



Section 13.0

# Errata for Final EIR



## **13.0 ERRATA FOR FINAL EIR**

Text changes have been made to the following pages. These revised pages modify those in the Draft EIR. In addition, all relevant changes made to the Final General Plan 2035 as a result of comments on the Draft General Plan 2035, or Planning Commission and City Council direction, will be incorporated in the Final EIR.



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### Economic Development Foundation for General Plan Update

Prior to commencing the comprehensive update to the City's General Plan, the City Council undertook a number of steps that lead to Council's determination that economic development is the City's number one priority and how that priority would serve as the foundation for the General Plan Update.

#### February 2008

The City Council authorized a sub-committee of the Council, comprised of two Council members, to evaluate a land use strategy benefiting the City's economic future. The Land Use Sub-Committee's directive was to meet with staff (City Manager, Planning Director, and Economic Development Director) to discuss the City's long-term economic opportunities, to determine if land uses and development standards should be amended to meet the City's economic objectives for the generation of revenue and the promotion of jobs.

#### October 2008

The City Council put in place Murrieta's first Comprehensive Economic Development Strategy (refer to Appendix U), which established economic development as the City Council's number one priority. The strategy is intended to diversify the City's economic base through three key purposes: 1) to serve as a roadmap for public and private actions to stimulate economic development, 2) encourage growth and diversification of the local economy, and 3) to promote the creation of higher pay jobs, income, and wealth in the community. The Strategy articulates a 20-year vision that includes both short-term and long-term actions, along with the following vision statements:

- *Murrieta to become diversified retail, corporate, and business hub for the region, offering high quality development, safe environment, and outstanding quality of life.*
- *Murrieta will become home to technologically advanced firms, higher educational facilities, wide variety of national and upscale retail, sit-down restaurants, quality hotels and new specialty auto dealerships, and a revitalized Historic Downtown.*

#### December 2008

A City Council workshop was conducted presenting the recommendations of the Land Use Sub-Committee and directed staff to return to the City Council with a work program and budget. The Land Use Sub-Committee determined that as land for office and research and development opportunities becomes saturated in the greater San Diego area, the City of Murrieta will provide the land for the next wave of development expansion. One intent of



the general plan update is to place Murrieta in a positive position, so that when economic conditions improve, the City will be prepared to embrace that development expansion. The Land Use Sub-Committee was very sensitive to the desire to have a comprehensive update to the City's General Plan in place for the 2010/11 market. The City's first General Plan was adopted in 1994 and presented a low-intensity suburban vision that is not necessarily consistent with the economic strategy currently contemplated.

The Sub-Committee recommended the primary focus of land use considerations in the General Plan Update be those areas that have the greatest potential to accept the next wave of economic expansion, including 1) Antelope Corridor (primarily east side of I-215 to Meadowlark Lane, and from Scott Road to Clinton Keith Road); 2) South Murrieta Business Corridor (generally from I-15 east to Jefferson Avenue and from Murrieta Hot Springs to the southerly City limits); 3) Murrieta Hot Springs North (generally between I-15 and I-215, between Murrieta Hot Springs and Los Alamos Roads).

### April 2009

Staff gave a presentation to the City Council regarding the potential work program for comprehensive update to the General Plan, Zoning, and Development Code. The presentation identified three key questions related to Murrieta's Long-Term Vision: 1) Is it good for the City?, 2) Does it produce jobs?, and 3) Does it generate revenue?

### June 2009

The City issued a Request for Proposal (RFP) for the Comprehensive General Plan Update, Redevelopment Area Land Use Analysis and Environmental Impact Report to prospective consultants. Section II of the RFP reiterates the City's focus on economic development for the general plan update.

*The Murrieta City Council has designated Economic Development as its Number One Priority. The City has recently established its first Comprehensive Economic Development Strategy, which spells out the City's 20 year vision for Murrieta as a diversified business hub for Southwest Riverside County and neighboring North San Diego County. The Strategy seeks to encourage private sector investment in the creation of higher paying jobs, income, and wealth in Murrieta through economic diversification. Murrieta is seeking a full range of quality new development, including retail centers, which are anchored by department stores, national and lifestyle retailers, corporate/technology parks, hotels, and upscale restaurants. Murrieta is promoting itself, on a long term basis, as the home of technologically-advanced firms and higher educational facilities, including healthcare, medical facilities and services, software companies, engineering companies, medical device companies, biotechnology firms, defense contractors, research and development operations, green-tech, and light manufacturing. During the current economic downturn, the City is focused on creating the foundation for its future economic*

## Project Description



prosperity through public investments in its infrastructure and by adopting General Plan policies and Development Code regulations which promote the development of shovel ready sites.

In conclusion, the City Council established a Comprehensive Economic Development Strategy in October 2008, making economic development of Murrieta the number one priority for the City. The Strategy served as one of the key factors to initiate the comprehensive General Plan Update.



### 3.3 STATEMENT OF OBJECTIVES

The City of Murrieta's objectives for the General Plan 2035 are as follows:

- ~~Focus policy direction on economic development and establishing the City as a diversified and strong economic base.~~
- ~~Update the City's environmental baseline (i.e., existing) conditions to the year 2009.~~
- ~~Update the General Plan development projections for the year 2035, including projections for dwelling units, non-residential square footage, population, and employment.~~
- Provide new goals and policies to address future development and growth within the City.
- Provide comprehensive and concise land use designations that better reflect the land use vision for the City.
- ~~Update the City's environmental baseline (i.e., existing) conditions to the year 2009.~~
- ~~Update the General Plan development projections for the year 2035, including projections for dwelling units, non-residential square footage, population, and employment.~~
- ~~Focus policy direction on economic development and establishing the City as a diversified and strong economic base.~~
- Provide goals and policies to address the connections between health and the physical, social, and economic environment.
- Incorporate sustainability goals and policies to balance current demands with future demands as they pertain to the environment, economy, and social equity.
- Provide a basis for informative decisions when considering the 2035 development associated with implementation of the General Plan 2035 in the City of Murrieta.
- Conform with CEQA Section 21000 et seq., which requires that environmental impacts be addressed and mitigated.
- Provide a legally defensible environmental foundation upon which discretionary actions may be evaluated.



## 3.5.2 FOUNDATION FOR THE GENERAL PLAN 2035

Before starting the General Plan 2035, 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 General Plan 2035 presented an opportunity to get the community involved in setting direction for Murrieta. Workshops, surveys, and other participation opportunities during the planning process prompted community members to articulate their hopes for the future, provide direction on land use, suggest goals, and review draft documents. This community input was translated into the following ten community priorities that describe the vision that members of the public provided for the future of their community, which guided the goals and policies in the General Plan.

Natural Environment	<i>Protect the natural beauty of the mountains, hills, and waterways.</i>
Rural Areas	<i>Preserve elements of Murrieta’s rural heritage.</i>
Community Character	<i>Protect and foster a strong sense of community and safety, as well as the "<u>smallhome</u> town" feeling.</i>
Recreation and Culture	<i>Provide abundant parks and facilities for recreational activities, and cultural amenities.</i>
Historic Downtown Murrieta	<i>Create a vibrant, prosperous Historic Downtown that serves as a community center and provides a variety of quality shopping and dining experiences.</i>
Governance	<i>Promote community involvement and provide for a fiscally sound future.</i>
Sustainable Economy	<i>Pursue economic vitality and longevity by attracting higher education and growing a base of clean industry, while maintaining the current housing affordability.</i>
Transportation	<i>Improve roadway networks to reduce traffic, and provide a citywide system of bicycle lanes and recreational trails that improve accessibility without a car.</i>



Infrastructure and Services	<i>Improve health care within the City, and continue to provide excellent school, police, fire, library, and recreation services.</i>
Youth Amenities	<i>Provide ample activities for all ages of youth, and jobs for teens.</i>

**Natural Environment – Protect the natural beauty of the mountains, hills, and waterways.**

Community members value the natural beauty and clean air of Murrieta. They listed mountains, hills, and waterways 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 cautioned that preservation would need to be balanced with development and the need to prevent flooding around waterways. Participants also expressed concerns about interference with property rights.

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.

**Rural Areas – Preserve elements of Murrieta’s rural heritage.**

Community members value the ~~small town~~<sup>rural</sup> feel around Murrieta, although they want the preservation of rural areas to be balanced with urban growth. Workshop 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~~<sup>rural</sup>” 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 ~~small town~~<sup>rural</sup> 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.

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### **Community Character – Protect and foster a strong sense of community and safety, as well as the "smallhome 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.

### **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.

### **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.” They valued the historic character of downtown and suggested street lights and windmills as enhancements.

### **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 the Golden Triangle. They noticed local signs of the economic downturn, expressing concerns about commercial vacancies, foreclosures, and lower housing



### 3.5.3 CONTENTS OF GENERAL PLAN 2035

The General Plan 2035 includes the legally required elements for a General Plan, as well as some optional components that the community feels it is important to address. Once adopted, the optional elements have the same legal status as the mandatory elements. Each chapter of the General Plan has a specific purpose and focus as described below. Together, they present a consistent policy platform as required by law. No single element or subject supersedes any other, and all are internally consistent.

#### INTRODUCTION

The Introduction explains the purpose and contents of the General Plan, including how to use the General Plan, its relationship to California law, ~~and the planning process that was followed for the General Plan 2035, and the community priorities that shaped the General Plan goals and policies.~~

#### VISION

The Vision chapter provides the context for the General Plan, including ~~background on Murrieta, major policy initiatives behind the General Plan 2035, and the community priorities that shaped the General Plan goals and policies.~~

#### LAND USE ELEMENT

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 develops and redevelops over the next 25 years. It will serve as the City of Murrieta's primary policy guidance tool for land use decision-making and expresses the type, intensity, and general distribution of land uses. 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

The Economic Development Element identifies current economic development conditions and demonstrates 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.



### 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.

### Vision

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

- Provide a mix of Multiple-Family Residential, 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 I-215, 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 either 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 buildings height 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.

## SOUTH MURRIETA BUSINESS CORRIDOR

### Location

The South Murrieta Business Corridor encompasses approximately 201 acres and is located west of Interstate 15, extending to Adams Avenue to the west and south of Murrieta Hot Springs

## Project Description



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.

## 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 south of the I-15 freeway, south east of Guava Street, east north of Madison Avenue, and north west of Elm Street. The buildings 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.

## MULTIPLE USE AREA 3 (MU-3)

### Location

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



**Table 3-3  
Focus Area Land Use Projections**

Focus Area	Acres	Residential	Commercial	Professional and Office and Research Park	Business Park	Industrial	Civic/ Institutional
North Murrieta Business Corridor	816.21		1,672,846	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			3,216,582	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	TBD	828	157,453				
<b>Total</b>	<b>2,345.76</b>	<b>3,346</b>	<b>3,662,446</b>	<b>14,807,287</b>	<b>2,685,023</b>	<b>0</b>	<b>2,028</b>

The anticipated growth in residential and non-residential uses over year 2009 conditions within the Focus Areas is:

- Addition of 3,346 dwelling units
- Addition of 21,156,784 square feet of non-residential uses

### 3.5.8 GENERAL PLAN BUILDOUT

Although the General Plan 2035 focuses growth within the Focus Areas, it is anticipated that additional growth would occur within the City outside of these areas. Citywide growth, including the Focus Areas, is anticipated as follows:

- Addition of 10,734 dwelling units
- Addition of 36,210,757 square feet of non-residential uses

*Table 3-4, General Plan 2035 Buildout*, provides a summary of the anticipated development conditions through buildout. The values include the additional growth anticipated with the General Plan 2035, including the Focus Areas, as presented in *Table 3-3*.



**Table 3-4  
General Plan 2035 Estimated Buildout**

Land Use Designations	Acres	Dwelling Units	Square Feet
<b>Residential</b>			
<del>Rural-Large Lot</del> Residential	3,126.87	977	
Single-Family Residential	6,517.17	31,581	
Multiple-Family Residential	611.20	11,379	100,000
<b>Non-Residential</b>			
Commercial	1,335.03		18,683,477
<del>Professional and</del> Office <u>and Research</u> <del>Park</del>	1,376.94		16,465,371
Business Park	823.40		11,403,714
Industrial	108.69		1,498,300
Civic/Institutional	999.14		1,168,369
<b>Other Land Uses</b>			
Mixed Use	42.70		853,913
Parks and Open Space	3,220.85		16,508
Roads	3,348.69		
<b>TOTAL CITY ONLY</b>	<b>21,510.68</b>	<b>44,484</b>	<b>50,189,652</b>
Sphere of Influence	5,340.95		
<b>TOTAL WITH SPHERE OF INFLUENCE</b>	<b>26,851.63</b>		

In total, these efforts are anticipated to result in following scenario at buildout:

- 44,484 residential dwelling units; and
- 50,189,652 square feet of non-residential uses.

### 3.5.9 LAND USE DESIGNATIONS

State General Plan law requires the Land Use Element to indicate the standards for building intensity (i.e., residential densities and non-residential building intensities) allowed in the City. Land use designations describe the type and intensity of development allowed in a given area. While terms like “residential,” “commercial,” or “industrial” are generally understood, State General Plan law requires a clear and concise description of the land use categories that are depicted on the General Plan Land Use Policy Map (*Exhibit 3-2*).

The proposed land use designations have been modified to reflect more generalized land use categories. The City’s Zoning Map will identify the detailed zoning designations that correspond and implement the land use plan. The City’s Development Code will be updated following adoption of the General Plan 2035 to reflect the new land use designations and associated zoning designations.

## Project Description



The Land Use Element and General Plan Land Use Policy Map contain the following land use designations.

## 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 ~~Rural~~ Residential (0.14 – 1.0 du/ac)***

Rural 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)***

Multi-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



- 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



Land Use designations of the proposed General Plan 2035 are listed and discussed in brief below. Refer to [Section 3.0, Project Description](#), for a fully detailed description of proposed land use designations.

### Residential Land Uses

The proposed General Plan 2035 provides for [Large Lot](#)~~Rural~~ Residential, Single-Family Residential, and Multiple-Family Residential development.

- [Large Lot](#)~~Rural~~ Residential (0.14 – 1.0 du/ac). Rural 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). Multi-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.



**Mitigation Measures:** No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.

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

### County of Riverside

■ **THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN INCONSISTENCIES WITH THE RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN.**

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

**Impact Analysis:** The French Valley Airport, which is a County-owned public-use airport, is located on SR-79 (Winchester Road) in unincorporated Riverside County east of Murrieta, adjacent to Temecula. The influence area for the French Valley Airport extends into the eastern portion of Murrieta. A majority of the City located within the airport influence area is within Compatibility Zones D and E. A small portion of the City generally located east of Liberty Road and South of Thompson Road is within Compatibility Zone C and a smaller area of the City generally located east of Briggs Road is located within Compatibility Zone B1. Approximately 0.01 acre is located within Zone B2; refer to *Exhibit 5.1-1*.

The existing General Plan is not consistent with the Compatibility Plan, as the General Plan land use designations do not meet the density or intensity criteria specified in the Compatibility Plan, even with the implementation of mitigation measures identified in the *French Valley Airport Land Use Compatibility Plan Initial Study and Mitigated Negative Declaration*. Specifically, the General Plan Large LotRural Residential land use designation within Compatibility Zone D allows for residential development of 0.4 to 1.0 dwelling unit per acre. Development at this intensity would be inconsistent with the Compatibility Zone D criteria, which restricts lower density development to a maximum of 0.2 dwelling units per acre. The proposed General Plan 2035 is not recommending any land use changes for the areas within the French Valley Airport Compatibility Zones. However, based on discussions with ALUC staff, it was determined that in order to be consistent with the Compatibility Zone D criteria, the Large LotRural Residential land use designation would be modified to accommodate the lower density of 0.12 dwelling units per acre. Further, a policy has been included in the General Plan 2035 for properties designated as Large LotRural Residential and Single-Family Residential in the General Plan that are located within Compatibility Zones C and D to submit tentative tract maps and parcel maps to the Riverside County ALUC for consistency review. The proposed Large LotRural Residential density range and policy would eliminate the inconsistency that currently occurs with the ALUP.

