking and Access Incentives. Explore options for incentivizing shared parking and reciprocal access agreements.	Community Development	LU-7.8; CIR-1.10
LU-A8	Mixed Use Zoning Districts. Amend the Development Code to implement mixed use zoning districts that provide development standards for mixed use development, as well as to create walkability.	Community Development	LU-8.7, 10.5
LU-A9	Business Corridor Design Guidelines. Create design guidelines for the North Murrieta Technical Corridor and South Murrieta Business Corridor.	Community Development	LU-9.2, 9.6, 10.1, 11.2, 11.3, 11.7, 14.6, 17.4
LU-A10	Street Master Plan. Consider preparation and adoption of a Street Master Plan that provides “complete street” standards for multi-modal transportation connections, while incorporating “green street” stormwater capture features and street tree standards.	Community Development	LU-10.2, CSV-3.4, CSV-9.2, CIR-1.11, CIR-2.12
Ongoing Actions			
Action	Description	Responsibility	Related Policies
LU-A11	Land Use Coordination. Coordinate on land use issues with adjacent jurisdictions and other affected agencies including the California Department of Transportation, Riverside County Transportation Commission, County of Riverside, Local Agency Formation Commission, Riverside County Airport Land Use Commission, Riverside County Flood Control and Water Conservation District, and Army Corps of Engineers.	Community Development	LU-25.3, 25.4, 25.5, 25.7, 25.8, 26.1, 26.2

ECONOMIC DEVELOPMENT ELEMENT

Discussion

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

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
ED-A1	Medical/Health Industry. Refine the economic development recruitment strategy to prioritize recruitment of medical- or health-related businesses, capitalizing on the new Loma Linda University Medical Center.	Economic Development	ED-3.2
ED-A2	Tech Start-Up Collaborative. Form collaborative group with area universities to pursue a technology incubator/start-up program.	Economic Development	ED-3.6, 3.7
ED-A3	Business Retention and Expansion. Partner with the Chamber of Commerce to establish a Business Retention and Expansion program that assists businesses with needs such as resolving regulatory issues, identifying sites for relocation, hiring, training, and obtaining financing.	Economic Development	ED-8.5, 8.9
ED-A4	Focus Area Vision Promotion. Create marketing materials showcasing the General Plan 2035's emphasis on economic development and communicating the vision for Murrieta's focus areas to developers, targeted industries, higher educational institutions, and regional partners.	Economic / Community Development	ED-8.11
ED-A5	Education and Workforce. Create a forum for dialogue between local institutions of higher education and local business leaders about matching programs to employer needs.	Economic Development	ED-6.3

Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
ED-A6	Fiscal Impact Analysis. Formalize requirements for fiscal impact analysis of development projects.	Finance Department	ED-2.3
ED-A7	Public Facilities Financing Program. Create a program for long-range public facilities financing for projects that provide community benefits.	Public Works & Engineering	ED-2.7
ED-A8	Madison Avenue Corridor Strategy. Create a unified urban design, marketing, and imaging strategy to strengthen the Madison Avenue commercial corridor.	Community Development	ED-4.5
ED-A9	Higher Education Partnership. Form a partnership with other cities in Southwest Riverside County to recruit a California State University campus and pursue other institutions of higher education.	City Manager	ED-6.1
Ongoing Actions			
Action	Description	Responsibility	Related Policies
ED-A10	Economic Development Strategy. Maintain and update the City's Economic Development Strategy.	Economic Development	None
ED-A11	Fiscal Health Review. Conduct periodic reviews of the City's fiscal policy, fiscal revenue and cost structure, and development impact and processing fees.	Finance Department	ED-2.1, 2.5, 2.9

