CITY OF MURRIETA

April 24, 2026

Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF
Development Code Amendment No. DCA-2021-2396

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (PEIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Original project and background on the previously adopted ND and certified General Plan EIR:

   The original "Project" was adoption of the citywide Comprehensive Development Code in 1998. These standards were originally evaluated and implemented under the adopted Negative Declaration for implementation of the Comprehensive Development Code on October 28, 1997. These updates have been evaluated for consistency for the current "Project" proposal utilizing this Negative Declaration and the Murrieta General Plan Final Environmental Impact Report (FEIR) and Subsequent SEIR in 2021 (SCH No. 2010111084), by the City of Murrieta.

   The City Council adopted a General Plan in 1994 following incorporation in 1991. At that time, it was determined that all development decisions were to continue to utilize Riverside County's Ordinance No. 348 (Zoning) until such a time that the City adopted its own Development Code, provided that the County's Ordinance No. 348 was not in conflict with the General Plan.

   In August 1996, the City Council approved a contract with a design consultant to assist with the development of the initial Murrieta Development Code (MDC). In September 1997, the City began the process for adoption after holding several joint Planning Commission and City Council public workshops to receive public input and to develop standards. In early 1998, the City implemented these new standards replacing County Ordinance No. 348. Inclusive of these new standards were parameters covering Hillside Development.

   Following this period, in August 1996, the City Council approved a contract with a design consultant to assist with the development of the MDC. In September 1997, the City began the process for adoption. This was inclusive of holding several joint Planning Commission and City Council public workshops to receive public input and to develop standards. In early 1998, the City implemented these new standards. Inclusive of these standards were parameters covering Hillside Development as described under MDC Chapter 16.24 (Hillside Development).

NEGATIVE DECLARATION

As described under the project description within the ND, the objective of the updates was: *..To establish comprehensive standards and straightforward processes for development within the City of Murrieta. The Development Code is an implementing document of the General Plan which will govern zoning and subdivision regulations citywide. It will expand the zoning districts established in the General Plan and propose allowable uses within each zoning district. The document includes, but is not limited to site planning and general development standards for landscaping, noise, parking, signs, and tree preservation. The new Comprehensive Development Code will replace Ordinance 348 (Zoning) and Ordinance No. 460 (Subdivisions) in addition to other land use-related ordinances. The implementing document will not cause the physical construction of any new structures or the subdivision of land rather it establishes standards and requirements for the processing of applications consistent with the goals, objectives and policies of the City's General Plan.*[1]

GENERAL PLAN 2035 FEIR (2011)

In 2011, the City processed a needed General Plan Update to address a wide variety of Planning issues including development in hillside areas. The General Plan 2035 FEIR identified significant impacts on the environment that could not be avoided or mitigated to a level of insignificance. Due to this, in 2011, the City Council adopted a statement of overriding considerations when the General Plan EIR was certified that justified why the merits of the General Plan update outweighed the unavoidable significant impacts. These four areas included:

Land Use

- Consistency with the Riverside County Airport Land Use Compatibility Plan

Traffic and Circulation

- Roadway Segments (Project and Cumulative Impacts). Even with the installation of the recommended improvements, implementation of the proposed General Plan 2035 would result in unacceptable levels of service on the roadway segments shown as LOS D in green, LOS E in yellow, and LOS F in red on Exhibit 5.4-14. The results of these impacts were determined to be significant unavoidable impacts for the roadway segments shown as LOS D, LOS E, and LOS F on Exhibit 5.4-14 of that document.

- Intersections (Project and Cumulative Impacts). The following 16 intersections were projected to operate at levels of service that did not meet the City's standards, thus resulting in a significant unavoidable significant impact.