Another inconsistency that exists within Compatibility Zone D is associated with vacant areas currently designated for commercial land uses. Future development of these lands could exceed the average and single acre intensity criteria of 150 and 450, respectively. As stated, the proposed General Plan 2035 is not recommending land use changes for the areas within the



French Valley Airport Compatibility Zones. Thus, this existing inconsistency would remain with the General Plan 2035. However, based on discussions with ALUC staff, in order to be consistent with the ALUP a policy has been included in the General Plan 2035 for proposed commercial developments and places of assembly within Compatibility Zones B1, C, and D to be submitted to the ALUC for consistency review. A policy is also proposed to address the open space provisions as determined by the respective Compatibility Zone. The proposed policies would eliminate the inconsistency that currently occurs with the ALUP.

~~Thus, new land use compatibility impacts with the Compatibility Plan for French Valley Airport would not occur. However, existing incompatibility impacts would continue to occur as the proposed General Plan 2035 land use designations for areas within the Airport Zones would remain unchanged. Therefore, as with the existing General Plan, the proposed General Plan 2035 land use designations would not meet the density or intensity criteria specified in the Compatibility Plan, resulting in a significant and unavoidable impact.~~

It should be noted that the proposed General Plan 2035 does not propose site-specific development at this time. It is anticipated that future development projects within the Airport Zones would be reviewed on a project-by-project basis to determine the proposed development's consistency with the Compatibility Plan. Further, the proposed General Plan 2035 includes policies that promote land use compatibility and protection of the public from potential impacts associated with the French Valley Airport and ensures consultation and coordination with the Riverside County Airport Land Use Commission in the development and review of the French Valley Airport Land Use Plan and other planning and environmental studies.

Refer also to *Section 5.6, Noise* and *Section 5.14, Hazards and Hazardous Materials*, for additional analysis regarding potential noise and safety impacts associated with the proposed General Plan 2035 and French Valley Airport.

As noted previously, a local agency general plan or specific plan that includes areas covered by an adopted ALUCP must submit its general plan or specific plan (or any amendments thereto) to the ALUC for a consistency determination. If the general plan or specific plan is considered inconsistent with the ALUCP, the local agency's governing body may "overrule" the ALUC's inconsistency determination after a hearing by a two-thirds vote. In overruling the ALUC's determination, the local agency's governing body must make findings that its general plan or specific plan is consistent with the purposes of the State Aeronautics Act, as stated in *California Public Utilities Code* Section 21670.

Subsequent to issuance of the Murrieta General Plan 2035 Public Review Draft EIR, the proposed General Plan 2035 was considered by the Riverside County ALUC at his May 12, 2011 hearing for consistency with the French Valley ALUCP. The ALUC determined the Murrieta General Plan 2035 to be conditionally consistent with the French Valley ALUCP with the density modification to the [Large LotRural](#) Residential Land Use designation and the inclusion of additional policies to provide for future consistency review by the ALUC for properties designated [Large LotRural](#) Residential and Single-Family Residential in the General Plan Compatibility Zones C and D and for properties proposing commercial development and places



of assembly within Compatibility Zones B1, C, and D, and for properties to provide the appropriate open space in compliance with the applicable Compatibility Zone (Policies LU-25.10, LU-25.11, and LU-25.12). Thus, the proposed General Plan 2035 would not result in inconsistencies with the Riverside County ALUCP for the French Valley Airport. Impacts would be less than significant in this regard.

### Goals and Policies in the Proposed General Plan 2035:

**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-25.8 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 Rural 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 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.

**Mitigation Measures:** No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.

~~No mitigation measures are available.~~

**Level of Significance After Mitigation:** ~~Significant Unavoidable~~ Not Applicable.  
~~Impact.~~

**■ THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN INCONSISTENCIES WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN.**

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

**Impact Analysis:** Portions of the MSHCP Reserve Area extend into the City and the Sphere of Influence; refer to Exhibit 5.10-2. The reserve is intended to protect sensitive plant and wildlife species and their habitats pursuant to the Western Riverside County MSHCP. The conceptual conservation scenario for the MSHCP Reserve Area is based on existing conserved lands, undeveloped land (Core Areas), and identified potential Linkages between the Core Areas. Exhibit 5.10-1 illustrates the existing Conserved Lands and the Proposed Linkages and Cores.

Section 5.10, Biological Resources, analyzes the proposed General Plan 2035's consistency with the MSHCP. As indicated in Section 5.10, future development within the City, including the Focus Areas may occur within the Proposed Linkages and Cores. The City of Murrieta approved the MSHCP and is a local Permittee under the MSHCP. As such, the City has the authority to meet the conservation planning obligations for its jurisdiction. Future development would undergo environmental and design review on a project-by-project basis, in order to confirm consistency with the MSHCP Species Conservation Guidelines and Area Plan Conservation Criteria.

The proposed General Plan 2035 establishes goals and policies to address compliance with the Western Riverside County MSHCP. All future development would be subject to compliance with the goals and policies identified in the proposed General Plan 2035. Therefore, future development according to the proposed General Plan 2035 is not anticipated to conflict with the provisions of the Western Riverside County MSHCP. A less than significant impact would occur in this regard.

**Goals and Policies in the Proposed General Plan 2035:**



## 5.1.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- **DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE LAND USE IMPACTS.**

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

**Impact Analysis:** The proposed General Plan 2035 focuses on guiding the development of vacant land, specifically focusing on opportunities for economic development. Seven Focus Areas have been identified for policy focus. Of these seven areas, five have been targeted for land use change. These areas include key locations along freeway corridors that are suitable for major land development and redevelopment to carry out the City Council's economic development strategy, including areas around Loma Linda University Medical Center-Murrieta and the Murrieta Education Center. They also include rural residential areas north of Clinton Keith Road that are adjacent to major new development along I-215. The Land Use Policy Map establishes the vision for the City to focus its efforts to attract a variety of businesses and industries, higher educational institutions, and health care facilities, while preserving its existing residential areas. The proposed uses and their distribution will allow for the development of major employment areas, a commercial/mixed-use regional hub, and cohesive and compatible commercial, professional and office, and residential areas. The Land Use Policy Map, along with the Land Use and Economic Development Elements establish a foundation to bring jobs into the City, providing regional implications, such as improved air quality through reduced commuting and an improved jobs/housing balance.

~~Although the proposed General Plan 2035 would be inconsistent with the Compatibility Plan for the French Valley Airport, the potential inconsistencies pertain to specific sites within the City and would not be cumulatively considerable. Future development on those sites would be reviewed on a project by project basis to determine the proposed development's consistency with the Compatibility Plan. Therefore, cumulative Impacts would be less than significant in this regard.~~

As indicated in Section 5.2, Population, Housing, and Employment, although the proposed General Plan 2035 population and dwelling units would be slightly greater than projected by SCAG, the forecast growth is generally consistent. Further, the proposed General Plan 2035 accounts for the population growth and establishes goals and policies to reduce potential growth-related impacts. The purpose of the proposed General Plan 2035 and General Plan Land Use Policy Map is to encourage a compatible pattern of development. The goals and policies direct future growth and development in Murrieta, while minimizing potential land use conflicts. Additionally, the goals and policies are designed to preserve and improve existing and future physical development by providing a balance of residential and non-residential development,



ensuring that adjacent land uses are compatible with one another, and effectively developing vacant parcels.

All future projects under the proposed General Plan 2035 would be required to mitigate land use impacts on a project-by-project basis. Therefore the incremental impact of the proposed General Plan 2035, when considered in combination with development within the subregion, would not result in cumulatively considerable land use impacts. In addition, the land use changes anticipated under the proposed General Plan 2035 would accommodate the growth projections identified by SCAG; thus cumulative land use impacts are not anticipated. Further, projects within the SCAG region that are regionally significant, as determined by SCAG, would be reviewed for conformity with regional goals for population, housing, employment, mobility and air quality, further reducing potential cumulative impacts to a less than significant level.

**Goals and Policies in the Proposed General Plan 2035:** Refer to the goals and policies referenced above in this Section 5.1.

**Mitigation Measures:** No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.

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

## 5.1.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Land Use impacts associated with implementation of the proposed General Plan 2035 would be less than significant by adherence to and/or compliance with goals and policies in the proposed General Plan 2035. No significant unavoidable land use impacts would occur as a result of buildout of the proposed General Plan 2035.

~~Despite compliance with goals and policies, the proposed General Plan 2035 would result in significant unavoidable impacts regarding the following:~~

- ~~•Consistency impacts associated with the Riverside County Airport Land Use Compatibility Plan.~~

~~All other land use impacts associated with implementation of the proposed General Plan 2035 would be less than significant with compliance with the goals and policies in the General Plan 2035.~~

~~If the City of Murrieta approves the proposed General Plan 2035, the City shall be required to cite their findings in accordance with *CEQA Guidelines* Section 15091 and prepare a Statement of Overriding Considerations in accordance with *CEQA Guidelines* Section 15093.~~



*Redevelopment Plan for the Murrieta Redevelopment Project as Amended by the 2006 Amendment*, Murrieta Redevelopment Agency, June 2006.

*Riverside County Airport Land Use Commission, Staff Report, May 12, 2011.*

*Riverside County Airport Land Use Compatibility Plan Volume I Policy Document*, October 14, 2004.

*Riverside County Airport Land Use Compatibility Plan Volume I Policy Document*, Chapter 15 – French Valley Airport, Adopted October 2007.

*South Coast Air Quality Management Plan (SCAQMP)*, Adopted June 1, 2007.

*The Vineyards Specific Plan and EIR Substantial Conformance No. 1*, June 13, 1989.

*The Vineyards Specific Plan Substantial Conformance No. 4*, 1992.

*Western Riverside County Multiple Species Habitat Conservation Plan*, June 2003.



### Railways

Currently, there are no railroads traversing the City. However, opportunities to pursue future 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 stations or rail alignments is not known. Implementation of Policy N-3.6 would require the City to coordinate with appropriate agencies in the siting, design, and construction of rail stations and track alignments to ensure that noise attenuation measures are addressed. Additionally, Policy LU-25.2 would require the City to establish a proactive role in the implementation of Proposition 1A in regards to the High Speed Rail.

### Airport Noise

There is one primary source of air traffic affecting noise levels within the City of Murrieta; the French Valley (Rancho California) Airport, located outside 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 only a few parcel on the City's eastern boundary close to SR-79 are within the 55 CNEL noise level contour; the remainder of 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. As cited in the French Valley Airport Land Use Compatibility Plan Initial Study and Mitigated Negative Declaration, the City of Murrieta already committed to mitigate development-related impacts to noise through compliance with applicable General Plan Noise Element policies. The City would continue to compliance with applicable policies from the update Noise Element. In addition, implementation of Policies LU-25.8 and 25.9 would require the City 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. In addition, compliance with Mitigation Measure ~~NOI-2-x~~ would ensure aircraft noise impacts to residential uses within the 55 CNEL noise contour are mitigated to a less than significant level.

### 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.



1. A significant concentration or continuity of buildings unified by past events or aesthetically by plan or physical development; or,
  2. The area is associated with an event, person, or period significant or important to Murrieta history.
- c. The designation of the geographic area as a historic preservation district is reasonable, appropriate, and necessary to protect, promote, and further the goals and purposes of the ordinance codified in this chapter and is not inconsistent with other goals and policies of the City.
- d. Determining Factors: In determining whether to designate a historic preservation district, the following factors shall be considered:
1. District should have integrity of design, setting, materials, workmanship, and association; and,
  2. The collective value of the buildings and structures in a district taken together may be greater than the value of each individual building or structure.

### Historic Murrieta Specific Plan

The Historic Murrieta Specific Plan is intended to provide a vision for future development within the designated area, establish guidelines for land use decisions, improve the area's physical and economic environment, and establish City goals for quality development within Historic Murrieta. The Specific Plan area is essentially the original "Murrieta Town Site" subdivided by the Temecula Land and Water Company in 1884. It is generally bounded by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west, and Jefferson Avenue to the east. The Specific Plan establishes a vision for development within the area and provides design guidelines for future projects to ensure that the overall vision is achieved and maintained. Guidelines for land use patterns, tree preservation, gateways, streetscape, infrastructure, parking, streets, and alleyways, among other elements, are discussed within the Specific Plan. In addition, the Specific Plan identifies 10 Land Use Districts within the Specific Plan Area to allow for implementation of the overall Plan vision and goals, consistent with goals and policies of the City's original General Plan.

### 5.9.2 ENVIRONMENTAL SETTING

**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 prehistoric sites-village complexes and habitation sites located in Murrieta, which are valuable resources. The carvings and other signs left in local rocks and boulders-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.<sup>3</sup>

<sup>3</sup> City of Murrieta *General Plan*, June 21, 1994.



~~**Shoshonean Period.** Luiseño and Cahuilla groups of the Southern California Shoshone Indian Tribe entered into the area sometime after 1500 and settled at various sites along streams throughout the Murrieta-Temecula area. These Payomik Kowichum, as they were called before the Mission Era, were a hunting-gathering people. Two Payomik settlements are believed to have been located in Murrieta: Avaxat, referring to the cottonwoods of Murrieta Creek, was located just west of the creek near present day Ivy Street, while Toatwi was located near Los Alamos and Winchester Road.<sup>4</sup>~~

**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.

**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.<sup>5</sup>

**American Period.** As travel along the Santa Fe Trail and Southern Emigrant trails during the early American Period brought more settlers, settlement occurred along the Santa Ana and San Jacinto waterways. The Southern Pacific Railroad line from Los Angeles through the San Gorgonio Pass was completed in 1876. In 1883, the California Southern Railway allowed for travel through the Cajon Pass and down to San Diego through western Riverside County. The trains were eventually used to transport settlers into the area, creating a period of agricultural and land development, ultimately resulting in the establishment of Riverside County in 1893. Transportation, agriculture, and the control of water have continued to be central themes in the settlement, development, and growth of Riverside County (Robinson 1979).

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-19<sup>th</sup> century, Murrieta’s land area was bisected by the Southern Emigrant Trail, which ran through western Riverside County

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<sup>4</sup> Ibid.

<sup>5</sup> Ibid.



groves of deciduous fruits, the area settled into a more bucolic existence (Lech 2004). Daily train service continued into Murrieta until 1935, after automobile use had become a well-established alternative to train travel in southern California (Garrison 1963).

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 20<sup>th</sup> 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 (Alter et al. 2005).

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 Churuukunuknu Haki'wuna 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 what the Luiseno already know about the springs, 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 (Boyce 1995).

## HISTORIC/ARCHAEOLOGICAL RESOURCES

Cultural resources are represented by the material remnants of human activity in an area and can be either prehistorical (aboriginal/native American) or historical (European and Euro-American). Although not necessarily of cultural significance per *CEQA*, cultural remains are considered to be of cultural concern if they are at least 50 years old. Such resources may include midden (ashy or greasy dark soil indicating former occupation); ground stone tools and milling features; rock shelters; rock art (petroglyphs); rock features (cairns, stone walls); quarries; trails; and, ecofactual material (faunal remains, fire-affected rocks). Other indicators of former occupancy



may include pottery, human skeletal remains, and body adornments (i.e. shell or bone beads, jewelry). Cultural resources can also include oral traditions, ethnographic accounts, traditional songs and stories, and places important for the continuation of traditional beliefs and practices.