CIRCULATION ELEMENT

Discussion

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

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

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
CIR-A1	Safe Routes to Schools. Assist in the creation of a Safe Routes To Schools task force in collaboration with school districts and other community partners.	Community Development/Public Works & Engineering	CIR-2.11, 2.13
CIR-A2	Highway 395 Corridor. Coordinate with the Cities of Temecula, Wildomar, and Lake Elsinore on preparation of a transportation plan for the Jefferson Avenue Corridor.	Community Development/ Public Works & Engineering	CIR-5.3
CIR-A3	Residential Development Standards. Revise development standards to require pedestrian access from the interior of new residential areas to public transit stops.	Community Development	CIR-7.2
CIR-A4	Bikeway and Trail Map. Maintain a map or maps of current bikeways and multi-use trails, and make the map(s) available to the public.	Community Services/Public Works & Engineering/GIS	CIR-8.13
CIR-A5	Transportation Commission. Consider changing the name of the “Traffic Commission” to the “Transportation Commission,” and revise its scope to explicitly address all forms of transportation including automobile, bicycle, pedestrian, public transportation, and ADA enhancements.	Public Works & Engineering	CIR-8.15
CIR-A6	Bicycle Parking and Storage. Update the City’s parking requirements in the Development Code to require bicycle parking and	Community Development/Building &	CIR-9.6

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
	storage for all new development or redevelopment projects.	Safety	
Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
CIR-A7	Complete Street Standards. Consider developing a set of “complete street” standards for different types of streets, including transit corridors, residential collectors, and roadways in less urbanized areas.	Community Development/Public Works & Engineering	CIR-1.11, 2.3, 2.5, 6.6, 6.8
CIR-A8	Enhanced Intersection Geometrics. Identify and evaluate the major intersections requiring special design treatment to increase their vehicular capacity.	Public Works & Engineering	CIR-1.8
CIR-A9	Truck Traffic Restrictions. Review current goods movement patterns and determine if possible restrictions on hours of truck traffic may reduce impacts to area streets.	Public Works & Engineering	CIR-1.14
CIR-A10	Traffic Calming Pilot Project. Identify candidate locations for implementing traffic calming measures and implement a demonstration project.	Public Works & Engineering	CIR-2.6
CIR-A11	Pedestrian and Bicycle Design. Consider the development of guidelines and standards that increase pedestrian and bicycle safety, create better connections between adjacent land uses, and encourage the installation of pedestrian amenities in appropriate areas.	Community Development/Public Works & Engineering	CIR-2.12, 7.4, 7.5, 7.7, 8.3, 8.6, 8.8
CIR-A12	Key Interchanges. Actively pursue the construction of the French Valley Parkway connector system, south of the I-15/1-215 confluence, as well as a new east-west corridor and interchange at Keller Road.	Public Works & Engineering	CIR-5.4, 5.5
CIR-A13	Transit-Adjacent Development. Consider creating incentives for new developments to locate on existing and planned transit routes, such as reduced parking requirements.	Community Development	CIR-5.14, 9.4

Long-Term Actions (6+ years)			
Action	Description	Responsibility	Related Policies
CIR-A14	Traffic Calming Guidelines. Consider the development and implementation of Traffic Calming Guidelines to address safety within residential neighborhoods.	Community Development/Public Works & Engineering	CIR-2.6, 3.4
CIR-A15	Travel/Commute Survey. Work with the Riverside Transit Agency and Murrieta Chamber of Commerce to conduct a travel/commute survey with the intent of creating vanpools, carpools, and employment center shuttles to reduce single occupant vehicles.	Economic Development	CIR-6.3
CIR-A16	Non-Motorized Transportation Plan. Create, update, and implement a master plan for non-motorized travel throughout the City, including multi-use trails, off-street paved bikeways, on-street bikeways, and related amenities.	Community Development/Community Services/Public Works & Engineering	CIR-8.1
Ongoing Actions			
Action	Description	Responsibility	Related Policies
CIR-A17	Circulation Element Evaluation. Evaluate the Circulation Element roadway plan on a regular basis using the City of Murrieta Traffic Model.	Public Works & Engineering	CIR-1.7

INFRASTRUCTURE ELEMENT

Discussion

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

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

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
INF-A1	Storm Drain Impact Fees. Assess whether impact fees are sufficient to provide needed storm drain infrastructure.	City Manager	INF-1.11
INF-A2	Recycled Water to City Parks. Begin discussions with EMWD to explore expanding recycled water pipelines to serve California Oaks Sports Park and Town Square.	Community Services/Public Works & Engineering	INF-2.2, INF-2.5, CSV-15.5

Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
INF-A3	LID Guidelines. Incorporate Low Impact Development principles into new design guidelines, including opportunities for groundwater recharge.	Community Development/Public Works & Engineering	INF-1.17, INF-1.18, INF-2.5, CSV-3.2, CSV-3.3
INF-A4	Infrastructure Financing in Business Corridors. Convene property owners to discuss options for financing mechanisms, such as financing districts, to provide infrastructure and maintenance in the North Murrieta Technical Corridor and South Murrieta Business Corridor.	Community Development	INF-1.22
INF-A5	Groundwater Recharge in Parks. Seek opportunities to incorporate groundwater recharge features into park designs.	Community Services/Public Works & Engineering	INF-2.5
Long-Term Actions (6+ years)			
Action	Description	Responsibility	Related Policies
INF-A6	Water District Annexation. Work with water districts to intensify efforts to annex property owners into their service areas.	Community Development	INF-1.3
Ongoing Actions			
Action	Description	Responsibility	Related Policies
INF-A7	Communication with Water Districts. Maintain communication with the water districts serving Murrieta, sharing information about proposed development, and seeking ways to facilitate the provision of water and wastewater infrastructure.	Community Development/Public Works & Engineering	INF-1.6, INF-1.8, INF-1.9, INF-1.10
INF-A8	Stormwater Education. Maintain efforts to educate businesses and residents about Best Management Practices for stormwater.	Public Works & Engineering	INF-1.14, INF-1.15

HEALTHY COMMUNITY ELEMENT

Discussion

The topic of Healthy Community crosses all areas of City government, and implementation will require coordination between a number of City departments, including Community Development, Economic Development, Public Works, and the Community Services District.

The Community Development Department and other relevant departments will review the City’s existing codes and ordinances (including the Development Code and the Building Code) and make recommendations on how they can be improved to create more positive health outcomes in the City.

The Economic Development Department will pursue a program of incentives and outreach to attract health care related facilities and businesses to the City. The Economic Development Department will also explore incentives to 1) maintain or expand existing or 2) locate and establish new grocery stores and other healthy food purveyors, and to the extent possible, strive for an equal distribution of healthy food stores throughout the City.

The City can lead by example by expanding the Healthy Murrieta program and by developing City-sponsored programs to address employee health for city employees. Suggested programs could include healthy lifestyle challenges, exercise challenges, lunchtime exercise programs, sponsoring bike and walk to work days, and providing transit passes for employees.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
HC-A1	Health Impact Checklist. Seek assistance from the Riverside County Department of Public Health in creating a checklist or other guidelines that can assist in considering community health impacts of policy decisions and programs.	Community Development	HC-1.2, 2.1, 2.3, 2.5
HC-A2	City Employee Wellness. Investigate the feasibility of implementing an employee wellness program, which could reduce health insurance costs and sick days; information on such programs is available from the Healthy Eating Active Living (HEAL) Cities Campaign.	City Manager	HC-1.4, 1.5
HC-A3	Healthy Murrieta Program. Assign staff, as resources are available, responsibility for expanding the Healthy Murrieta program, with an initial emphasis on promoting health at community events and among local businesses.	City Manager	HC-1.4, 2.4, 5.4, 6.4, 6.5
HC-A4	Green Technology Incubator. Conduct a green technology business incubator feasibility study.	Economic Development	HC-5.2; AQ-6.3

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
HC-A5	Healthy Food Retail Incentives. Explore incentives such as the Healthy Food Financing Initiative or California FreshWorks Fund to expand healthy food retail throughout Murrieta.	Economic Development	HC-6.3
Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
HC-A6	Health Care Coordination. Assist the Riverside County Department of Health in convening local health care providers and school districts to identify possible gaps in local health care, and find opportunities to reach more community members.	Community Development	HC-2.2, 2.6, 8.1, 8.2, 8.3
HC-A7	Smoking Ban Enforcement. Begin a program to regularly enforce the City's smoking bans.	Police	HC-3.1
Long-Term Actions (6+ years)			
Action	Description	Responsibility	Related Policies
HC-A8	Public Art Ordinance. Consider adopting a public art ordinance that 1) provides incentives for businesses to provide public art and 2) establishes a fee for commercial and industrial projects that do not wish to install public art.	City Manager	HC-4.6
Ongoing Actions			
Action	Description	Responsibility	Related Policies
HC-A9	Communication with County Department of Public Health. Maintain a relationship with the Riverside County Department of Public Health to keep up with best practices in local health promotion and identify resources for plans and programs.	Community Development	HC-1.1, 2.3
HC-A10	"Healthy Home" Education. Disseminate information to property owners and tenants about maintaining a "healthy home," including information about indoor mold and low toxicity cleaning products; look to the CDC and California Department of Public Health for resources.	Building & Safety	HC-3.2; AQ-1.5
HC-A11	Healthy Eating Classes. Offer community classes that promote healthy eating.	Community Services	HC-6.6

CONSERVATION ELEMENT

Discussion

Natural resources are shared across jurisdictions and, therefore, conservation of these resources is an effort that is best accomplished through cooperative efforts between cities, counties, and various agencies. As called out in this Element, multi-jurisdictional plans pertaining to conservation include the Upper Santa Margarita Integrated Regional Water Management Plan (IRWMP) and Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Although implemented by public entities, both plans have implications for private development in Murrieta.