  Intersection 1: Menifee Road / Scott Road Intersection 3: Winchester Road – SR-79 / Scott Road Intersection 4: Antelope Road / Keller Road
  Intersection 9: Antelope Road / Golden City Drive – Baxter Road
  Intersection 10: Whitewood – Meadowlark / Golden City Drive – Baxter Road Intersection 18: California Oaks Road / Clinton Keith Road

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Intersection 20: I-215 NB Off-Ramp / Clinton Keith Road Intersection 22: Meadowlark – Whitewood Road / Clinton Keith Road
Intersection 25: Winchester Road – SR-79 / Clinton Keith Road – Benton Road Intersection 28: Jefferson Avenue / Murrieta Hot Springs Road
Intersection 44: Jefferson Avenue / Kalmia Street
Intersection 52: Winchester Road (SR-79) / Murrieta Hot Springs Road Intersection 53: Hancock Avenue / Los Alamos Road
Intersection 54: I-215 SB Ramps / Los Alamos Road Intersection 57: Whitewood Road / Murrieta Hot Springs Road Intersection 59: Nutmeg Street / Clinton Keith Road

Air Quality

- Short-Term Construction Emissions
- Long-Term Mobile and Stationary Source Emissions
- Cumulative Short-Term Construction Emissions Impacts
- Cumulative Long-Term Mobile and Stationary Source Emissions

Noise

- Cumulative Long-Term Operational Noise Impacts

Parks and Recreational Facilities

- Parks and Recreational Facilities – Project and Cumulative Impacts[2]

GENERAL PLAN 2035 SEIR (2020)

In 2020, the City prepared a Supplemental Environmental Impact Report (SEIR) to the General Plan 2035. It was needed at that time to analyze planning-related issues and to comply with updated Elements and related Policies/Goals. The SEIR analyzed only those subject areas for which there were changes in circumstances, or new information resulting in potentially greater impacts than those identified in the 2011 General Plan 2035 FEIR.

Section 4.0, Environmental Analysis, of that document, provides a description of these potential environmental impacts and recommended General Plan policies, implementation measures, and mitigation measures to reduce impacts to a less than significant level. After implementation of the recommended policies, implementation measures, and mitigation measures, it was determined that most of the potentially significant impacts would be reduced to less than significant levels. However, it was determined that the following new impacts could not be feasibly mitigated:

Traffic and Circulation

Roadway Segments (Project and Cumulative Impacts). Even with the installation of the recommended improvements, implementation of the proposed Project would result in an unacceptable level of service on the following roadway segments:

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
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- Clinton Keith Road east of California Oaks Road (new deficiency)
- California Oaks Road south of Clinton Keith Road (new deficiency)
- Jefferson Avenue south of California Oaks Road (new deficiency)
- Los Alamos Road between Monroe Avenue and Hancock Avenue (deficient in "without project")
- Murrieta Hot Springs Road between I-15 and I-215 (deficient in "without project")
- Murrieta Hot Springs Road between Alta Murrieta Drive and Whitewood Road (deficient in "without project")
- Murrieta Hot Springs Road between Whitewood Road and Margarita Road (deficient in "without project").

Intersections (Project and Cumulative Impacts). The following 5 intersections would result in unavoidable traffic impacts, and thus result in an unavoidable significant impact.

- Jefferson Avenue/Kalmia Street
- Winchester Road (SR-79)/Murrieta Hot Springs Road
- Hancock Avenue/Los Alamos Road
- Whitewood Road/Murrieta Hot Springs Road
- Whitewood Road/Clinton Keith Road

Air Quality

- Short-Term Construction Emissions
- Long-Term Mobile and Stationary Source Emissions
- Cumulative Short-Term Construction Emissions Impacts
- Cumulative Long-Term Mobile and Stationary Source Emissions

The SEIR (SCH No. 2010111084), including the 2011 General Plan EIR (the "General Plan EIR"), identified potentially significant environmental effects, some of which could feasibly be mitigated or avoided. Such effects and corresponding mitigation measures, goals, and policies, are identified in the General Plan 2035 EIR (2011), and are incorporated by reference within that document. The General Plan EIR determined that all significant environmental effects, with the exception of four discussed above, can feasibly be avoided, have been avoided, or reduced to a level of insignificance.[3] The mitigation measures and monitoring program (MMRP) are listed collectively known as the General Plan EIR for the purposes of this review.

CONCLUSION

The scope of the Project (2026) is to clarify and correct existing hillside review protocols and minor modifications consistent with existing baseline standards. Furthermore, implementing these standards in an objective manner consistent with recent State housing legislation requirements. It should be noted that individual projects are still subject to subsequent environmental review and site-specific analysis for consistency with CEQA. Lastly, the City General Plan MMRP's are reviewed for applicability and are carried forward on an individual project-level basis.