A records search at the Eastern Information Center (EIC), located in the Department of Anthropology at the University of California, Riverside, indicated that 330 cultural resource studies have been conducted within the City and the Sphere of Influence, resulting in the identification of a total of 199 documented cultural resources. Previous studies within the City and the Sphere of Influence consist mainly of cultural resource assessments, survey reports, and archaeological test excavations. The documented resources within the City and the Sphere of Influence include more than 75 separate milling features in bedrock, 36 milling artifacts, 53 sites with lithic artifacts (flakes, points, debitage), five sites with rock art, nine possible prehistoric campsites or habitation sites, three possible prehistoric quarries, seven built resources, and 11 historic archaeological sites (trash scatters, habitation remains). The significance of each of these resources was not identified, and instead requires consideration on a site- or resource-specific basis.

### **Potential Historic Resources**

A review of the Riverside Historic Properties Directory revealed that an additional 73 properties have been documented and evaluated, shown in Table 5.9-1, *Evaluated Resources in the Historic Properties Directory*. Several of these resources have been demolished. Eleven of them are part of the Murrieta Hot Springs complex, which was incorporated into a Christian conference center in 1995.

The Murrieta Historical Resources Inventory Update (Alter et al. 2004) included 71 potentially historic resources, shown in Table 5.9-2, *Potentially Historic Resources in the City of Murrieta*. Many of these resources were initially documented by the Riverside County Historical Commission in a 1982 survey that was submitted to the EIC, and are in the Riverside Historic Properties Directory; thus, they appear in Table 5.9-1 as well. However, the City of Murrieta has never adopted a list of historic resources.

As indicated by their CHR status codes, Murrieta's documented historic properties include properties that appear eligible for the National Register or California Register through survey evaluation, and properties recognized as historically significant by local government. As yet, no individual resources, archaeological districts, or historic preservation districts have been designated for inclusion on the Murrieta Register of Cultural Resources.



The City has recognized the importance of preserving its history and character in the Conservation Element with Goal CSV-11 that seeks to preserve the City’s significant historical, archaeological, and cultural value resources. Additionally, implementation of the goals and policies of the proposed General Plan 2035 Conservation and Land Use Elements, and Mitigation Measures CR-1 and CR-2, would reduce potential impacts to undocumented archaeological resources, cultural resources, and historical structure/resources to less than significant levels.

In addition, the *City of Murrieta Development Code* and *Historic Murrieta Specific Plan* provide protections for cultural and historic resources, including historic landscape features and trees. The proposed General Plan 2035 includes goals and policies regarding Historic Murrieta and to continue the City’s efforts to preserve its historic character while encouraging pedestrian-oriented infill development that restores the area as a community core (Goal LU-24). Other proposed General Plan 2035 goals and policies seek to continue the rural character and heritage of the Los Alamos area (Goal LU-22).

Future development would be subject to compliance with the proposed General Plan 2035 Conservation Element and Land Use Element goals and policies outlined below and Mitigation Measure CR-1, which would ensure that future development in the City would not adversely impact archaeological, cultural, or historical resources, thereby reducing potential impacts to less than significant.

## Goals and Policies in the Proposed General Plan 2035:

### CONSERVATION ELEMENT

**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.

**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



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

**Policies**

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.

**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.

**Mitigation Measures:**

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

CR-2 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-footmeter radius of the area of discovery ~~and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action.~~ If not already retained due to conditions present pursuant to Mitigation Measure CR-1, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action (refer to Mitigation



Measures CR-1 and CR-3). If avoidance of the resources is not feasible, sSalvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

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

## BURIAL SITES

### ■ IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD IMPACT UNMARKED BURIAL SITES.

**Level of Significance Before Mitigation:** Potentially Significant Impact.

**Impact Analysis:** Given the history of various Indian tribes and their presence throughout Murrieta and the region, there is the potential for human remains, including those interred outside of formal cemeteries, to be encountered during earth removal or disturbance activities with implementation of the proposed General Plan 2035. However, archaeological resources have been documented within and near the City. Therefore, ground-disturbing activities in the City, such as grading or excavation, have the potential to disturb as yet unidentified human remains.

The Native American Graves Protection and Repatriation Act within the State of California, is enacted by the California Native American Historical, Cultural and Sacred Sites Act, and applies to Federal, State, and private lands. Upon discovery of human remains, the activity ceases and the County Coroner shall be notified. If the remains are of a Native American, the coroner notifies the Native American Heritage Commission (NAHC), which then notifies the mostly likely descendents. The NAHC is directed to prepare an inventory of Native American Sacred Places on public lands. It is illegal for anyone to knowingly or willfully possess or obtain any Native American artifacts or human remains from a Native American grave or cairn. Any person who removes, without authority of law, Native American artifacts or human remains from a Native American grave or cairn with the intent to sell or dissect such remains is guilty of a felony punishable by imprisonment in a Federal or State prison.

If human remains were found, those remains would require proper treatment, in accordance with applicable laws. State of California *Public Resources Health and Safety Code* Sections 7050.5-7055 describe the general provisions for human remains. Specifically, *Health and Safety Code* Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. In addition, the requirements and procedures set forth in *California Public Resources Code* Section 5097.98 would be implemented. If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County coroner has been called out, and the



remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains.

Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, and compliance with proposed General Plan 2035 Conservation Element Goal CSV-11 and Policy CSV-11.5 and Mitigation Measure CR-2, impacts in this regard would be less than significant.

## Goals and Policies in the Proposed General Plan 2035:

### CONSERVATION ELEMENT

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

#### Policies

CSV-11.5 Comply with state law regarding the identification and protection of Native American resources, and consult with the appropriate tribal governments.

### Mitigation Measures:

CR-~~32~~ In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.

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

### PALEONTOLOGICAL RESOURCES

- **IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD DIRECTLY OR INDIRECTLY IMPACT A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE.**

**Level of Significance Before Mitigation:** Potentially Significant Impact.



**Impact Analysis:** 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. In particular, fossils may be present in three major fossiliferous Pleistocene age sedimentary rock units that are exposed along the Elsinore fault zone, as discussed above.

Future development associated with implementation of the proposed General Plan 2035 could indirectly result in impacts to undiscovered paleontological resources through remediation, demolition, or construction activities. All future improvements and development within the City would be subject to compliance with the proposed General Plan 2035 Conservation Element Goal CSV-7 and the associated policies, and Mitigation Measures [CR-1](#) and [CR-2](#), which would ensure impacts to paleontological resources or unique geologic features are reduced to a less than significant level.

## Goals and Policies in the Proposed General Plan 2035:

### CONSERVATION ELEMENT

**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.

**Mitigation Measures:** Refer to Mitigation Measures [CR-1](#) and [CR-2](#). No additional mitigation measures are required.

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

## 5.9.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

■ **DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO CULTURAL RESOURCES.**

**Level of Significance Before Mitigation:** Potentially Significant Impact.



**Impact Analysis:** Future development projects in the City of Murrieta, County of Riverside, and the region may encounter cultural resources. During the growth anticipated to occur with implementation of the proposed General Plan 2035, it is possible that undiscovered archaeological, paleontological and/or historic resources could be impacted. It is possible that cumulative development could result in the adverse modification or destruction of archaeological, paleontological, and/or historic resources. Potential cultural resource impacts associated with the development of individual projects under the proposed General Plan 2035 would be specific to each site. All new developments would be required to comply with existing Federal, State, and local regulations concerning the protection of archaeological, paleontological and historic resources on a project-by-project basis. Additionally, implementation of the goals and policies of the proposed General Plan 2035, and recommended mitigation measures, would reduce potential impacts to undocumented archaeological resources, cultural resources, and historical structure/resources to less than significant levels. Thus, implementation of the proposed General Plan 2035 would not result in cumulatively considerable cultural resource impacts.

**Goals and Policies in the Proposed General Plan 2035:** Refer to the goals and policies referenced above in this Section 5.9.

**Mitigation Measures:** Refer to Mitigation Measures CR-1 ~~through~~ and CR-32. No additional mitigation measures are required.

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

## 5.9.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Impacts related to cultural resources associated with implementation of the proposed General Plan 2035 would be less than significant by adherence to and/or compliance with the existing regulatory framework, proposed General Plan 2035 goals and policies, and mitigation measures. No significant unavoidable cultural resource impacts would occur as a result of buildout of the proposed General Plan 2035.

## 5.9.7 SOURCES CITED

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.

Boyce, Mary Alice Rail. 1995. *Murrieta - Old Town, New Town: A Community History*. Rosemar Publishing: Murrieta, CA.

*California Historic Building Code* (Sections 18950 to 18961 of Division 13, Part 2.7 of California Health and Safety Code), January 1, 2008.

*Cultural Resources Assessment* prepared by LSA Associates, Inc., January 4, 2010.



the known distribution data for each species. The existing MSHCP database does not, however, provide the level of detail sufficient to determine the extent of the presence or distribution of narrow endemic plant species within the MSHCP Plan Area. Narrow endemic plant species are highly restricted by their habitat affinities, edaphic requirements or other ecological factors, and for which specific conservation measures have been identified in MSHCP Section 6.1.3. Since conservation planning decisions for these species will have a substantial effect on the status of these species, additional information regarding the presence of these species is required during the long-term implementation of the MSHCP, in order to ensure that appropriate conservation of these species occurs. MSHCP Section 6.1.3 identifies the narrow endemic plant species for the MSHCP and the procedures necessary to ensure that the biological functions and values of these areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained. These procedures address the following requirements:

- Survey, Mapping and Documentation Requirements;
- Avoidance and Minimization;
- Determination of Biologically Equivalent or Superior Preservation;
- Relationship to Existing Wetland Regulations; and
- Additional Species Benefits.

### **ADDITIONAL SURVEY NEEDS AND PROCEDURES**

Additional surveys may be needed for certain species in conjunction with implementation of the MSHCP, in order to achieve coverage for these species. MSHCP Section 6.3.2 (Additional Survey Needs and Procedures) discusses those additional survey needs and procedures.

## **HABITAT CONSERVATION PLAN FOR THE STEPHENS' KANGAROO RAT IN WESTERN RIVERSIDE COUNTY**

### **Background**

In October 1988 the Stephens' kangaroo rat (SKR) was listed as an endangered species by the United States Fish and Wildlife Service (USFWS). Under the Endangered Species Act (ESA), both the SKR and its habitat were protected from any type of disturbance resulting in "take" of the species. The net effect was to freeze new development on more than 22,000 acres throughout western Riverside County. At the time of listing very little was known about the animal, its geographical distribution, or its habitat needs.

In order to address severe economic impacts of the SKR listing, the Riverside County Habitat Conservation Agency (RCHCA) prepared a Short-Term Habitat Conservation Plan (HCP). This HCP, approved by the USFWS and CDFG in August 1990, was intended as an interim conservation program designed to afford protection to the SKR while a plan providing for the establishment of permanent preserves could be developed.



## Stephens' Kangaroo Rat Habitat Conservation Plan (1996)

On behalf of its members, the Riverside County Habitat Conservation Agency (RCHCA) sought a permit from the U.S. Fish and Wildlife Service (USFWS) and an agreement with the California Department of Fish and Game (CDFG) which would authorize incidental and management take, respectively, of the Stephens' kangaroo rat (SKR), a species protected under both the California and federal Endangered Species Acts (ESA). Toward this objective, the RCHCA prepared a Habitat Conservation Plan (HCP) which describes the conservation, mitigation, and monitoring measures which will be implemented if the permit and agreement are approved by the USFWS and CDFG.

This HCP is intended to replace a SKR Short-Term HCP, which the RCHCA and its member agencies have been implementing since 1990. Under that plan the USFWS and CDFG authorized a limited amount of incidental take subject to conservation and mitigation actions designed to:

- Provide for interim protection of Study Areas in order to allow for their evaluation as potential SKR reserves;
- Ensure full mitigation for all SKR occupied habitat incidentally taken through acquisition of replacement habitat in Study Area locations approved by the USFWS;
- Allow time for the RCHCA to conduct biological research necessary to document the species' characteristics and identify factors essential to its continued existence in the HCP area;
- Design a regional reserve system adequate to ensure long-term SKR persistence in the plan area, and;
- Establish reliable funding sources sufficient to implement all provisions of the HCP for which the RCHCA assumed financial responsibility.

With the HCP, RCHCA seeks to:

- Replace its existing authorizations for incidental take of SKR with a 30-year permit and agreement;
- Replace the conservation, mitigation, and monitoring measures established under the Short-Term plan with those described in this HCP, and;
- Implement a conservation program for the SKR which will also provide the basis for a subsequent ecosystem based plan covering all sensitive habitat types and species in RCHCA jurisdictions.

The new permit and agreement would be valid for 30 years and would authorize incidental take of SKR on RCHCA member agency lands within the plan area mapped in the HCP (Figure S-1). The HCP area covers 533,954 acres within RCHCA member jurisdictions, including approximately 30,000 acres of occupied SKR habitat (Table S-1).



## CONSERVATION, MITIGATION, AND MONITORING MEASURES

To meet the requirements specified in the California and Federal ESA's for the incidental and management take authorizations it seeks, the RCHCA prepared this HCP which identifies how the impacts of SKR incidental take will be minimized, mitigated, and monitored, and the degree to which the species' persistence in the plan area will be ensured.

### 1. Establishment, Completion, Expansion, and Management of the Core Reserves

The establishment, completion, expansion, and management of the core reserves defined in Chapter 5. SKR Conservation and Mitigation Measures will be the primary means of mitigating the impacts of incidental take to SKR in the plan area. These conservation and management activities also will be the primary means of assuring that SKR will persist within the plan area.

Through its implementation of the Short-Term SKR plan the RCHCA has ensured the conservation of the vast majority of land contained within the core reserves defined in this HCP. In order of decreasing size, the seven core reserves established by this HCP are:

- Lake Skinner-Domenigoni Valley (13,158 acres);
- Lake Mathews-Estelle Mountain (11,243 acres);
- San Jacinto-Lake Perris (10,932 acres);
- Sycamore Canyon-March Air Force Base (2,502 acres);
- Steele Peak (1,753 acres);
- Potrero ACEC (995 acres)
- Motte Rimrock (638 acres)

In the aggregate these core reserves encompass 41,221 acres, including 12,460 acres of SKR occupied habitat.

### 2. RCHCA Funding Commitments

In addition to the \$30 million expended to date by the RCHCA to implement the Short-Term HCP and develop this conservation plan, the agency will provide an additional \$11.7 million toward land acquisition, core reserve management, and administration activities necessary to implement this HCP. The implementation budget for the HCP are presented in Chapter 5, SKR Conservation and Mitigation Measures.

### 3. Monitoring of Compliance and Plan Effectiveness

The RCHCA will maintain responsibility for monitoring compliance with the terms and conditions of the permit and agreement. Additionally, with the assistance of the RMCC, the RCHCA will evaluate the effectiveness of HCP conservation and mitigation measures, and submit annual reports concerning same to USFWS and CDFG.



Annual reports will be reviewed by USFWS and CDFG to assess the effectiveness of the HCP in ensuring SKR persistence in the plan area. If necessary, modifications to the HCP will be made to address problems identified in the annual reports.

#### 4. Plan Implementation

All of the institutional arrangements necessary for plan implementation are presently in place or will be established through interagency and cooperative agreements. The RCHCA Joint Powers Agreement already vests sufficient authority in the agency to perform all tasks necessary to fulfill its commitments for HCP implementation. Implementation of this HCP will be governed by legal agreements executed among the RCHCA, its member agencies, USFWS, CDFG, BLM, U.S. Department of Interior, and the State of California Resources Agency. The purpose of such agreements is to specify the terms and conditions under which the HCP will be implemented, and define the roles and responsibilities of all parties. The RCHCA and its member agencies will execute a combined Implementation Agreement/California Endangered Species Permit agreement with the aforementioned Federal and State agencies.