A number of City ordinances exist that promote conservation of natural and cultural resources in Murrieta through the regulation of private activity. These regulations are largely carried out through the development review process and development agreements. The Cultural Resources Ordinance requires proactive measures by the City of Murrieta Historic Preservation Advisory Commission in order to recognize and preserve historical and archaeological resources.

Businesses and residents in Murrieta are the end users of most resources, and they can be stewards as well. Education and outreach efforts to these community members by the City and its partners such as utility providers will go a long way toward conservation of Murrieta’s valuable resources. The City of Murrieta can implement changes in its own operations to set an example for these efforts.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
CSV-A1	Commercial Recycling Program. Implement a commercial recycling program by July 1, 2012 to meet new state requirements per AB 341.	City Manager	None
CSV-A2	Creek Restoration Funding. Investigate the feasibility of pursuing a Proposition 84 Urban Greening grant for creek restoration.	Public Works & Engineering /Community Services	CSV-4.6
CSV-A3	MSHCP Implementation Program. Establish an implementation program to clarify procedures for implementation of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Habitat Acquisition Negotiation Strategy (HANS) in the City and to provide incentives to facilitate conservation with the MSHCP while recognizing private property rights.	Community Development	CSV-8.7
CSV-A4	Preferred Landscaping Guide. Identify a guide to preferred trees, shrubs, and ground cover plants that property owners can reference for their	Community Development	CSV-9.6

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
	landscaping projects, such as the Metropolitan Water District's California Friendly Garden Guide.		
CSV-A5	On-Site Solar Installation Standards. Consider creating standards for on-site solar power installations.	Community Development	CSV-12.3, CSV-12.4, CSV-12.5
CSV-A6	Renewable Energy on City Property. Investigate options for generating renewable energy on City property.	Public Works & Engineering	CSV-15.1
Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
CSV-A7	Landscaping Guidelines. Incorporate landscaping regulations into design guidelines, along with language that encourages street tree planting, tree preservation, and the use of native plant species.	Community Development/ Community Services	CSV-2.5, CSV-9.3, CSV-9.4, CSV-9.8, CSV-9.9
CSV-A8	Energy Conservation/Generation Guidelines. Incorporate language into design guidelines that encourages energy conservation and on-site renewable energy generation.	Community Development/ Community Services	CSV-12.6
CSV-A9	Recreation Facility Green Features. Seek opportunities to incorporate green building features and water-efficient landscaping into recreation facilities.	Community Services	CSV-15.4, CSV-15.6, CSV-15.7
Long-Term Actions (6+ years)			
Action	Description	Responsibility	Related Policies
CSV-A10	Promotion of Landscaping Requirements. Consider streamlining municipal regulations pertaining to landscaping or producing educational materials to help property owners understand requirements.	Community Development	CSV-2.5
CSV-A11	Library Archivist/Historian. Identify funding to reinstate and maintain a archivist/historian staff position at the Murrieta Public Library.	Library	CSV-11.4, CSV-11.7
CSV-A12	Citywide Composting Program. Promote resources to the development and promotion of a citywide composting program.	City Manager	CSV-13.5, CSV-13.6, CSV-13.7

Ongoing Actions			
Action	Description	Responsibility	Related Policies
CSV-A13	Cultural Resource Designation. Promote the designation of eligible resources to the City Register of Cultural Resources.	Community Development	CSV-11.3
CSV-A14	Historic Elements in Parks. Seek opportunities to incorporate historic elements into park designs.	Community Services	CSV-11.8
CSV-A15	“Greening” Municipal Operations. Continue reducing waste generation, and energy and water consumption, in municipal operations.	City Manager	CSV-15.1, CSV-15.2, CSV-15.3, CSV-15.4, CSV-15.5, CSV-15.6, CSV 15.7

RECREATION & OPEN SPACE ELEMENT

Discussion

The Recreation and Open Space Element is a policy document that requires the ongoing effort and actions of many segments of the community to implement. The Planning Commission and City Council, as major decision-making bodies, play an important role in its implementation. Other responsible parties include such City departments as the Community Development Department, Building Department, Public Works, and Community Service, whose day-to-day decisions are guided by the public policies in this document and the actions of the Community Services Commission.