Pursuant CEQA Guidelines section 15164(b), the City of Murrieta, as the lead agency for this project, the proposed text amendment for hillside development, has determined that a 15162 Consistency

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Analysis to the approved Negative Declaration and adopted General Plan EIR are appropriate, as only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines section 15162 requiring the preparation of a subsequent EIR have occurred.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the Project.

2. Lead agency name and address:

   City of Murrieta
   Development Services Department, Planning Division
   1 Town Square
   Murrieta, CA 92562
   (951) 461-6061

   a. Contact: Chris Tracy, AICP Senior Planner
   b. Phone number: (951) 461-6046
   c. E-mail: Ctracy@murrietaca.gov

3. Project applicant's name and address:

   City of Murrieta
   Development Services Department, Planning Division
   1 Town Square
   Murrieta, CA 92562

   a. Contact: Chris Tracy, AICP Senior Planner
   b. Phone number: (951) 461-6046
   c. E-mail: Ctracy@murrietaca.gov

4. Summary of the activities authorized by present permit/entitlement application(s):

   The MDC is the primary instrument for implementing the City's General Plan. It provides the City's regulations for the development and use of property within the City limits, and provides information on zoning, subdivisions, and other related land use activities. Inclusive of these standards are parameters covering Hillside Development, specifically under MDC Chapter 16.24 (Hillside Development).

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
☐	☒

   If yes, describe **ALL** differences.

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR PEIR**. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics	☐ Agr. & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology & Soils	☐ Hazards & Hazardous Materials	☐ Hydrology & Water Quality
☐ Greenhouse Gas Emissions	☐ Mineral Resources	☐ Noise
☐ Land Use & Planning	☐ Public Services	☐ Recreation
☐ Population & Housing	☐ Tribal Cultural Resources	☐ Utilities & Service Systems
☐ Transportation/Traffic		

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[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

DETERMINATION:
On the basis of this analysis, the Department of Development Services has determined that:

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND and previously certified EIR (FEIR & SEIR) are adequate.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or PEIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL PEIR is required.

Chris Tracy — **4/24/2026**
Signature — Date

Chris Tracy, AICP — **Senior Planner**
Printed Name — Title

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
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INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental PEIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the “Determination,” above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous ND was adopted and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: (a) the obstruction of views from a scenic vista; (b) damage scenic resources within a state scenic highway, (c) degrade the existing visual character of the site and surroundings, or (d) generation of light or glare?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan EIR, and Proposed Project Negative Declaration

Impacts on Aesthetics as provided within Comprehensive Development Code Negative Declaration for this issue area were determined to have “Less than Significant Impact” with respect to affecting a scenic vista or scenic highway, having a demonstrable negative aesthetic effect, or creating a source for light or glare.

As noted within the ND with respect to Aesthetic Resources: *..The document establishes standards for development of residential, commercial, industrial, and special purpose zones in addition to providing buffers between potentially conflicting uses such as between equestrian/agricultural and industrial uses. The document regulates the following uses in conformance with the General Plan and applicable local, state and federal laws. These include, but are not limited to: affordable housing, air quality, geologic/seismic hazards, hazardous materials storage, hillside development, infrastructure mitigation, landscaping, lighting on project sites and for the regional benefit of Mount Palomar, noise, nonconforming structures, parking and loading of vehicles, signage, solid waste/recycling, transportation demand management, tree preservation, and vibrations. The Development Code defines the administrative processes necessary for development within the City.* (Comprehensive Dev. Code, IS-11)[1]

Since the adoption of the ND in 1997; there have not been any significant modifications to the City’s Hillside standards and more specifically aesthetic resources. These resources can be valued based on their uniqueness, prominence, quality, and relationship to community identity. Visual resources are important from an aesthetic perspective when they are identified as containing a significant scenic value. Within this understanding, a scenic vista can be defined as the public view of an area that is visually or aesthetically unique, such as a valley or a mountain range. A substantial adverse effect on visual resources could result in situations in which a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, impairs views from other public areas, or has a substantial change to the natural landscape. The proposed code amendment simply modifies and clarifies existing planning and engineering standards to support future development within designated Hillside areas and throughout the City. Individual development projects would still be subject to

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2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
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environmental review under CEQA with site-specific analysis with visual analysis, comply with maximum building heights, the City's development review process, and would be required to demonstrate consistency with General Plan policies and compliance with City's Municipal Code development standards. Provided this background, the proposed code amendment would not result in a significant adverse effect on a scenic vista.