The City of Murrieta joined the Riverside County Habitat Conservation Agency Joint Exercise Powers Agreement on August 1, 1995.

#### **IMPLEMENTATION AGREEMENT, RIVERSIDE COUNTY, LONG TERM CONSERVATION PLAN**

The Agreement was made and entered into on April 23, 1996 by and among the United States Department of Interior, the United States Fish and Wildlife Service, the United States Bureau of Land Management, The Resources Agency of the State of California, the California Department of Fish and Game, the Riverside County Habitat Conservation Agency, the County of Riverside, and the cities of Corona, Hemet, Lake Elsinore, Moreno Valley, Murrieta, Perris, Riverside, and Temecula, all of which are located within the County of Riverside.

### **CITY OF MURRIETA DEVELOPMENT CODE – TREE PRESERVATION**

*Murrieta Development Code (MDC) Chapter 16.42, Tree Preservation*, provides regulations for the protection, preservation, and maintenance of native Oak, Sycamore, and Cottonwood trees, trees of historic or cultural significance, groves and stands of mature trees, and mature trees in general, that are associated with proposals for development. These provisions are also intended to perpetuate these trees through the replacement of trees removed as a result of a new development. Pursuant to *MDC* Chapter 16.42, a protected tree includes any of the following:

- A. Native Oak with a diameter at breast height of four inches or greater. Smaller trees may also be protected under special circumstances as determined by the Director;
- B. Trees of historical or cultural significance as identified by Council resolution;
- C. Significant groves or stands of trees;



result in pressure for this parcel to be developed with a different commercial use. However, because plant nurseries are allowed in the Rural Residential district and several non-residential zoning districts, the plant nursery could move its potted plants to another location in the City if it is displaced. Any new plant nurseries in the City would be considered to be new areas of Unique Farmland. Therefore, the proposed General Plan 2035 is not anticipated to cause a permanent loss of Unique Farmland; impacts are considered less than significant in this regard.

The 2008 Important Farmland map shows Locally Important Farmland throughout the City. However, as stated above, most of this land is not ~~believed to be~~ in agricultural production based upon City staff review of parcel records and field inspection, and therefore may not be eligible for inclusion on the Important Farmland maps expected to be released in 2011.

Under the proposed General Plan 2035, future development efforts are directed toward the Focus Areas, with an emphasis on encouraging additional office and business park uses in appropriate freeway-adjacent locations. Although most of the City is urbanized or urbanizing, large rural residential areas would remain, where agricultural uses are less subject to land use conflicts and development pressure. The proposed General Plan 2035 goals and policies in the Conservation and Land Use Elements support the protection of rural character and the continued potential for agricultural uses in these rural residential areas.

In addition to allowing agricultural activity in rural residential areas, the proposed General Plan 2035 policies encourage additional, small-scale urban agricultural opportunities to be created throughout the City. The focus of these policies is on improving Murrieta residents' access to fresh, locally grown produce, rather than on growing food for export out of the community. However, urban agriculture is an evolving industry and the proposed General Plan 2035 allows for commercial urban farming operations as well as food processing facilities that could be linked to those operations.

Through the proposed General Plan 2035, the potential for agricultural uses in rural residential areas would remain, and the expansion of agricultural uses in urbanized areas is encouraged. Therefore, impacts on farmland are considered to be less than significant.

## Goals and Policies in the Proposed General Plan 2035:

### CONSERVATION ELEMENT

**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.



- 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~~Rural 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 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.

### Mitigation Measures:

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

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



Originally, the SDWA focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments greatly enhanced the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach ensures the quality of drinking water by protecting it from source to tap.

## STATE

### California Water Plan

The California Water Plan is prepared by the California Department of Water Resources. The Plan provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses.

The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs. The Plan provides resource management strategies and recommendations to strengthen integrated regional water management. The resource management strategies help regions meet future demands and sustain the environment, resources, and economy, involve communities in decision-making, and meet various goals. A resource management strategy is a project, program, or policy that helps local agencies and governments manage their water and related resources. These strategies can reduce water demand, improve operational efficiency, increase water supply, improve water quality, practice resource stewardship, and improve flood management.

The Plan was last updated in ~~2005~~2009. The Department of Water Resources is ~~expected to approve a subsequent update in 2010.~~ currently working on the 2013 California Water Plan Update.

### California Water Code

The *California Water Code* contains provisions that control almost every consideration of water and its use. Division 2 of the *California Water Code* provides that the State Water Resources Control Board (SWRCB) shall consider and act upon all applications for permits to appropriate waters. Division 6 of the *California Water Code* controls conservation, development, and utilization of the State water resources, while Division 7 addresses water quality protection and management.



Requirements for the urban water management plans include:

- Assessment of current and projected water supplies
- Evaluation of Demand and Customer Types
- Evaluation of the reliability of water supplies
- Description of conservation measures implemented by the urban water supplier
- Response plan for in the event of water shortage
- Comparison of demand and supply projection

### Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act acts in cooperation with the CWA to establish the State Water Resources Control Board (SWRCB). The SWRCB is divided into nine regions, each overseen by a RWQCB. The SWRCB, and thus each RWQCB, is responsible for protecting California's surface waters and groundwater supplies.

The Porter-Cologne Water Quality Control Act develops Basin Plans that designate the beneficial uses of California's rivers and groundwater basins. The Basin Plans also establish narrative and numerical water quality objectives for those waters. Basin Plans are updated every three years and provide the basis of determining waste discharge requirements, taking enforcement actions, and evaluating clean water grant proposals. The Porter-Cologne Water Quality Control Act is also responsible for implementing CWA Sections 401-402 and 303(d) to SWRCB and RWQCBs.

### California Title 22 Drinking Water Standards

*California Title 22 Drinking Water Standards (Title 22)* incorporates the Federal requirements of the Safe Drinking Water Act, and compliance with *Title 22* is required by all water service providers. Therefore, the monitoring of all regulated chemicals as well as a number of unregulated chemicals, in the drinking water supply, as required by *Title 22*, is conducted by water agencies in the upper watershed.

In order to be in compliance with *Title 22*, each water agency must ensure that the regulated chemicals meet established primary drinking water standards to ensure the safety of the water supply. In addition to the primary drinking water standards, secondary drinking water standards have been set for some minerals based on non-health-related aesthetics, such as taste and odor. Both primary and secondary standards are expressed as the maximum contaminated levels (MCL) that are allowable for a given constituent. Unregulated chemicals do not have established drinking water standards, but are chemicals of concern for which standards may be eventually adopted. These unregulated chemicals often have a "notification level," which is a health based advisory level established by California Department of Health Services (DHS) for chemicals in drinking water that lack MCLs.



## LOCAL

### 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.

The intent of the IRWMP is to pave the way for 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, regional water agencies, flood control districts, water districts, counties, cities, land and nature conservancies, universities, Indian tribes, Camp Pendleton Marine Corps Base, federal, state, local agencies, and other stakeholder groups collaborate across jurisdictional boundaries to implement water resource management projects to address the issues and differing perspectives of all the entities involved through mutually beneficial solutions. The IRWMP also provides an opportunity to provide information on the present and future needs of the watershed for the California Water Plan.

Development of the IRWMP for the Upper Santa Margarita Watershed required a cooperative effort on the part of three agencies that have authority for planning and implementation of water management strategies in the watershed:

- Rancho California Water District (RCWD)
- Riverside County Flood Control and Water Conservation District (RCFC)
- County of Riverside

In June and July 2007, RCWD, RCFC, and the County of Riverside signed a Memorandum of Understanding (MOU) by which the three agencies agreed to cooperate and work collaboratively with other stakeholders in the Upper Santa Margarita Watershed in Riverside County toward the completion of the watershed's IRWMP.

### Rancho California Water District

#### URBAN WATER MANAGEMENT PLAN

RCWD provides retail water for urban and agricultural uses to the City of Temecula, portions of the City of Murrieta, and unincorporated Riverside County lands in the surrounding area. RCWD comprises approximately 100,000 acres (approximately 156 square miles) in the southwestern portion of Riverside County, California. The RCWD UWMP complies with the Urban Water Management Planning Act. The Plan provides an assessment of water sources and supply, reliability of supplies, water use efficiency measures, and water demand and supply comparison. In addition, recent legislation, the Water Conservation Bill of 2009, requires urban



water suppliers to report in their UWMPs base daily per capita water use (baseline), urban water use targets for the year 2020, and interim water use targets for the year 2015. This information would be included in RCWD's 2010 UWMP Update, which is anticipated to be adopted by July 1, 2011.

### **REGIONAL INTEGRATED RESOURCES PLAN**

RCWD prepared a Regional Integrated Resources Plan (IRP) to develop a long-range water supply plan to reliably meet the needs of the District through 2050. The IRP addresses issues of imported water supply availability, system capacity constraints, rising imported water costs, and water quality. The IRP evaluates and examines a set of water supply objectives against different water supply alternatives such as increased water conservation, additional groundwater storage and reuse, conversion of agriculture from imported water to untreated water or advanced-treated recycled water, groundwater recharge using advanced-treated recycled water, and water transfers. The evaluation resulted in a preferred plan to meet the objectives and resulted in the following benefits: 1) increased groundwater production; 2) increased use of recycled water; 3) reducing peak imported water demand; and 4) water supply cost efficiency through multiple measures.

## **Western Municipal Water District**

### **URBAN WATER MANAGEMENT PLAN**

The Western Municipal Water District (WMWD) provides wholesale and retail water to the cities of Corona, Norco, and Riverside, other unincorporated areas, and the water agencies of Elsinore Valley and Rancho California. The WMWD consists of approximately 510 square miles within western Riverside County.

The WMWD Urban Water Management Plan (WMWD UWMP) identifies existing conditions within the District's retail water service area and addresses the long-term management of regional water supplies and ability to meet projected demands. Measures are identified for the long-term protection and provision of both potable and non-potable water to users within WMWD's General District.

### **INTEGRATED REGIONAL WATER MANAGEMENT PLAN**

The Integrated Regional Water Management Plan (WMWD IRWMP) for the WMWD's service area addresses long-range water quantity, quality, and environmental planning needs within the District's service area. The WMWD IRWMP is intended to identify and evaluate water management strategies that could increase local water supply, thereby improving water supply reliability; address local and regional water quality, environmental, and disadvantaged community issues; identify regional planning efforts that impact water management within the WMWD's service area; estimate water demands by member agencies; identify water supplies



recycled water reclamation facilities, and water transfers and exchanges. The City receives water from four water and wastewater Districts:

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

The Elsinore Valley and Rancho California Water Districts encompass the largest land area within the City of Murrieta; refer to *Exhibit 5.15-1, Water District Service Area Boundaries*. The majority of the Focus Areas lie within the RCWD and EMWD. EVMWD, WMWD, and EMWD are both wholesale and retail water agencies. The RCWD is a retail agency. 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. The total existing water demand within the City of Murrieta is 34,953,699 gallons per day (gpd) or 39,179 acres feet per year (AF/Y); refer to *Table 5.15-1, Existing Water Demand*. Table 5.15-1 averaged the RCWD Water Supply Generation Factor with the EVMWD Water Supply Generation Factor to calculate the entire City’s existing water demand as these were the only available Water District Generation Factors. WMWD and EMWD were contacted but no Water District Generation Factors were made available. The WMWD and EMWD UWMPs were reviewed but didn’t include Water District Generation Factors.

Due to the varied topography in the City, 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.

## POTABLE WATER SUPPLY – PROVIDERS/PURVEYORS

Water connection services within the City of Murrieta are provided by four water districts:

- Rancho California Water District
- Elsinore Valley Municipal Water District
- Western Municipal Water District
- Eastern Municipal Water District



**Table 5.15-1  
Existing Water Demand**

Land Use	Units (du/sf/ac)	RCWD Generation Factor <sup>1</sup>	Water Demand	EVMWD Generation Factor <sup>2</sup>	Water Demand	Average gpd <sup>3</sup>
Rural Residential	543 du	3,000	1,629,000	750.0000	407,250	1,018,125
Single-Family Residential	28,062 du	1,500	42,093,000	750.0000	21,046,500	31,569,750
Multi-Family Residential	4,032 du	400	1,612,800	500.0000	2,016,000	1,814,400
Commercial	7,887,887 sf	0.0344	271,343.3128	0.0402	317,093	294,218
Office	1,372,863 sf	0.0344	47,226.4872	0.0689	94,590	70,908
Business Park	2,162,333 sf	0.0344	74,384.2552	0.0275	59,464	66,924
Industrial	978,469 sf	0.0344	33,659.3336	0.0689	67,417	50,538
Civic/Institutional	1,577,344 sf	0.0344	54,260.6336	0.0528	83,284	68,772
Parks & Open Space	1,833 ac	0.0002	0.366506	0.0689	126	63
<b>Total</b>	-	-	<b>45,815,674.39</b>	-	<b>24,091,724</b>	<b>34,953,699 gpd (39,179 AF/Y)</b>

Note: The RCWD Water Supply Generation Factor was averaged with the EVMWD Water Supply Generation Factor to calculate the entire City's existing water demand as these were the only available Water District Generation Factors. WMWD and EMWD were contacted but no Water District Generation Factors were made available. The WMWD and EMWD UWMPs were reviewed but didn't include Water District Generation Factors

1 = Rancho California Water District Water Supply Generation Factor  
 2 = Elsinore Valley Municipal Water District Water Supply Generation Factor  
 3 = Rancho California Water District Water Supply Generation Factor averaged with Elsinore Valley Municipal Water District Water Supply Generation Factor (the only available Water District Generation Factors) to calculate the entire City's existing water demand.  
 du = dwelling unit  
 sf = square foot  
 ac = acre  
 gpd = gallons per day  
 AF/Y = acres feet per year

### Rancho California Water District<sup>4</sup>

The Ranch California Water District (RCWD) is a “Special District” organized and operated pursuant to the *California Water Code*. RCWD is governed by a seven-member Board of Directors (Board) that is elected by the voters of the region. RCWD serves as a retail water provider. RCWD serves the area known as Temecula/Rancho California, which includes the City of Temecula, portions of the City of Murrieta, and unincorporated areas of Riverside County. RCWD’s existing water supplies include:

- Groundwater – Temecula and Pauba groundwater basins.
- Imported Water – Metropolitan Water District of Southern California’s (MWD) Colorado River Aqueduct (CRA) and the State Water Project (SWP).

<sup>4</sup> RCWD 2005 Urban Water Management Plan.



- Recycled Water – Santa Rosa Water Reclamation Facility (SRWRF) operated by RCWD, and the Temecula Valley Regional Water Reclamation Facility (TVRWF) operated by EMWD. RCWD has a vast infrastructure network to serve its service area.

As recently as 2010, RCWD’s current service area represents 99,000 acres, and has 878 miles of water mains, ~~35–37~~ storage reservoirs, one surface reservoir (Vail Lake), ~~53–48~~ groundwater wells, and ~~133,200 people are served through 36,759~~42,988 service connections.<sup>5</sup>

Approximately 109,000 people are currently served by RCWD. RCWD receives its imported water (treated and untreated) through six MWD water turnouts (three in EMWD’s service area, three in WMWD’s service area). Water delivered to homes and businesses is a blend of well water (approximately 25 percent) and import water (approximately 75 percent). *Table 5.15-2, Rancho California Water District Planned Water Supplies Acre-Feet/Year* shows the planned water supply sources.