The business and development community will do a fair share of the implementation as they incorporate plan policies into their various interests and projects. Murrieta residents should also be engaged in planning and providing for recreation and open space.

The City of Murrieta Parks and Recreation Master Plan is the implementation document that will guide City investments in parks and recreation.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
ROS-A1	Parkland Expansion. Using the Parks Master Plan as a guide, create a strategy for providing sufficient parkland to accommodate needed recreation facilities.	Community Services	ROS-1.2
ROS-A2	Joint Use Gymnasiums. Explore amending the joint use agreement to expand community use of school gymnasiums for recreation programming and open hours.	Community Services	ROS-2.2, 3.1
ROS-A3	Open Space Requirements. Review and modify as necessary, open space requirements for different types of development projects.	Community Development	ROS-9.5

Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
ROS-A4	Program Space Development. Pursue the development of community center space for recreation programs, as part of planned expansions of Murrieta parks.	Community Services	ROS-2.1, 2.2
ROS-A5	Volunteer Program. Consider a volunteer program that provides regular opportunities for community volunteers and youth in rehabilitation programs to assist with beautification, cleanup, and trail maintenance in public parks and open space.	Community Services	ROS-3.7, 5.4
ROS-A6	Physical Activity Guidelines. Ensure that new design guidelines for residential and commercial developments promote physical activity through provisions for pathways, bicycle facilities, and recreation facilities.	Community Development	ROS-8.3, 9.1, 9.2
Long-Term Actions (6+ years)			
Action	Description	Responsibility	Related Policies
ROS-A7	Master Plan Update. Comprehensively update the Parks Master Plan to keep up with population growth, demographic changes, and development of recreation facilities.	Community Services	None
Ongoing Actions			
Action	Description	Responsibility	Related Policies
ROS-A8	Joint Use Facility Development. Continue to pursue joint development of new recreation facilities in partnership with Murrieta Valley School District.	Community Services	ROS-3.1, 3.2
ROS-A9	Private Facilities. Actively recruit private entities to provide needed recreation facilities.	Community Services	ROS-3.4
ROS-A10	Outside Funding. Consider staff responsibility for research and pursuit of grants, and consider contracting with a grants specialist.	Community Services	ROS-3.6
ROS-A11	Community Involvement. Provide for community involvement in the planning process for recreation facilities and programs, using such tools as surveys, online polling, focus groups, and workshops, as well as continuing to seek input from the Youth Advisory Committee.	Community Services	ROS-1.4, 4.1, 6.4, 6.5

AIR QUALITY ELEMENT

Discussion

To meet State and Federal air quality goals requires commitment and involvement by all jurisdictions within the South Coast Air Basin. Protecting public health is a mutual goal shared by Murrieta, as well as other jurisdictions located within the Basin. Although an individual agency does not have the authority or jurisdiction to implement air quality measures for the larger region, local governments do have the legal authority and responsibility to direct policies and actions within their community. The City of Murrieta has established a policy program that addresses air quality through new development and balanced growth; land use compatibility; and coordination and compliance with regulatory agencies and new regulations/requirements. The responsibility of implementing the goals and policies of the Air Quality Element are assigned to the City’s Community Development Department, and in some instances, this authority is shared with the South Coast Air Quality Management District (SCAQMD) and the South California Association of Governments (SCAG).