There are no roadways within the City that are considered eligible for official designation as a County or State Scenic Highway. The California Department of Transportation (Caltrans) designates official and eligible scenic highways. There are no designated or proposed state scenic highways within the vicinity of the project site that would be impacted by the proposed code amendments. The nearest highway to the City limits with a designation is Interstate (I) 215, which has an eligible state scenic highway for a three-mile portion north of the City limits but is not listed as a designated scenic highway. Therefore, implementation of the proposed Project would not result in an impact related to scenic resources within a state scenic highway.

General Plan 2035 FEIR (2011)

The General Plan 2035 FEIR analyzed this issue area under Aesthetics:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD HAVE AN ADVERSE EFFECT ON A SCENIC VISTA.

Level of Significance Before Mitigation: Less Than Significant Impact.

..In general, future development under the proposed General Plan 2035 would be subject to compliance with the regulations, guidelines, and development review process set forth in the MDC, as well as the proposed General Plan 2035 goals and policies. These regulations and guidelines are intended to diminish conflicts between urban development and visual resources, and preserve hills and ridges. Where permitted, development on hillsides within the City would involve careful siting, grading, and design in order to minimize exposure and preserve the City's vistas. Additionally, due to the conceptual nature of the future development, proposals would require individual assessments of potential project-specific impacts to scenic vistas. If necessary, mitigation would be recommended to reduce potential impacts to a less than significant level. Therefore, future development according to the proposed General Plan 2035 is not anticipated to significantly impact the City's scenic vistas; thus impacts are considered less than significant in this regard.

LAND USE ELEMENT

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

Policies

LU-1.4 Provide for the development of complementary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development.

CONSERVATION ELEMENT

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[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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

Policies

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

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

RECREATION AND OPEN SPACE ELEMENT

Goal ROS-7 Open space areas are planned to protect, conserve, and utilize resources of unique character and value for the community.

Policies

ROS-7.1 Preserve and enhance open space resources in Murrieta.

ROS-7.2 Designate open space to preserve habitat and scenic views of natural areas.

ROS-7.3 Seek opportunities to designate open space along waterways, while also providing for the development of trails.

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

Goals and Policies in the Proposed General Plan 2035:

..LAND USE ELEMENT

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

Policies

LU-1.4 Provide for the development of complementary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development.

CONSERVATION ELEMENT

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

Policies

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

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
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CSV-5.2 Incorporate significant landform features into City parks and open space, where appropriate.

RECREATION AND OPEN SPACE ELEMENT

Goal ROS-7 Open space areas are planned to protect, conserve, and utilize resources of unique character and value for the community.

Policies

ROS-7.1 Preserve and enhance open space resources in Murrieta.

ROS-7.2 Designate open space to preserve habitat and scenic views of natural areas.

ROS-7.3 Seek opportunities to designate open space along waterways, while also providing for the development of trails.

Level of Significance After Mitigation: Not Applicable. (Murrieta General Plan 2035 FEIR, Page 5.3-15 through Page 5.3-18)[2]

Impacts to Scenic Vistas would be reduced to below a level of significance with the implementation of the above General Plan Goals and Policies as reviewed on a project-level basis. To achieve this it would involve careful siting and hillside grading techniques to minimize exposure and preserve vistas. Also, due to the unknown nature of the future development in hillside areas, future projects would require individual assessments of potential impacts to scenic vistas and assess opportunities for preservation of open spaces in hillside areas. If necessary, mitigation would be recommended to reduce the potential effects to a less than significant level.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD SUBSTANTIALLY DAMAGE SCENIC RESOURCES WITHIN A STATE SCENIC HIGHWAY.

Level of Significance Before Mitigation: Less Than Significant Impact.

..Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Not Applicable.