**Table 5.15-2  
Rancho California Water District Planned Water Supplies Acre-Feet/Year<sup>6</sup>**

Water Supply Sources	2010	2015	2020	2025	2030
Imported Water (MWD)					
Treated	<del>39,340</del> <u>37,214</u>	<del>32,440</del> <u>45,527</u>	<del>20,040</del> <u>50,723</u>	<del>44,100</del> <u>52,131</u>	<del>20,700</del> <u>52,577</u>
Untreated <sup>1</sup>	<del>45,500</del> <u>16,500</u>	<del>28,500</del> <u>16,500</u>	<del>38,500</del> <u>16,500</u>	<del>38,500</del> <u>16,500</u>	<del>38,500</del> <u>16,500</u>
Local Groundwater Pumping	<del>38,000</del> <u>25,000</u>	<del>38,000</del> <u>26,000</u>	<del>56,000</del> <u>26,000</u>	<del>56,000</del> <u>26,000</u>	<del>56,000</del> <u>26,000</u>
Recycled Water	<del>7,890</del> <u>4,593</u>	<del>9,090</del> <u>4,972</u>	<del>9,890</del> <u>3,854</u>	<del>24,300</del> <u>3,854</u>	<del>25,200</del> <u>3,854</u>
<b>Total</b>	<del>100,700</del> <u>83,307</u>	<del>108,000</del> <u>92,999</u>	<del>124,400</del> <u>97,077</u>	<del>132,900</del> <u>98,485</u>	<del>140,400</del> <u>98,931</u>

Source: RCWD ~~Regional Integrated Resources Plan (CDM, 2005)~~projection for average annual water demand in the 2010 UWMP Update.

1. Used for groundwater recharge, ~~flows to Gorges~~surface water discharge to the Santa Margarita River, and eastern service area agriculture (after conversion of system).

RCWD does not add fluoride to its water supply; however, fluoride occurs naturally in RCWD’s groundwater. The local water supplies are blended with water imported from the MWD. MWD started adding fluoride at each of its five water treatment plants in fall 2007, adjusting the natural fluoride level in water (ranging from 0.1 - 0.4 parts per million (ppm) to the optimal range of 0.7 - 0.8 ppm) as State regulations require that fluoridating systems comply with temperature-appropriate fluoride levels as indicated in Section 64433.2 of the *California Title 22 Code of Regulations*. RCWD’s average fluoride level becomes 0.60 ppm, or milligrams per liter (mg/L). The maximum allowable level of fluoride at the state level is 2.0 mg/L. Moderate levels of fluoride are helpful in preventing tooth decay.

<sup>5</sup> [The environmental baseline for the EIR is 2009 as stated in Section 3.0, Project Description. However, the Rancho California Water District provided an update to the 2009 data presented in the Draft EIR with 2010 data that has been included in the Final EIR.](#)

<sup>6</sup> [Ibid.](#)



## Near-Term and Long-Term Water Supply<sup>7</sup>

The implementation of RCWD's Regional Integrated Resources Plan (IRP), would allow the District to meet demands over the next 45 years in a sustainable and cost-effective manner. It would also reduce the dependency on treated imported water from MWD, and help hedge against droughts and other emergencies by maximizing local groundwater.

The IRP has determined that its local supply of groundwater and recycled water is 100 percent reliable for the period extending to 2030. To minimize fluctuations in groundwater production, the IRP recommends increasing groundwater recharge with additional purchases of imported water. This increase would permit increased withdrawals of groundwater while minimizing the chance of overdraft conditions and allow for storage of excess water for use in years when natural recharge is diminished as a result of hydrologic conditions. Recycled water supplies may insignificantly fluctuate during varying hydrologic conditions as conservation increases, but these slight fluctuations would not reduce the reliability of the recycled water supply. Normal year supplies vary and would continue to increase in the future as the population base in the service area increases requiring additional groundwater withdrawals and recycled water.

The IRP is designed to minimize any inconsistencies in its local supply sources and provide multiple flexible sources of water. Inconsistencies that could impact groundwater production include legal, environmental, water quality, and climatic conditions. Legal issues include use of groundwater basin by other producers, rights to store water at Vail Lake for recharge outside of the current period between November 1 and April 30. Environmental issues include disposal of brine associated with construction of a microfiltration/reverse osmosis (MF/RO) recycled water facility. Water quality issues revolve around contamination of groundwater basins, potential changes to water quality standards, and the use of MF/RO water for agricultural use.

RCWD's imported water supply is purchased through EMWD and WMWD, but is obtained directly from MWD's facilities. The agency demand projections for these two wholesalers are combined to arrive at one demand on MWD. Table 8-5 of the *2005 Update of the Urban Water Management Plan, Rancho California Water District* (refer to *Appendix N1, 2005 Urban Water Management Plan*), illustrates MWD's existing and planned sources of water for the period 2010-2030. In summary, through 2030, the total MWD current and planned source of water is 3,459,500 AFY.

MWD has determined in the Rancho California Water District UWMP (RCWD UWMP) that its resource mix is 100 percent reliable for non-discounted non-interruptible demands using previous dry periods for the forecast period 2005-2030. Even though MWD can reliably meet RCWD's demands, the capacity constraint issue associated with the turnouts would potentially cause future peak day water shortages after 2025. Implementation of RCWD's IRP would eliminate the capacity constraints and resolve any peak day water shortages.

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<sup>7</sup> *2005 Update of the Urban Water Management Plan, Rancho California Water District, CDM, December 2005 (refer to EIR Appendix N1: 2005 Urban Water Management Plan).*



Overall, during single-dry and multiple-dry years RCWD’s combined local and imported resource mix is 100 percent reliable for non-agricultural customers with implementation of RCWD’s IRP. The IRP delineated supply sources are flexible and designed to supplement each other if one source is reduced.

### Elsinore Valley Municipal Water District<sup>8</sup>

The Elsinore Valley Municipal Water District (EVMWD) was formed as a public agency in 1950 to protect local water supplies and import supplemental water. EVMWD serves as a retail and wholesale water provider in both incorporated and unincorporated areas in its 96 square miles service. Wholesale services are provided to two retail agencies as supplemental water. EVMWD also provides wastewater treatment and is legally empowered to provide stormwater disposal and fire protection facilities, but does not do so at this time.

EVMWD’s service area is divided into the Elsinore and Temescal Divisions. Only the Elsinore Division is within the upper watershed. The Elsinore Division serves approximately 32,000 accounts, while the Temescal Division serves approximately 900 accounts. *Table 5.15-3, Elsinore Valley Municipal Water District Planned Water Supplies Acre-Feet/Year* shows EVMWD’s water supply projections for its entire service area to wholesale and retail customers. This table is a summary of the data presented in the EMWD Urban Water Management Plan.

**Table 5.15-3  
Elsinore Valley Municipal Water District Planned Water Supplies Acre-Feet/Year**

Water Supply Sources	2010	2015	2020	2025	2030
<b>Total<sup>1</sup></b>	<b>66,590</b>	<b>66,690</b>	<b>66,690</b>	<b>72,627</b>	<b>77,919</b>

Source: Elsinore Valley Municipal Water District 2005 Urban Water Management Plan  
 1. The projected normal water year supply includes local groundwater and surface water as well as imported [Metropolitan Water District of Southern California \(MWDSC\)](#) water sources.

EVMWD water supply sources include:

- Imported water – from MWD via EMWD and WMWD, resulting in a blend of State Water Project (SWP) and Colorado River Aqueduct (CRA) water.
- Groundwater – local potable sources include Elsinore Basin, Temescal Valley Basin, San Bernardino Bunker Hill Basin, Rialto-Colton and Riverside-North Basin, and Coldwater Basin; non-potable sources include Elsinore Basin, Bedford Basin, and Coldwater Basin.
- Surface Water – potable from natural runoff to Canyon Lake and imported untreated water from MWD via WMWD; non-potable from Lee Lake, Temescal Wash, Horsethief Canyon, and Indian Canyon

<sup>8</sup> EVMWD 2005 Urban Water Management Plan.



- Recycled Water – non-potable water from the Regional Water Reclamation Facility, Railroad Canyon Water Reclamation Facility, and Horsethief Canyon Water Reclamation Facility.
- Transfers/Exchanges – WMWD.

EVMWD receives imported water from WMWD treated at MWD’s Skinner Filtration Plant through the Auld Valley Pipeline. Under a Water Facility Capacity Agreement for the Auld Pipeline, EVMWD has rights to purchase a maximum flow rate of 3.7537.50 cubic feet per second (cfs) from EMWD through its connection to MWD. Under the agreement WMWD obtains the water from EMWD and then sells it to EVMWD.

EVMWD also obtains imported water treated at MWD’s Mills Filtration Plant through the Temescal Valley Pipeline via WMWD’s Mills Gravity Pipeline. EVMWD has entered into lease agreements for capacity rights for a total of 21 cfs from the Mills Gravity Pipeline.

EVMWD has multiple sources of non-potable water: groundwater, surface water, and recycled water. EVMWD operates the Temescal Valley Pipeline System delivering non-potable well water to agricultural users in the Temescal Valley. Non-potable surface water is obtained from multiple lakes in the region. Wastewater is treated to tertiary standards for non-potable use by three water reclamation plants: Regional, Horsethief, and Railroad Canyon. In the future, additional recycled water may be available from another proposed wastewater treatment plant and from a disposal pipeline carrying treated water from EMWD’s Temecula Valley Effluent Disposal Pipeline and RCWD’s Santa Rosa Water Reclamation Facility. The disposal pipeline passes through EVMWD’s service area.

### Near-Term and Long-Term Water Supply<sup>9</sup>

The projected normal water year supply includes local groundwater and surface water as well as imported MWDSC water sources. Table 5.15-3 above summarizes the projected normal water year supply until 2030. According to the *Urban Water Management Plan, Elsinore Valley Municipal District* (refer to *Appendix M1, 2005 Urban Water Management Plan*), current and anticipated future supplies are sufficient to meet the projected normal year water demand through 2030.

EVMWD has predicted that sufficient supply also exists to meet the current and anticipated future demands for both single dry year and multiple dry year requirements through 2030. Dry years may prompt additional water conservation measures to ensure sufficient supply is maintained. After 2020, additional water from the MWDSC, not including the supply already planned for through the Auld Valley Pipeline (AVP) and Temescal Valley Pipeline (TVP), would be imported to supply increasing maximum day demand (MDD).

<sup>9</sup> *Urban Water Management Plan Final Report, Elsinore Valley Municipal Water District, MWH, December 2005* (refer to *EIR Appendix M1: 2005 Urban Water Management Plan*).



### Near-Term and Long-Term Water Supply<sup>11</sup>

The projected normal water year supply includes both potable water from the SWP for various uses and the untreated non-potable water from the CRA for agricultural and landscape irrigation. Wholesale water sales also comprise a portion of the supply Western receives from MWD. As mentioned above and according to the *Urban Water Management Plan, Western Municipal District* (refer to *Appendix O1, 2005 Urban Water Management Plan*), MWD has projected that sufficient supplies exist to meet the demands for their agencies through 2030

Also mentioned above, MWD has predicted that sufficient supply also exists to meet demands for both single dry year and multiple dry requirements through 2030. As required, droughts may prompt additional water conservation measures to ensure sufficient supply is maintained. However, normal demands are used to provide conservative estimations of demand. MWD has projected that sufficient supplies exist to meet demands during dry years for their agencies. Therefore, supplies would equal demands since MWD would deliver the needed quantities of water while placing supplies not required on a yearly basis into storage for use in emergency conditions or droughts. The Riverside/Corona Feeder project would provide infrastructure to allow WMWD to purchase SWP water from MWD, store it in the San Bernardino Basin Area, and extract as needed.

### **Eastern Municipal Water District<sup>12</sup>**

The Eastern Municipal Water District (EMWD) is public water agency formed in 1950. EMWD is governed by a five-member Board of Directors that is elected by voters within district boundaries. EMWD serves a 555-square mile service area in western Riverside County and in most areas provides retail water and sewer service. EMWD also provides wholesale and retail water service to multiple subagencies including RCWD.

EMWD receives water from the following sources:

- Imported Water – MWD (State Water Project and Colorado River Aqueduct).
- Recycled Water.
- Groundwater – San Jacinto Watershed groundwater that is desalinated for potable use. However, within the Santa Margarita Watershed portion of EMWD’s service area, EMWD serves and wholesales imported water, but not groundwater. They have no plans to serve this area with groundwater.

Imported water received from MWD is treated at two treatment plants: Henry J. Mills (Mills) and Robert F. Skinner (Skinner). At Mills, SWP water is treated and at Skinner a combination of

<sup>11</sup> *Urban Water Management Plan, Western Municipal Water District, 2005 (refer to EIR Appendix O1: 2005 Urban Water Management Plan).*

<sup>12</sup> EMWD 2005 Urban Water Management Plan.



SWP and CRA water is treated. Untreated water supplied by MWD is treated by EMWD at a microfiltration plant in Perris. An additional microfiltration plant is located in Hemet. EMWD is increasing the use of recycled water, through expansion and maximization of the four regional water reclamation facilities. As stated in the EMWD UWMP, EMWD’s recycled water distribution system includes 135 miles of large diameter transmission pipelines, 6,000 AF of surface storage reservoirs (ten separate sites) and four regional pumping plants. EMWD wastewater collection systems include: 1,534 miles of gravity sewer, 53 lift stations, and five regional water reclamation facilities, with interconnections between local collection systems serving each treatment plant.

*Table 5.15-5, Eastern Municipal Water District Planned Water Supplies Acre-Feet/Year, shows EMWD’s projected water supply sources for the entire district.*

**Table 5.15-5  
Eastern Municipal Water District Planned Water Supplies Acre-Feet/Year**

Water Supply Sources	2010	2015	2020	2025	2030
Imported Water (MWD)	90,100	104,300	121,300	133,900	144,300
Groundwater	38,800	42,000	42,200	42,000	41,900
Recycled Water	32,400	36,700	40,300	44,000	47,000
Desalinated Water <sup>1</sup>	7,500	12,000	12,000	12,000	12,000
<b>Total</b>	<b>168,800</b>	<b>195,000</b>	<b>215,800</b>	<b>231,900</b>	<b>245,200</b>

Source: Eastern Municipal Water District 2005 Urban Water Management Plan.  
<sup>1</sup> Desalinated water is not used in the Upper Santa Margarita Watershed.

**Near-Term and Long-Term Water Supply<sup>13</sup>**

According to the Urban Water Management Plan, Eastern Municipal District (refer to Appendix LI: 2005 Urban Water Management Plan), EMWD has the supply needed to meet the demand of its customers through 2030. The conclusion is based on the assurances of MWD that it would be able to supply member agency demands, the reliability of local groundwater supplies achieved through groundwater management plans and the development of recycled water resources.

In addition to meeting the demand for a normal dry year, the law requires that water suppliers meet the need of its customers during a single dry year. For EMWD, meeting the minimal increase in demand due to a dry winter is accomplished through increasing the imports from MWD and utilizing groundwater production. MWD assures its member agencies that their needs would be met even during dry years. The groundwater management plans assure that water recharged into the basins in wet years would be available in dry years.

<sup>13</sup> Urban Water Management Plan, Eastern Municipal Water District, 2005 (refer to Appendix LI: 2005 Urban Water Management Plan).



During multiple dry years, resource planning by EMWD and MWD insures that consumer demands for water would be met. Since local resources are stable during a multiple dry year event and MWD resources are affected by weather fluctuations, the 1990-1992 hydrology conditions were considered. These were the dry years considered by MWD in planning for the worst case multiple dry year scenarios. With the assurance of MWD and the reliability of EMWD's groundwater and recycled water, EMWD is confident of its ability to meet demand through 2030.