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
AQ-A1	Freeway Buffer Map. Create a map showing a 500-foot buffer around the I-215 and I-15 freeways and discourage locating new homes, schools, childcare and elder care facilities, and health care facilities within this buffer unless measures are taken to improve indoor air quality.	Community Development	AQ-2.2, 2.4, 2.5
AQ-A2	Contractor Emissions. Consider amending the Municipal Code to provide a preference to contractors using reduced emission equipment.	Public Works & Engineering	AQ-5.5
Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
AQ-A3	Indoor Air Quality Guidelines. Incorporate techniques for improved indoor air quality into design guidelines for developments near freeways, major corridors, and other sources causing high levels of localized air pollution.	Community Development	AQ-2.5, 6.5, 6.7
AQ-A4	Green Building Recognition. Consider creating a program recognizing local achievements in green building, in partnership with local business interests and realtors.	Economic Development	AQ-6.6

Long-Term Actions (6+ years)			
Action	Description	Responsibility	Related Policies
AQ-A5	Employer Transportation Demand Management (TDM) Measures. Consider reducing parking requirements for industrial or office developments that require tenants to implement transportation demand management measures.	Community Development	AQ-5.1
AQ-A6	Neighborhood Electric Vehicle s (NEV) Plan. Explore options for WRCOG to create another multi-city Neighborhood Electric Vehicles Transportation Plan for Murrieta and its neighbors, which would allow the use of NEVs on low-speed city streets.	Community Development	AQ-5.3
AQ-A7	Industrial Truck Facilities. Revise the Development Code to include measures that reduce truck idling.	Community Development	AQ-5.7
Ongoing Actions			
Action	Description	Responsibility	Related Policies
AQ-A8	Maintaining Compliance. Review and update City regulations and/or requirements, as needed, based on improved technology and new regulations including updates to the Air Quality Management Plan (AQMP), rules and regulations from South Coast Air Quality Management District (SCAQMD), and revisions to SCAQMD's CEQA Guidelines.	Community Development?	AQ-1.2

NOISE ELEMENT

Discussion

Noise is generated by a variety of sources throughout the City. Protecting public health is a priority for Murrieta. The goals and policies of the Noise Element will be implemented by several City departments including, but not limited to, Community Development, Building, and Code Enforcement. Individual development projects and activities will be reviewed to determine whether the proposed use will have an impact on existing and proposed uses within the vicinity. Project review will include the analysis of land use patterns, compliance with Noise Ordinance requirements, and may include project-specific noise studies. Code enforcement activities include responding/investigation noise complaints and noise monitoring. Through coordinated efforts of all City departments, Murrieta will maintain acceptable noise levels for all residents and businesses.

Implementation Actions

Short-Term Actions (0-2 years)			
Action	Description	Responsibility	Related Policies
N-A1	Rubberized Asphalt. Assess the feasibility of using rubberized asphalt for new roadways or roadway rehabilitation projects to achieve possible benefits of noise reduction and cooler roadway temperatures.	Public Works & Engineering	N-3.5
Mid-Term Actions (3-5 years)			
Action	Description	Responsibility	Related Policies
N-A2	Mixed Use Noise Guidelines. Incorporate noise control techniques into design guidelines for mixed use areas.	Community Development	N-2.7, 2.8, 2.9, 2.10
N-A3	Freeway-Adjacent Noise Guidelines. Incorporate noise control techniques into design guidelines for freeway-adjacent properties in the North and South Murrieta Business Corridors.	Community Development	N-3.3
Long-Term Actions (6+ years)			
Action	Description	Responsibility	Related Policies
N-A4	Highway Noise Abatement. Work with Caltrans to achieve maximum noise abatement in the design of new highway projects or improvements, including the use of noise barriers.	Public Works & Engineering	N-3.1, 3.2, 3.3

Ongoing Actions			
Action	Description	Responsibility	Related Policies
N-A5	Noise Ordinance Maintenance. Review and update the Noise Ordinance to ensure that noise exposure information and specific policies and regulations are current.	Community Development	N-2.1

SAFETY ELEMENT

Discussion

Ensuring safety in Murrieta begins with understanding the hazards that are present. Maintaining current information and maps of hazards provides a basis for Citywide planning, while site-specific analysis is often needed to evaluate geologic and seismic hazards.

Land use policy in the General Plan and Municipal Code will guide efforts to limit damage from known hazards. Project review provides another opportunity to prevent harm to new developments and their inhabitants. Inspections and code enforcement promote compliance with City codes for building and fire safety, as well as hazardous materials handling. Engineering can mitigate geologic and seismic hazards.

Multiple levels of government are involved in safety. The City must follow State and Federal laws and abide by County plans. The City coordinates with agencies from the County to Federal level in planning, enforcement, and emergency response.