..CONSTRUCTION ACTIVITIES FOR FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD TEMPORARILY DEGRADE THE VISUAL CHARACTER OF THE RESPECTIVE DEVELOPMENT SITE AND/OR ITS IMMEDIATE SURROUNDINGS.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures:

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
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AES-1 *For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.*

AES-2 *Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.*

AES-3 *Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.*

Level of Significance After Mitigation: Less Than Significant Impact. (Murrieta General Plan 2035 FEIR, Page 5.3-18 through Page 5.3-19)[2]

Impacts from Construction-related visual impacts would be short-term and temporary. With implementation of project-screening techniques, a site would partially relieve the visual distractions encountered. To reduce this issue area to below of level of significance for development in hillside areas, Mitigation Measures AES-1, AES-2, and AES-3 would be evaluated for applicability and carried forward on a project-level basis.

..FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD PERMANENTLY DEGRADE THE VISUAL CHARACTER OF THE RESPECTIVE DEVELOPMENT SITE AND ITS IMMEDIATE SURROUNDINGS.

Level of Significance Before Mitigation: Less Than Significant Impact.

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

LAND USE ELEMENT

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

Policies LU-2.1 Provide for the keeping of horses and other livestock, as well as farming or agricultural operations, on appropriate larger lot residential property to preserve the community's heritage.

Goal LU-3 Stable, well-maintained residential neighborhoods in Murrieta.

Policies

LU-3.1 Maintain and enhance the character of single-family residential neighborhoods.

LU-3.2 Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, establish and/or maintain

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses.

LU-3.3 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

LU-3.4 Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.

LU-3.5 Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood.

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

Policies

LU-9.1 Encourage human-scale urban design on the neighborhood, block, and building scale.

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

Policies

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

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

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

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

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

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

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

Policies

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

LU-11.1 Study and determine areas in the City where rural character can be created, enhanced, or preserved.

LU-11.2 Endeavor to establish distinctive themes and character for individual focus areas or other areas, as appropriate, within the community.

LU-11.3 Enhance the positive qualities that give residential, commercial, and industrial areas their unique identities, while also allowing flexibility for innovative design.

LU-11.4 Preserve the unique character and integrity of the City's traditional residential neighborhoods.

LU-11.5 Improve the appearance and function of regional commercial centers through improved site design, landscaping, and architectural integrity.

LU-11.6 Seek to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable.

LU-11.7 Prepare and implement design guidelines for special districts or areas with unique character in the City of Murrieta, as appropriate.

LU-11.8 Develop a design palette for multiple-family and mixed use buildings.

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

Policies

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

LU-12.2 Revitalize private and public lands in need of redevelopment or those that are underdeveloped due to lack of public facilities and revitalization.

LU-12.3 Provide yearly review of the City's redevelopment program under the California Community Redevelopment Law to coordinate and pursue community improvement and revitalization activities.

LU-12.4 Ensure conditions of blight are evaluated, as needed, to ensure the Redevelopment Plan is reflective of community needs.

Goal LU-20 West of Warm Springs Creek, preserve the historic rural character of the Los Alamos Hills area by maintaining its unique environment rural style with low density development and small rural roads while preserving natural features.

Policies

LU-20.1 Maintain the existing 2.5-acre minimum residential parcel size west of Warm Springs Creek.

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[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

LU-20.2 Establish development standards for all new construction to ensure high quality rural development in the area west of Warm Springs Creek.

LU-20.3 Establish unifying visual elements, such as split rail fencing, mature native trees, and well-spaced homes, as a means of distinguishing the Los Alamos Hills area as a rural historic enclave within Murrieta for the area west of Warm Springs Road.

LU-20.4 Encourage the construction of homes and accessory structures, west of Warm Springs Creek that are compatible with surrounding residential uses and the rural character of the Los Alamos Hills area.

LU-20.7 Allow commercial farms, tree crops and other agricultural uses on lots of at least 2.5 acres in size consistent with Los Alamos' long history as an agricultural community.

LU-20.8 Allow for the creation of entry monuments that are rural in character to announce the arrival into the Los Alamos Hills area.

LU-20.9 Discourage features such as small lots, conventional sidewalks, or conventional street lights, west of Warm Springs Creek.

Goal LU-21 Appropriate land use transitions between rural land uses west of Warm Springs Creek and more intense land uses east of Warm Springs Creek.