### 5.15.3 SIGNIFICANCE THRESHOLD CRITERIA

The issues presented in the Initial Study Environmental Checklist (Appendix G of the *CEQA Guidelines*) have been utilized as thresholds of significance in this Section. Accordingly, water supply and distribution systems impacts resulting from the implementation of the proposed General Plan 2035 may be considered significant if they would result in the following:

- Have adverse effects of water supplies sufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements need.
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Based on these significance thresholds and criteria, the proposed General Plan 2035's effects have been categorized as either "no impact," a "less than significant impact," or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

### 5.15.4 PROJECT IMPACTS AND MITIGATION MEASURES

#### WATER SUPPLY AND DISTRIBUTION

- **IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN INCREASED DEMAND FOR WATER SUPPLIES AND INFRASTRUCTURE WITHIN THE CITY.**

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



## Impact Analysis:

### Water Supply

Implementation of the proposed General Plan 2035 would result in additional development, resulting in an increase in the City's population and businesses, and thus, an overall increase in total water demand.

~~As stated,~~ The City relies on water connection services provided by four water districts: RCWD, EVMWD, WMWD, and EMWD. The UWMPs for all four water districts provide a long-range (25-year) assessment of water supply for each service area, which includes the City of Murrieta. An UWMP serves as a source document for cities and counties as they prepare their General Plans. Each water district has its own 2030 service area population projection derived from housing projections, SCAG projections, and persons per household data. The studies assess water supply to forecast year 2030 taking into consideration groundwater, imported, recycled and surface water supplies, as well as wastewater. In addition to water supply, the UWMPs address efficient use of water, demand management measures, implementation strategies and schedules, and other relevant information and programs.

The 2005 UWMPs prepared for RCWD, EVMWD, WMWD, and EMWD indicate there are sufficient water supplies based on normal, dry and multiple dry years and water shortage contingency plans to ~~meet~~protect existing and future regional water needs through 2030. According to the UWMPs for each water district, the total planned water supply through 2030 for the RCWD, EVMWD, WMWD, and EMWD is ~~140,400~~98,931 AF/Y, 77,919 AF/Y, 241,649 AF/Y, and 245,200 AF/Y, respectively for a combined water supply of ~~705,168~~663,699 AF/Y; refer to Table 5.15-2, Table 5.15-3, Table 5.15-4, and Table 5.15-5. The City currently consumes approximately 39,179 AF/Y<sup>14</sup> of water resources to meet all constituent existing demands; refer to Table 5.15-1. It is anticipated that water demand ~~would gradually increase~~ associated with implementation of the proposed General Plan 2035 ~~would increase by~~ approximately 13,946.036 gpd or 15,632 AF/Y<sup>15</sup> in the year 2035; refer to Table 5.15-6, Forecast Year 2035 Water Demand. The proposed General Plan 2035 growth would require only ~~0.02222~~0.36 percent of the ~~2030 anticipated~~ water supply from these four water districts. Table 5.15-6 averaged the RCWD Water Supply Generation Factor with the EVMWD Water Supply Generation Factor to calculate the entire City's existing water demand as these were the only available Water District Generation Factors. WMWD and EMWD were contacted but no Water District Generation Factors were made available. The WMWD and EMWD UWMPs were reviewed but didn't include Water District Generation Factors.

<sup>14</sup> Rancho and Elsinore Water District generation factors (averaged the generation factors to calculate the entire City's existing water demand).

<sup>15</sup> Rancho and Elsinore Water District generation factors (averaged the generation factors to calculate the entire City's forecast year 2035 water demand).



**Table 5.15-6  
Forecast Year 2035 Water Demand**

General Plan 2035 Land Use	Units (du/sf/ac)	RCWD Generation Factor <sup>1</sup>	Water Demand	EVMWD Generation Factor <sup>5</sup>	Water Demand	Average gpd <sup>8</sup>
Residential	10,734 du	1,500 <sup>2</sup>	16,101,000	750.0000 <sup>6</sup>	8,050,500	12,075,750
Non-Residential <sup>4</sup>	36,210,757 sf	0.0344 <sup>3</sup>	1,245,650.041	0.0689 <sup>7</sup>	2,494,921	1,870,286
<b>Total</b>	-	-	<b>17,346,650.004</b>	-	<b>10,545,421</b>	<b>13,946.036 gpd (15,632 AF/Y)</b>

Note: General Plan 2035 dwelling units and square footage represents growth over existing conditions.  
Note: The RCWD Water Supply Generation Factor was averaged with the EVMWD Water Supply Generation Factor to calculate the entire City's existing water demand as these were the only available Water District Generation Factors. WMWD and EMWD were contacted but no Water District Generation Factors were made available. The WMWD and EMWD UWMPs were reviewed but didn't include Water District Generation Factors

- 1 = Rancho California Water District Water Supply Generation Factor
  - 2 = Rancho California Water District Water Supply Generation Factor for single-family residential
  - 3 = Rancho California Water District Water Supply Generation Factor for commercial, office & research park, business park, and civic/institutional.
  - 4 = Non-residential land uses include commercial, office and research park, business park, and civic/institutional.
  - 5 = Elsinore Valley Municipal Water District Water Supply Generation Factor
  - 6 = Elsinore Valley Municipal Water District Water Supply Generation Factor for single-family residential and rural residential
  - 7 = Elsinore Valley Municipal Water District Water Supply Generation Factor for office and research park
  - 8 = Rancho California Water District Water Supply Generation Factor averaged with Elsinore Valley Municipal Water District Water Supply Generation Factor (the only available Water District Generation Factors) to calculate the entire City's forecast year 2035 water demand.
- du = dwelling unit  
 sf = square foot  
 ac = acre  
 gpd = gallons per day  
 AF/Y = acres feet per year

The 2005 UWMPs have a 25-year planning horizon to 2030, which includes the 2030 growth projections for the existing Murrieta General Plan (1994, amended 2006). The existing General Plan projects a total of 40,845 dwelling units and 49,073,504 square feet of non-residential uses. These uses generate a water demand of 54,355.52 AF/Y, which represents 8.19 percent of the total anticipated supply of the four water districts in 2030. As a point of comparison, the proposed General Plan 2035 includes 44,484 dwelling units and 50,189,652 square feet of non-residential uses. These uses generate a water demand of 59,009.68 AF/Y, which represents 8.89 percent of the total anticipated supply of the four water districts in 2030. The incremental increase of the proposed General Plan 2035 represents a 0.70 percent increase over what is currently accounted in the 2005 UWMPs.

Based upon the 2005 UWMPs, the four water districts would have adequate water supplies based on normal, dry and multiple dry years and water shortage contingency plans to meet the future regional water needs, including the growth anticipated with the proposed General Plan 2035,



[through 2030. It is too speculative to determine 2035 water supplies at this time.](#)<sup>16</sup> 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. RCWD plans to create additional wells and construct a facility to reduce the salinity of recycled water for agricultural use. EVMWD plans to increase its supplies of imported water and construction additional wells. WMWD plans include developing additional storage and pipeline infrastructure, and seeking diversions from the Santa Ana River. EMWD is seeking to increase water supplies through investment in facilities that treat wastewater, groundwater, and raw water from the State Water Project.

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 the City lies, but is involved in groundwater recharge in the San Jacinto Watershed.

The City's *Municipal Code* (Section 16.27 Water Efficient Landscape) promotes water efficient landscaping, water use management, and water conservation through the use of water efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management. The code also achieves water conservation by raising the public awareness of the need for an effective management program through education and incentives.

Future development would be reviewed by the City on a project-by-project basis to ensure adequate water supplies are available to accommodate future projects. The proposed General Plan 2035 Conservation Element includes goals and policies to ensure that a reliable water supply can be provided within the City's service area, while remaining sensitive to the climate. The proposed General Plan 2035 also includes goals and policies that promote water conservation through the use of reclaimed water and water conservation design and technology. Goal CSV-1 promotes conservation, protection, and management of water resources to meet long-term community needs, including surface waters, groundwater, imported water supplies, storm water, and waste water. Goal CSV-2 promotes compliance with requirements from the State and appropriate agencies regarding comprehensive water conservation measures to ensure sufficient water supplies for human consumption, sanitation, and fire protection. Residents and businesses in Murrieta ~~will~~would also need to play a role in using water resources efficiently, and this ~~will~~would be encouraged through education and incentives from the City and water agencies. With adherence to the proposed General Plan 2035 goals and policies and the City of Murrieta *Municipal Code Water Efficient Landscape Ordinance*, compliance with the [applicable](#)

<sup>16</sup> [This EIR is based upon the 2005 UWMPs, which were the most recently adopted UWMPs at the time the EIR was prepared. As of February 2011, the four water districts began the process of updating their 2005 UWMPs to 2010. The 2010 UWMPs will have a horizon year of 2035, but were not completed prior to release of the Draft EIR. The City of Murrieta will provide all four water districts with the Draft General Plan 2035 growth projections for inclusion in the 2010 UWMPs, as required by the California Government and Water Codes.](#)



UWMPs and Master Plans of all four water districts, coordination between the City and water districts and that ~~fact~~-Murrieta would only use ~~0.0222~~2.36 percent of the anticipated water from these four water districts, water supply and infrastructure impacts associated with the proposed General Plan 2035 would be reduced to a less than significant level.

## Water Infrastructure

Water conservation in Southern California became increasingly important in the 1980s and early 1990s, when the entire region suffered a severe drought. Drought conditions in southern California directly affect groundwater recharge and groundwater supplies. According to the Master Plans of each water district, the existing water distribution systems are generally adequate in meeting demand. However, several operational improvements have been recommended within the Master Plans to increase each system's reliability and efficiency, and to reduce the cost of delivering water within each of the four water districts in anticipation of future growth. Recommendations include additional water treatment plants, wells, storage reservoirs, booster stations, pressure regulating stations and pipelines as well as pipeline replacement and increased adequate fire flows. The Master Plans prioritize each recommended project and indicate when each project should be implemented. These improvements are planned to occur within the buildout period of 2030 for each Water Master Plan and UWMP of each of the four water districts.

Currently, portions of the North Murrieta Business Corridor, South Murrieta Business Corridor, and the Golden Triangle North (Central Murrieta) Focus Areas, along with parcels in the "key hole" area, which includes the Los Alamos Hills (refer to *Exhibit 5.15-1*), are not located within a water district and operate on individual well systems. For the North Murrieta Business Corridor Focus Area, the area generally north of Clinton Keith Road, west of Meadowlark Lane, south of Baxter Road and east of Menifee Road is not within a water district. For the South Murrieta Business Corridor Focus Area, a small portion north of the I-15 and east of the 1-215 freeway and including parcels both north and south of Jackson Avenue, and parcels generally east of Guava Street, south of Adams Avenue, west of Fig Street, and north of Washington Avenue are not within a water district. For the Golden Triangle North (Central Murrieta) Focus Area, only a small portion just north of the I-15 freeway east of Juniper Street is not within a water district. It is anticipated that future development within these areas would annex to the appropriate water district for service and connection to the infrastructure systems.

New development would be required to pay its share of the costs of infrastructure improvements necessary to accommodate the project. Water districts ~~will~~would need to ensure their water reclamation facilities and pipeline infrastructure are planned and installed according to their UWMP projections. Additionally, coordination between the City and water districts ~~will~~would be essential as further development is planned. Furthermore, the City has identified the protection and conservation of its existing and future water resources within the proposed General Plan 2035 Infrastructure Element goals and policies. Policies INFR-1.1 through INFR 1.7 of the proposed General Plan 2035 Infrastructure Element require new development and redevelopment projects to ensure that water infrastructure systems are adequate to serve the



**Impact Analysis:** Cumulative water impacts are analyzed in terms of impacts to water supplies and facilities operated by the four water districts: RCWD, EVMWD, WMWD, and EMWD. The water supply in the City comes from local sources of groundwater and surface water, imported from the Metropolitan Water District's Colorado River Aqueduct and the State Water Project, recycled water reclamation facilities, and water transfers and exchanges. The City receives water from four water and wastewater Districts: RCWD, EVMWD, WMWD, and EMWD. The Elsinore Valley and Rancho California Water Districts have the largest service areas within the City of Murrieta.

The UWMPs for all four water districts provide a long-range assessment of water supply for each service area, which includes the City of Murrieta. An UWMP serves as a source document for cities and counties as they prepare their General Plans. Each water district has its own 2030 service area population projection derived from housing projections, SCAG projections, and persons per household data. The studies assess water supply to forecast year 2030 taking into consideration groundwater, imported, recycled and surface water supplies, as well as wastewater. In addition to water supply, the UWMPs address efficient use of water, demand management measures, implementation strategies and schedules, and other relevant information and programs. The 2005 UWMPs prepared for RCWD, EVMWD, WMWD, and EMWD indicate there are sufficient water supplies and water shortage contingency plans to protect existing and future regional water needs.

Future development projects in Murrieta and the Sphere of Influence would be evaluated by the City, Riverside County, and applicable water district on a project-by-project basis to determine impacts to water supplies and infrastructure. The continued assessment of individual projects for impacts to the water supply system would assure projects would only be approved if adequate water supplies exist at the time of their implementation. New development would be required to pay its share of the costs of infrastructure improvements necessary to accommodate the project. Water districts ~~will~~would need to ensure their water reclamation facilities and pipeline infrastructure are planned and installed according to their UWMP projections. Additionally, coordination between the City and water districts ~~will~~would be essential as further development is planned. Furthermore, with adherence to the proposed General Plan 2035 goals and policies and the City of Murrieta *Municipal Code Water Efficient Landscape Ordinance*, compliance with the UWMPs and Master Plans of all four water districts, coordination between the City and water districts and that fact Murrieta would only use ~~0.0222~~0.0236 percent of the anticipated water from these four water districts, impacts regarding water supply, distribution, and infrastructure would be further reduced to less than significant levels. Therefore, implementation of the proposed General Plan 2035 would not result in cumulatively considerable water supply and infrastructure impacts.

**Goals and Policies in the Proposed General Plan 2035:** Refer to the goals and policies referenced above in this Section 5.15.

**Mitigation Measures:** No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.



Based on these significance thresholds and criteria, the proposed General Plan 2035’s effects have been categorized as either “no impact,” a “less than significant impact,” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

## 5.16.4 PROJECT IMPACTS AND MITIGATION MEASURES

### ■ IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN INCREASED DEMAND FOR WASTEWATER SERVICES AND INFRASTRUCTURE.

**Level of Significance Before Mitigation:** Potentially Significant Impact.

**Impact Analysis:** Implementation of the proposed General Plan 2035 would potentially result in additional development, resulting in an increase in the City’s population and businesses, and thus, an overall increased demand on the existing sewer system from increased sewage flows. As indicated in *Table 5.16-5, Net Increase in Wastewater Generation Under General Plan 2035* buildout under the proposed General Plan 2035 would generate an additional 6,403AF/Y of effluent sewer flow to the existing sewer conveyance system. According to *Table 5.16-1* and *Table 5.16-3*, the total planned wastewater collection of 8,532 AF/Y for SRWRF and 85,785 AF/Y for EMWD, a total of 94,317 AF/Y, is anticipated for year 2035. The General Plan 2035 would only utilize approximately 0.06796.79 percent of the anticipated wastewater collection from SRWRF and EMWD.

Wastewater collection for the City is provided by the same four water districts that provide potable water to the City: RCWD, EVMWD, WMWD, and EMWD. Only RCWD and EMWD provide wastewater treatment.