The Emergency Operations Plan is intended to coordinate the City response to major emergencies. Under the EOP, emergency response is managed by the Emergency Operations Center, headed by the Fire Division Chief. However, multiple City departments have implementation responsibility for the EOP.

Responses to smaller-scale emergencies are handled every day by the Fire Department and Police Department, which have the combined capacity to handle emergencies caused by any of the hazards described in the Safety Element — or at least to initiate a response, as in the case of hazardous materials accidents.

Members of the public and business community are important partners in maintaining safety, whether they are helping to prevent crime or preparing to respond appropriately in the event of an emergency. The Police and Fire Departments offer many opportunities for community members to become directly involved in public safety with programs such as the Youth Accountability Board and CERT.

Implementation Actions

<i>Short-Term Actions (0-2 years)</i>			
<i>Action</i>	<i>Description</i>	<i>Responsibility</i>	<i>Related Policies</i>
SAF- A1	Murrieta Creek Flooding. In partnership with Temecula, continue the pursuit of funding for the Murrieta Creek Flood Control, Environmental Restoration and Recreation Project.	City Manager/ Public Works & Engineering	SAF-3.2, CSV-4.5
SAF- A2	Evacuation Plans. Develop and maintain evacuation plans for floodplain inundation and dam failure in cooperation with the Riverside County Flood Control and Water Conservation District.	Fire	SAF-3.5, 4.2
SAF-A3	Development Fees. Propose new development fees that will provide for adequate fire and police protection as the city grows, and that allow these departments to meet their service level targets.	City Manager, Police, Fire	SAF-6.1, 6.3, 6.4, 6.5, 9.1, 9.2, 9.5, 9.6
SAF- A4	Police Field Stations. Assess whether Police Department field stations are a cost-effective way to meet target response times and other Department goals, and identify options for developing field stations including co-location.	Police	SAF-9.3
SAF-A5	Emergency Operations Staff. Assign staff responsibility for maintaining the Emergency Operations Plan and conducting training and exercises.	City Manager	SAF-12.1, 12.2, 12.3, 12.4, 12.6
<i>Mid-Term Actions (3-5 years)</i>			
<i>Action</i>	<i>Description</i>	<i>Responsibility</i>	<i>Related Policies</i>
SAF-A6	Emergency Medical Dispatch. Evaluate the feasibility and benefits of incorporating Emergency Medical Dispatch into the dispatching system.	Fire	SAF-6.6
SAF- A7	Crime Prevention Through Environmental Design (CPTED) Guidelines. Promote use of CPTED principles by creating design guidelines for multi-family development and incorporating CPTED principles into other design guidelines, with input from the Police Department.	Community Development, Police	SAF-11.1, 11.3
<i>Long-Term Actions (6+ years)</i>			
<i>Action</i>	<i>Description</i>	<i>Responsibility</i>	<i>Related Policies</i>
SAF-A8	Eastern Murrieta Fire Response. Track the ability of the mutual aid agreement to provide adequate fire response times in eastern Murrieta as the area grows, and assess whether a sixth fire station is needed.	Fire	SAF-6.5

Ongoing Actions			
<i>Action</i>	<i>Description</i>	<i>Responsibility</i>	<i>Related Policies</i>
SAF-A9	Development Review. Seek input from Fire and Police during the review of development proposals.	Community Development	SAF-1.5, 5.4, 11.1, CIR-2.14
SAF-A10	Safety Education. Partner with Community Services to promote community education opportunities for safety and emergency preparedness—through awareness campaigns, safety education or materials at community events, and classes.	Fire	SAF-1.7, 5.2, 12.5
SAF-A11	Fire Department Strategic Plan. Develop, maintain, and implement a Fire Department Strategic Plan.	Fire	SAF-6.8
SAF-A12	Wildfire Education. Distribute educational materials about wildfire protection to homeowners in areas near the wildland/urban interface, through realtors and homeowners associations.	Fire	SAF-7.4
SAF-A13	Household Hazardous Waste Events. Promote County-sponsored household hazardous waste disposal events held in Murrieta.	Fire/City Manager	SAF-8.5, 8.7
SAF-A14	Police Department Strategic Plan. Develop, maintain, and implement a Police Department Strategic Plan.	Police	SAF-9.4

HOUSING ELEMENT

Discussion

The Housing Element has its own five-year action plan, as mandated by state law. Please refer to the Housing Plan section of the Housing Element.

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