Policies

LU-21.1 Consider the creation of a transitional density/intensity non-rural area to serve as a buffer area between the developments along Winchester Road and the rural residential land uses to the west of Warm Springs Creek.

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

Policies

LU-22.1 Encourage the preservation of natural and visual resources within Los Alamos Hills, such as rock outcroppings and scenic views of the local hills and valleys, to the greatest degree practicable.

LU-22.2 Encourage new construction and landscape design that utilizes grading techniques to mimic the natural terrain.

LU-22.3 Encourage development that minimizes impacts to existing water courses, mature trees, and natural features as much as possible. In those cases that these areas/features are impacted, the final design should provide adequate mitigation on-site and/or in nearby areas.

LU-22.4 Encourage healthy and structurally sound, existing groves of eucalyptus and other mature non-native trees located west of Warm Springs Creek to be considered a visual asset to the area, and should be conserved and maintained to the maximum degree practicable.

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

LU-22.5 Encourage new development to replace or supplement with native tree species as opportunities arise.

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.

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

Policies

LU-27.1 Review the Development Code and determine which sections are outdated to meet current trends, regulations, adopted community visions, and the General Plan 2035 land use designations, and revise as necessary.

CONSERVATION ELEMENT

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

Policies

CSV-4.1 Prioritize creek preservation, restoration and/or mitigation banking along creeks as mitigation for environmental impacts.

CSV-4.2 Consider alternatives to hardlined bottoms and side slopes within flood control facilities, where technically feasible.

CSV-4.3 Preserve Warm Springs Creek and Cole Creek as a wildlife corridor, while accommodating flood control measures and passive recreation.

CSV-4.4 Retain and restore natural drainage courses and their function where health and safety are not jeopardized.

CSV-4.5 Support efforts for restoration, flood control, and recreation along Murrieta Creek, in coordination with regional and federal plans.

CSV-4.6 Seek funds and provide support for creek restoration, maintenance and protection through grant and mitigation programs, development entitlements, and non-profit organizations.

CSV-4.7 Continue to support the architectural enhancement of bridges over creeks as a scenic resource.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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

Policies

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

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

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

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

Policies

CSV-9.1 Identify and protect native trees, trees of historic or cultural significance, and mature trees, consistent with the Tree Preservation Ordinance.

CSV-9.2 Consider the establishment of street tree standards and a program for street tree planting, maintenance, and replacement.

CSV-9.3 Promote the use of street trees as a buffer between pedestrians and motorized traffic.

CSV-9.4 Encourage the planting of street trees in linear planting beds rather than tree wells in order to support long-living healthy trees. (formerly hc 9.3)

CSV-9.5 Encourage the planting of trees in private yards and properties.

CSV-9.6 Maintain a guide to preferred trees, shrubs, and ground cover plants of noninvasive species, or refer private parties to an existing guide that meets City needs to assist private landscaping efforts.

CSV-9.8 Encourage any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing trees, to the maximum extent feasible.

CSV-9.9 Promote the use of native plant species in public landscaping of parks, schools, medians and planter strips, as well as in private development throughout the City.

RECREATION AND OPEN SPACE ELEMENT

Goal ROS-7 Open space areas are planned to protect, conserve, and utilize resources of unique character and value for the community.

Policies

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

ROS-7.1 Preserve and enhance open space resources in Murrieta.

ROS-7.2 Designate open space to preserve habitat and scenic views of natural areas.

ROS-7.3 Seek opportunities to designate open space along waterways, while also providing for the development of trails.

ROS-7.4 When possible, link open space and parks for the movement of wildlife and people.

..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. (Murrieta General Plan 2035 FEIR, Page 5.3-20 through Page 5.3-31)[2]

Projects in hillside areas would be evaluated to verify compliance with the above General Plan 2035 goals and policies, as well as the provisions of the MDC, which address the visual character/quality of a development site and its surroundings. Furthermore, projects in hillside areas would also undergo environmental review on a project-by-project basis, in order to evaluate the relationship between the existing visual characteristics of the site and its surroundings and a given project. Provided this background, impacts would be less than significant.

FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD CREATE NEW SOURCES OF LIGHT/GLARE THAT COULD ADVERSELY AFFECT VIEWS IN THE AREA.

Level of Before Mitigation: Less Than Significant Impact.