**Table 5.16-5  
Net Increase in Wastewater Generation Under General Plan 2035**

Land Use	Units	Generation Factor <sup>1</sup>	Gallons Per Day	Gallons Per Year	Million Gallons Per Day	AF/Y
Residential	10,734	100 g/p/d	3,220,200	1,175,373,000	3.2202	3,608.40
Non-Residential <sup>2</sup>	831.284 acres	3000 g/a/d	2,493,852	910,255,980	2.4939	2,794.49
<b>Total</b>	-	-	<b>5,714,052</b>	<b>2,085,628,980</b>	<b>5.7141</b>	<b>6,402.88</b>

<sup>1</sup> City of Murrieta GP Draft EIR, Table 4.6-4, *Murrieta Wastewater Generation Existing and Future With Project*, Generation Factors from Eastern Municipal Water District, December 1993  
<sup>2</sup> Non-residential land uses include commercial, office and research park, business park, and civic/institutional.  
g/p/d = gallons per person per day  
g/a/d = gallons per acre per day  
AFY = acres feet per year



updated every four years; therefore, SCAG's 2012 RTP growth forecast would take into account the growth associated with the City of Murrieta's adopted General Plan at that time.

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 proposed General Plan 2035's Infrastructure and Conservation Elements includes goals and policies to ensure wastewater conveyance, treatment facilities, and disposal is adequate to service development associated with implementation of the General Plan 2035. Infrastructure Element Policies INF-1.9 and 1.10 encourage the water districts to maintain, improve, and replace aging wastewater systems to ensure services to all areas of the community and in a way that also respects the natural environment. Policy INF-1.8 encourages consultation with the water districts and the RCFCWCD to ensure that fee structures are sufficient for new development and redevelopment to pay its fair share of the cost of infrastructure for sewer. Additionally, the increase in population is anticipated to occur throughout the General Plan forecast year of 2035, allowing for development of necessary services and infrastructure to accommodate the proposed growth. With the anticipated expansion of the EMWD and RCWD treatment facilities, City coordination with the water districts, implementation of the proposed General Plan 2035 goal and policies, and mitigation measures requiring individual development projects to verify sufficient wastewater transmission and treatment plant capacity is available to serve the proposed development, impacts would be reduced to a less than significant level. Furthermore, the General Plan 2035 would only use approximately ~~0.06796.79~~ percent of the anticipated wastewater collection from SRWRF and EMWD. Therefore, impacts are less than significant in this regard; however Mitigation Measures have been recommended for future development projects to ensure that impacts remain at less than significant levels.

## Goals and Policies in the Proposed General Plan 2035:

### INFRASTRUCTURE ELEMENT

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

#### Policies

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

INF-1.2 Discourage development in areas isolated from existing infrastructure.

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



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

- **Land Use Alternatives.** The next major phase in the planning process considered and analyzed different scenarios for land use change, with several opportunities for community input.

Before commencing work on the General Plan 2035, the City Council decided on four “Focus Areas” that were targeted for land use change:

- North Murrieta Business Corridor
- Clinton Keith/Mitchell Area



### Determination of Alternatives to Be Analyzed

Key factors used to determine the range of feasible alternatives to the proposed General Plan 2035 include the objectives established for the EIR process, [the City Council's number one priority of Economic Development, and ~~along with~~](#) the community values and vision for the General Plan 2035.

The basic objectives of the proposed General Plan 2035 and General Plan EIR are set forth specifically and in detail in [Section 3.3, Statement of Objectives](#), [Section 3.2, Background](#), [provides the framework for the economic development foundation for the General Plan 2035](#), and is summarized in the following sentences. [The City Council established a Comprehensive Economic Development Strategy in October 2008, making economic development of Murrieta the number one priority for the City. The Strategy served as one of the key factors to initiate a comprehensive General Plan Update. The update process involved a number of steps, including but not limited to, visioning and community involvement that led to the establishment of ten community priorities; a complete revision to all the elements, and the addition of new elements. The community priorities are reflected throughout the General Plan 2035, and have been previously stated in this Section. The land use alternatives for the General Plan Update were developed based upon the City Council's number one priority along with the City's goal to revitalize and make Murrieta a regional hub of economic activity. Both of these served as key driving factors for the update and ultimately to the City Council and Planning Commission selection of a Recommend Land Use Scenario and two additional alternatives \(Scenario A and Scenario B\). The land use changes identified in the Land Use Element that make way for this revitalization and economic activity are the cornerstones of General Plan 2035.](#)

~~Community priorities have been previously stated in this section.~~ With these factors in mind, the following alternatives have been identified for detailed analysis in this section:

- No Project/Existing General Plan
- Scenario A
- Scenario B

### ALTERNATIVES ANALYSIS

Potentially significant impacts that would result from implementation of the proposed General Plan 2035 are identified in [Section 5.0, Environmental Analysis](#), which indicates that the proposed General Plan 2035 would result in significant and unavoidable impacts related to:

• **Land Use**

- ~~Consistency with the Riverside County Airport Land Use Compatibility Plan~~

▪ **Traffic**

- Roadway Segments Exceeding LOS Standards (LOS D, E, or F) – Project and



## 6.2.2 IMPACT EVALUATION

### LAND USE

Two objectives of the proposed General Plan 2035 are to provide comprehensive and concise land use designations that better reflect the land use vision for the City and to update the General Plan development projections to the year 2035. The No Project/Existing General Plan Alternative land use designations do not adequately address the development patterns and land use vision for the City. Further, this Alternative does not include a land use plan that reflects the current development projections for future years. Under the No Project/Existing General Plan Alternative, the existing Land Use Element would continue to provide outdated information that does not reflect the current conditions or goals of the City. This Alternative would prevent the City from achieving some of the core objectives of the 2035 General Plan, including economic revitalization, job creation, and healthy community goals. The proposed General Plan 2035 revises and updates the existing Land Use Element, including establishing Focus Areas for future growth that reflect the economic development priorities of the City. The General Plan 2035 proposes removal of the MU-1, MU-2, and MU-3 land use and zoning designations and the introduction of a mixed-use land use designation. The proposed General Plan 2035 provides updated land use information for the City, including land uses that have changed over time and may not be reflective of the existing General Plan's land use designations. It establishes the policy foundation to address current and anticipated buildout conditions over the next 25 years. The existing inconsistency impact with the *Riverside County Airport Land Use Compatibility Plan* associated with the French Valley Airport would continue to occur with this Alternative, ~~as no new policies would be included to address the inconsistency, similar to the proposed General Plan 2035.~~ In this regard, the No Project/Existing General Plan Alternative is considered environmentally inferior to the proposed General Plan 2035.

### POPULATION, HOUSING, AND EMPLOYMENT

Two objectives of the proposed General Plan 2035 are to update the City's environmental baseline conditions to 2009 and to update the General Plan development projections to the year 2035 for dwelling units, non-residential square footage, population, and employment. The No Project/Existing General Plan Alternative does not reflect the most current population, employment, and housing numbers or projections, nor does it provide quantitative population, employment, and housing projections for future years. The existing General Plan was adopted in 1994 with amendments in 2006, and therefore does not address current conditions or plan for anticipated growth within the City over the next 25 years. In contrast, the proposed General Plan 2035 reflects the current priorities of the City, including economic development and increased employment opportunities within the City. The No Project/Existing General Plan Alternative does not provide for the type and intensity of non-residential development within specific Focus Areas of the City in order to achieve these priorities to the extent of the General Plan 2035. Further, the jobs/housing balance would not be improved to the extent of the General Plan 2035. Therefore, the No Project/Existing General Plan Alternative is considered environmentally



would allow for the development of additional multiple-family residential uses within the Clinton Keith/Mitchell and North Murrieta Business Corridor Focus Areas, when compared to the General Plan 2035. These land use changes would continue to provide consistent and compatible development within the City and be consistent with Federal, State, and regional plans, policies, or regulations, similar to the proposed General Plan 2035. Similar to the proposed General Plan 2035, this Alternative would provide additional land use policies for consistency with the ~~However, the existing inconsistency impact with the Riverside County Airport Land Use Compatibility Plan associated with the French Valley Airport would continue to occur with this Alternative, similar to the proposed General Plan 2035.~~ The Scenario A Alternative is considered neither environmentally superior nor inferior to the proposed General Plan 2035.

## POPULATION, HOUSING AND EMPLOYMENT

The Scenario A Alternative would update the City's environmental baseline conditions to 2009 and update the General Plan development projections to the year 2035, similar to the General Plan 2035. Development projections include projections for dwelling units, non-residential square footage, population, and employment. The Scenario A Alternative would provide the most current population, housing, and employment numbers or projections, and quantitative population, employment, and housing projections for future years. Although the Scenario A Alternative reflects the current priorities of the City, including economic development and increased employment opportunities within the City, it does not provide the amount of non-residential development to achieve these priorities to the extent of the proposed General Plan 2035. The Scenario A Alternative would provide for greater residential development (7,544 more dwelling units) and decreased non-residential development (2,822,894 fewer square feet of non-residential uses) when compared to the proposed General Plan 2035. As indicated in Section 5.2, Population, Housing, and Employment and Section 7.0, Other CEQA Considerations, potential buildout of the proposed General Plan 2035 would result in 44,484 dwelling units and 130,153 jobs, resulting in a jobs/housing ratio of approximately 2.9. A ratio of 1.0 or greater generally indicates that a City provides adequate employment opportunities, potentially allowing its residents to work within the City. A desirable jobs/housing balance improves regional mobility (traffic), reduces vehicle miles traveled, and improves air quality. Potential buildout of the Scenario A Alternative would result in 44,640 dwelling units and 118,783 jobs, resulting in a jobs/housing ratio of approximately 2.7. Although the Scenario A Alternative would provide an improved jobs/housing balance over existing conditions, it would not be improved to the extent of the proposed General Plan 2035. Therefore, the Scenario A Alternative is considered environmentally inferior to the proposed General Plan 2035 in this regard.

## AESTHETICS

Both the Scenario A Alternative and the proposed General Plan 2035 would encourage preservation of existing residential neighborhoods within the City. Vacant land within the City



time and may not be reflective of the existing General Plan's land use designations. It establishes the policy foundation to address current and anticipated buildout conditions over the next 25 years. The Scenario B Alternative would involve changes to land use designations that would allow for the development of additional multiple-family residential uses within the Clinton Keith/Mitchell, North Murrieta Business Corridor, and Multiple Use 3 Focus Areas, when compared to the General Plan 2035. These land use changes would continue to provide consistent and compatible development within the City and be consistent with Federal, State, and regional plans, policies, or regulations, similar to the proposed General Plan 2035. ~~However, the existing inconsistency impact~~ Similar to the proposed General Plan 2035, this Alternative would provide additional land use policies for consistency with the *Riverside County Airport Land Use Compatibility Plan* associated with the French Valley Airport ~~would continue to occur with this Alternative, similar to the proposed General Plan 2035.~~ The Scenario B Alternative is considered neither environmentally superior nor inferior to the proposed General Plan 2035.

## POPULATION, HOUSING, AND EMPLOYMENT

The Scenario B Alternative would update the City's environmental baseline conditions to 2009 and update the General Plan development projections to the year 2035, similar to the General Plan 2035. Development projections include projections for dwelling units, non-residential square footage, population, and employment. The Scenario B Alternative would provide the most current population, housing, and employment numbers or projections, and quantitative population, housing, and employment projections for future years. Although the Scenario B Alternative reflects the current priorities of the City, including economic development and increased employment opportunities within the City, it does not provide the amount of non-residential development to achieve these priorities to the extent of the proposed General Plan 2035. The Scenario B Alternative would provide for greater residential development (7,489 more dwelling units) and decreased non-residential development (3,007,277 fewer square feet of non-residential uses) when compared to the proposed General Plan 2035. As indicated in Section 5.2, Population, Housing, and Employment and Section 7.0, Other CEQA Considerations, potential buildout of the proposed General Plan 2035 would result in 44,484 dwelling units and 130,153 jobs, resulting in a jobs/housing ratio of approximately 2.9. A ratio of 1.0 or greater generally indicates that a City provides adequate employment opportunities, potentially allowing its residents to work within the City. A desirable jobs/housing balance improves regional mobility (traffic), reduces vehicle miles traveled, and improves air quality. Potential buildout of the Scenario B Alternative would result in 44,585 dwelling units and 118,412 jobs, resulting in a jobs/housing ratio of approximately 2.7. Although the Scenario B Alternative would provide an improved jobs/housing balance over existing conditions, it would not be improved to the extent of the proposed General Plan 2035. Therefore, the Scenario B Alternative is considered environmentally inferior to the proposed General Plan 2035 in this regard.



development would be part of this effort, including retail centers, corporate/technology parks, hotels, and upscale restaurants, which would not be supported with this Alternative as compared to the proposed General Plan 2035. Buildout under the No Project/Existing General Plan Alternative would not provide opportunities for residents to live and work within the City to the extent of the proposed General Plan 2035. Thus, this Alternative would not achieve a housing balance that improves regional mobility (traffic), reduces vehicle miles traveled, and improves air quality to the extent of the proposed General Plan 2035. Further this Alternative would not provide updated development projections for the year 2035, nor provide a land use plan and policy direction that addresses future development and growth anticipated by the City and SCAG.

### SCENARIO A ALTERNATIVE

The Scenario A Alternative would meet the stated objectives of the General Plan 2035 and EIR, as the Scenario A Alternative would provide new and updated information based on current conditions and would provide updated goals and policies to direct future growth within the City. Although it would generally meet the growth objectives identified by the General Plan 2035, this Alternative would provide for greater residential development and less non-residential development. Therefore, the economic development objectives, including providing an improved jobs/housing ratio would not be achieved to the same extent as the General Plan 2035. The Scenario A Alternative would result in similar environmental impacts when compared to the proposed General Plan 2035 with the exception of population, housing, and employment and public services and utilities, which would be greater. The Scenario A Alternative would not reduce any of the significant unavoidable impacts identified for ~~land-use~~, traffic and circulation, air quality, noise, or parks and recreation facilities. Although both the Scenario A Alternative and General Plan 2035 would result in a significant and unavoidable impact to parks and recreational facilities, the deficiency would be greater under the Scenario A Alternative. However, since the Scenario A Alternative allows for greater non-residential development in support of the City's economic development goals and would meet the project objectives, Alternative A is selected as the environmentally superior alternative.

### SCENARIO B ALTERNATIVE

The Scenario B Alternative would meet the stated objectives of the General Plan 2035 and EIR, as the Scenario B Alternative would provide new and updated information based on current conditions and would provide updated goals and policies to direct future growth within the City. Although it would generally meet the growth objectives identified by the General Plan 2035, this Alternative would provide for greater residential development and less non-residential development. Therefore, the economic development objectives, including providing an improved jobs/housing ratio would not be achieved to the same extent as the General Plan 2035. The Scenario B Alternative would result in similar environmental impacts when compared to the proposed General Plan 2035 with the exception of population, housing, and employment and public services and utilities, which would be greater. The Scenario B Alternative would not reduce any of the significant unavoidable impacts identified for ~~land-use~~, traffic and circulation,



# Errata for Final General Plan 2035

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## **ACKNOWLEDGEMENTS PAGE**

### ***Planning Commission***

Add Anthony Casadonte, Planning Commissioner

### ***Historic Preservation Advisory Commission***

Remove Francisco Hernandez, Commissioner

### ***City Staff***

Remove Mark Wright, Chief of Police

Add Matthew Shobert, Fire Chief

Revise Mike Baray, Chief of Police



## **CHAPTER 1 INTRODUCTION**

## **CHAPTER 2 VISION**

These two chapters will be reorganized as follows:

### ***Chapter 1***

- 1.1 Overview
- 1.2 About the General Plan
- 1.3 About Murrieta (previously 2.2 in Chapter 2)
- 1.4 General Plan Update Process and Community Input (previously 1.3)
- 1.5 Community Priorities (previously 2.4 in Chapter 2)

### ***Chapter 2***

- 2.1 Overview
- 2.2 Vision For The Future (previously 2.2, Part 2: New Direction)



## CHAPTER 3 LAND USE ELEMENT

### ***Page 3-15, fourth full paragraph***

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).

### ***Page 3-29, first bullet point revision, addition of fifth bullet point***

- 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.

### ***Page 3-33, first full paragraph***

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

### ***Page 3-46, Los Alamos Hills***

There is an interest by some of the property owners within the Los Alamos Hills area to develop 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 a 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 under the General Plan 2035 includes 828 new residential units and an additional 157,453 square feet of commercial uses.

### ***Section 3.5, beginning on page 3-49***

The land use designation “Rural Residential” will be renamed to “Large Lot Residential.” This change will be made throughout the Land Use Element and all other Elements.



**Table 3-18, page 3-51**

The Density Standard for Large Lot Residential (previously named Rural Residential) will be revised from 0.4 – 1.0 du/ac to 0.1 to 1.0 du/ac. This revision will be made throughout the Land Use Element and all other Elements.

**Page 3-26, text under Vision subheading for Clinton Keith/Mitchell**

**VISION**

The Clinton Keith/Mitchell Focus Area is intended to:

- Provide a mix of Large Lot Rural, Single-Family and Multiple-Family Residential, Commercial, and Office and Research Park uses.
- Maintain large lot rural 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 rural 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.

**Page 3-56, Addition of policy**

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.

**Page 3-64, addition of reference following Policy LU-14.6  
(North Murrieta Business Corridor)**

Refer to Policy LU-3.2 regarding buffering residential uses from incompatible uses.

**Page 3-65, Policy LU-17.1**

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 north, Cherry Street on the south east, Washington Avenue on the west south, and Brown Street on the north west.



**Page 3-71, Addition of policies**

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.

**Exhibit 3-2, French Valley Airport Compatibility Zones  
Revisions to Legend**

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)

See Riverside County Airport Land Use Compatibility Policy Plan Chapter 2, Table 2A for compatibility criteria associated with this map. Table 2A lists the zones; locations; maximum densities/intensities for residential (dwelling unit/acre) and other uses (people/acre); required open land; prohibited uses; and other development conditions.

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

**Exhibit 3-3, Redevelopment Project Areas  
Revisions to Exhibit**

Graphic will be revised to show areas within the Riverside County Redevelopment Agency Plan Area separately from those within the Murrieta Redevelopment Agency Plan Area.



## CHAPTER 4 ECONOMIC DEVELOPMENT ELEMENT

### *Page 4-4, first and second bullet points*

- **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.

### *Policy ED-1.2, page 4-5*

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, ~~and~~ residential, and transit-oriented development and/or mixed uses that provide a regional draw.

### *Policy ED-4.8, page 4-8*

ED-4.8 Encourage retail developments, ~~particularly smaller projects,~~ 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.

### *Policy ED-5.4, page 4-8*

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



**Policy ED-9.1, page 4-10**

ED-9.1 Coordinate implementation efforts with other economic development programs carried out by other implementation agencies including, but not limited to: ~~Murrieta Chamber of Commerce, Southwest California Economic Alliance, Temecula Chamber of Commerce, Southwest California Economic Development Corporation and Murrieta Redevelopment Agency.~~ 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.



## CHAPTER 5 CIRCULATION ELEMENT

Addition of a table showing Roadway Segments Volume-to-Capacity Ratios (V/C) and Levels of Service (LOS).

Addition of exhibit showing Roadway Classification Cross-Sections.

### ***Table 5-7, pages 5-17 to 5-19***

The column heading in Table 5-7 that reads "Project Impact (Exceeds LOS Standard)" will be revised to "Project Impact (Exceeds LOS Standard Before Enhancements)."

### ***Policy CIR-6.8, page 5-25***

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 area for bus passengers.

### ***All Circulation Element Exhibits***

Change to base of all Exhibits

Change from Via Princess (shown between Jackson Avenue and Murrieta Hot Springs Road) to Whitewood Road.

### ***Exhibit 5-2, Truck Routes Revisions to Exhibit***

Revise title to Potential Truck Routes.

Add to Legend: Truck Routes are designated per Municipal Code Section 10.28.050.

Remove the following segments: 1) Murrieta Hot Springs Road between 1-215 and Winchester Road; 2) California Oaks north of I-15; 3) Adams Avenue between Guava Street and Cherry Street; 4) Madison Avenue between Kalmia Avenue and Murrieta Hot Springs Road; 5) Los Alamos Road between I-15 and I-215 and segment east of 1-215; and 6) portion of Monroe Avenue north of Elm Street.

### ***Exhibit 5-10, General Plan 2035 Circulation Map Revisions to Exhibit***

Remove Los Alamos Road as a Circulation Plan roadway between Whitewood Road to Clinton Keith Road.



## CHAPTER 6 INFRASTRUCTURE ELEMENT

### ***Page 6-2, addition of new paragraph before the Wastewater Subheading***

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.

### ***Page 6-5, revise last sentence in second paragraph under Water Supply Subheading***

The City will encourage ~~annexation~~ property owners to annex to water districts in these areas.

### ***Policy INF-1.2, page 6-7***

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

### ***Policy INF-1.9, page 6-8***

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

### ***Policy INF-1.15, page 6-8***

INF-1.15 Continue to implement the City's residential informational and outreach program by providing homeowners with Best Management Practices (BMP) ~~to address high threat activities,~~ 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

### ***Policy INF-2.5, page 6-10***

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.

### ***Page 6-10, addition of text before Capital Improvement Program Subheading***

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.



***Exhibit 6-1, Water District Service Area Boundaries  
Revisions to Exhibit***

Exhibit will be revised to reflect correct district boundaries as shown in the Draft EIR.



## CHAPTER 7 HEALTHY COMMUNITY ELEMENT

### ***Policy HC-6.1, page 7-12***

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

### ***Policy HC-6.2, page 7-13***

HC-6.2 Research and consider land use regulations to limit fast food outlet density ~~such as limits on chain, formula, or non sit-down establishments.~~



## CHAPTER 8 CONSERVATION ELEMENT

### **Page 8-7, text revision under Western Riverside Multiple Species Habitat Conservation Plan Subheading**

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, ~~illustrated in Exhibit 8-3, MSHCP Existing and Proposed Conservation Land.~~

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 8-34, 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:

### **Page 8-10, delete last sentence in first full paragraph**

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. ~~Designation of a historic preservation district is intended to be concurrent with the development of design guidelines for the district.~~

### **Page 8-10, text revision to second sentence under Historic Downtown Murrieta Subheading**

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 ~~north~~; Ivy Street to the south ~~east~~; Hayes Avenue to the west ~~south~~; and Kalmia Street to the north ~~west~~.



**Page 8-17, text revision to last sentence at top of page**

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.

**Page 8-17, text revisions to second and third paragraph under Green Building Subheading**

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 by adopting legislation, and 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.

**Policy CSV-8.1, page 8-21**

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

**Page 8-21, Addition of policy**

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.

**Policy CSV.9.6, page 8-22**

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.

**Policy CSV-9.9, page 8-22**

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.

**Policy CSV-10.9, page 8-23, delete policy**

~~CSV-10.8 Allow small-scale community-serving food processing facilities.~~



**Policy CSV-12.3, page 8-24**

CSV-12.3 ~~Encourage the~~ Support the on-site installation and use of renewable energy generation systems for residential, commercial, institutional, and industrial uses.

**Policy CSV-12.5, page 8-25**

CSV-12.5 ~~Allow~~ Consider non-commercial solar power generation in residential areas.

**Policy CSV-12.6, page 8-25**

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, ~~and~~ solar canopies, and carports.

**Policy CSV-14.2, page 8-26**

CSV-14.2 ~~Integrate~~ 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.

**Exhibit 8-3, MSHCP Existing and Proposed Conservation Land**

Delete exhibit

**Exhibit 8-4, MSHCP Area Plans and Subunits**

Renumber exhibit to Exhibit 8-3 and make all text edits in Conservation Element.

**Exhibit 8-5, Important Farmland**

Renumber exhibit to Exhibit 8-4 and make all text edits in Conservation Element.

**Exhibit 8-6, Williamson Act Farmland (2006)**

Renumber exhibit to Exhibit 8-5 and make all text edits in Conservation Element.



## CHAPTER 9 RECREATION & OPEN SPACE ELEMENT

### **Overall comment for Element**

Change reference throughout Element from *Master Plan* to *Parks Master Plan*.

### **Page 9-2, first paragraph under Parkland Subheading**

At the time the *Parks Master Plan* was adopted in 2009, the City had ~~The *Master Plan* counts~~ 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~~ several ~~two~~ new parks and ~~some~~ facilities that have been added since the completion of the Master Plan, and which increase the City's parkland acreage total.

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

### **Page 9-6, last sentence in paragraph under Community Event Space Subheading**

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 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, ~~but parking is limited and there is no system for reservations.~~

### **Page 9-7, second and third paragraphs under Facility Needs Subheading**

Facilities are planned that will help meet the needs for community centers, gymnasiums, and indoor basketball. Future ~~Phase 2~~ 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. ~~A recreation room is planned for Golden Cities Park.~~

~~Phases 2 and 3 of Los Alamos Hills Sports Park are expected to include outdoor sports facilities, including a swimming pool and tennis courts.~~



**Page 9-7, first sentence in first paragraph under Recreation Programs Subheading**

In fiscal year 2010 ~~2007~~, the Community Services Department served over 8,500 ~~8,436~~ 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.

**Table 9-2, page 9-11**

Change City Parcel #1 – MYSL Site to City Parcel #1 – Nutmeg Site under Planned Facilities, Not Designed

**Policy ROS-2.4, page 9-14**

ROS-2.4      Consider ~~Encourage~~ the installation of water fountains, toilets, and sinks in parks and recreation facilities.



## CHAPTER 10 AIR QUALITY ELEMENT

### ***Policy AQ-1.5, page 10-5***

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.

### ***Policies AQ-5.5 through AQ-5.8, page 10-8***

~~AQ 5.5 Encourage operators of major outdoor events to submit a trip reduction plan which applies to both patrons and employees during the course of the event.~~

AQ-5.~~5~~6 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~~7 Manage the municipal vehicle fleet to achieve the highest possible number of fuel-efficient and low emissions vehicles commercially available.

AQ-5.~~7~~8 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.

### ***Policy AQ-6.7, page 10-9***

AQ-6.7 ~~During the design review process, encourage the use of measures. Employ design strategies to mitigate to reduce indoor air quality impacts (i.e., such as air filtration systems, requiring kitchen range top exhaust fans, and using low-VOC paint and carpet) for new developments near stationary pollution sources or busy roadways with significant volumes of heavy truck traffic.~~



## CHAPTER 11 NOISE ELEMENT

***Page 11-4, last sentence in third paragraph under the Sensitive Noise Receptors subheading***

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 (~~particularly the Golden Triangle Medical Center and Rancho Springs Medical Center~~), churches, and parks.

***Page 11-16, second to last sentence in the paragraph under the Airport Noise subheading***

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 ~~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.

***Goal N-4, page 11-27***

<b>GOAL N-4</b>	<del>Mobile source emissions are reduced by providing a balance of jobs and housing that serve the needs of the community</del> <u>Reduced noise levels from construction activities.</u>
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## CHAPTER 12 SAFETY ELEMENT

**Page 12-4, first complete paragraph on page**

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.

**Page 12-8, second paragraph on page**

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. Techniques to prevent the spread of fire include fuel modification, livestock grazing, prescribed fires, and fuel breaks. The Murrieta Fire Department implements a Wood Abatement program to reduce wood and brush fire hazards. The program provides for property inspections and enforcement on properties that pose a potential fire hazard due to woods and brush. Conditions of development are currently required, such as Class A roofing, noncombustible siding and 100-foot fuel buffer zones, to protect communities from wildland/urban interface fires. In addition, community planning, awareness, and involvement are proven elements of effectively reducing the occurrence of wildland fires and damage associated with them.

**Page 12-9, third paragraph and Table 12-1 under Fire Protection Subheading**

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 (Temporary)
Fire Station No. 6	Specific Location TBD



**Page 12-9, last sentence in first paragraph under Response Time and ISO Rating Subheading**

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 ~~would~~ is contemplated to help achieve the target response time.

**Page 12-10, paragraph under Protection for High-Rise Buildings Subheading**

As Murrieta develops with more Class A high-rise office buildings, further investments in Fire Department equipment and personnel are needed. ~~Fire suppression for high-rise buildings is better accomplished with four people assigned to each engine company rather than three. An aerial truck company with a ladder extension of 100 feet and staffed with four persons will be able to access and provide fire suppression for buildings such as Loma Linda University Medical Center-Murrieta.~~

**Page 12-10, paragraph under Fire Prevention Subheading**

The Fire Department engages in ~~several~~ 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). ~~Besides the Weed Abatement program for wildfires, the~~ Department ~~also~~ 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.

**Page 12-16, paragraph under Staffing and Response Times Subheading**

~~The Department’s goals will be 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. The Department’s target staffing level is one officer and 0.5 civilian support staff per 1,000 residents. The Police Department has also established targets for response times, depending on the urgency of the call, as shown in Table 12-3, Target Response Times. Currently, the Department is not staffed at target levels~~ optimal staffing levels, and 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.

**Page 12-18, paragraph under Urban Search and Rescue (USAR) Task Force Subheading**

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. ~~Most deployments to federal disasters are reimbursable through FEMA.~~



**Page 12-9, paragraph under Emergency Operations Plan Subheading**

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 as the primary EOC. As part of the City's Emergency Management Program, the EOC Manager (~~Fire Division Chief~~) is responsible for ensuring the readiness of the EOC.

**Page 12-20, first sentence in second paragraph in Section 12.4**

The City promotes safety through education, engineering, enforcement, community design, ~~engineering,~~ 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.

**Page 12-21, last sentence in third paragraph under Fire Protection Subheading**

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.

**Page 12-22, paragraph under Police Protection Subheading**

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 ~~a staffing level of one officer and 0.5 civilian support staff per 1,000 residents.~~ 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. ~~Current impact fees are not expected to meet the policing demands of the growing population, and the City will consider how to address this need.~~

**Policy SAF-1.4, page 12-24**

SAF-1.4 Review ~~Ensure that~~ public safety infrastructure and staff resources as ~~keep pace~~ with new development is planned or proposed in Murrieta and the Sphere of Influence.

**Policy SAF-2.3, page 12-25**

SAF-2.3 Seek to maintain emergency access in the event of an earthquake by ~~planning~~ arterial roadways to avoid fault zones and using engineering roadways and design to reduce damage to them.

**New Policy SAF-6.9, page 12-27**

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.



**Policy SAF-8.6, page 12-28**

SAF-8.6 ~~Promote~~ Encourage the use of integrated pest management techniques to keep City properties free of herbicides and pesticides.

**New Policy SAF-8.12, page 12-29**

SAF-8.12 Ensure that Fire Department personnel receiving training to achieve the Hazardous Materials Technician level.

**Existing Policy SAF-8.12, page, 12-29**

Renumber policy from SAF-8.12 to SAF-8.13

**Existing Policy SAF-8.13, page 12-29**

SAF-8.13 ~~Work with the appropriate Federal, State, regional, and local agencies~~ Strive 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.

**Policy SAF-9.1, page 12-29**

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. ~~Seek to provide a ratio of one police officer per 1,000 residents and at least one-half as many support personnel.~~

**Exhibit 12-8, High Fire Hazard Zones**

Revise exhibit to include all areas within high fire zone.

**New Exhibit 12-9, Fire Station Service Areas**

Add new exhibit to show fire station locations and service area.