Goals and Policies in the Proposed General Plan 2035:

..LAND USE ELEMENT

Goal LU-20 West of Warm Springs Creek, preserve the historic rural character of the Los Alamos Hills area by maintaining its unique environment rural style with low density development and small rural roads while preserving natural features.

Policies
LU-20.10 Encourage the minimal use of outdoor lighting to maintain the nighttime dark sky in the rural Los Alamos Hills area.

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. (Murrieta General Plan 2035 FEIR, Page 5.3-31 through 5.3-32)[2]

Proposed Project - No Substantial Change From Previous Analysis

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Impacts from light and glare would remain less than significant with the review for consistency with the Murrieta Development Code. This would be confirmed with the design, installation, and operation of all exterior lighting would reduce in a manner to address glare, light spillover onto adjacent properties, or other conflicts. Lastly, compliance with General Plan 2035 Policy LU-20.10, which addresses lighting in the Los Alamos Hills area, would further minimize potential impacts within that hillside area. Lastly, projects in hillside areas would be reviewed for compliance Section 16.18.110 "Mount Palomar Lighting Standards" to ensure dark skies are maintained throughout the City.

..FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD CREATE SHADE AND SHADOWS THAT COULD ADVERSELY AFFECT ADJACENT LAND USES.

Level of Significance Before Mitigation: Less Than Significant Impact.

..Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Not Applicable. (Murrieta General Plan 2035 FEIR, Page 5.3-33)[2]

Projects in hillside areas are reviewed for consistency with Murrieta Development Code Chapters 16.08, 16.10, 16.12, 16.14, and 16.18. This includes provisions to address potential shade and shadow affects on adjacent properties, including parcel coverage, density and intensity, setbacks, and building height and placement. Also, projects would be subject to environmental review on a project-level basis. With this review, it requires an analysis of shade and shadow impacts. Incorporation of mitigation measures would be brought forward on a project-level basis to reduce potential impacts to a less than significant level.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE AESTHETICS, LIGHT, AND GLARE IMPACTS.

Level of Significance Before Mitigation: Potentially Significant Impact.

Mitigation Measures: Refer to Mitigation Measures AES-1 to AES-3. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

..Aesthetics 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, compliance with the Murrieta Development Code, and recommended mitigation measures. No significant unavoidable aesthetics impacts would occur as a result of buildout of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.3-33 through Page 5.3-34)[2]

Proposed Project - No Substantial Change From Previous Analysis

It was determined that at a cumulative level, the General Plan 2035 goals and policies would reduce the incremental aesthetic impacts on the region to less than a significant level with implementation of Mitigation

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Measures AES-1 to AES-3 as described above. Additionally, it was determined that it would not result in any regional aesthetic impacts that extend beyond the City's borders. As the code amendment modifies and clarifies existing planning and engineering standards for hillside areas, it is not anticipated that it will increase impacts at a cumulative level as every project would be reviewed for compliance with the Murrieta Development Code. Furthermore, architectural plans for any future buildings would be reviewed by the City prior to the issuance of building permits, including whether the exterior building materials or exterior lights would produce substantial glare. Conformance with the Murrieta Municipal Code, permit plan checks, and reviews by City staff would ensure that substantial lighting and glare impacts from future building and development would not be created.

All in all, provided the preceding discussion for the issue areas covered under Aesthetics, there would not be a substantial change relative to aesthetic resource impacts as identified from those which were disclosed and analyzed by the Negative Declaration and General Plan 2035 Final Environmental Impact Report for this issue area (Aesthetics), and no new or increased impacts are forecasted to result from this Project. Given the preceding discussion, the Code updates would not create a new scenario where there would be obstruction of views from a scenic vista; damage to scenic resources within a state scenic highway, degrade the existing visual character of the site and surroundings; or create a significant impact from the generation of light or glare. To address all four of these issue areas, individual projects are still subject to subsequent environmental review and site-specific analysis for consistency with CEQA, the City General Plan Goals and Policies, and Aesthetic Mitigation Measures would be carried forward on an individual project-level basis.

I. AGRICULTURE AND FORESTRY RESOURCES – Since the previous ND was adopted and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use? b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan FEIR, and Proposed Project

Negative Declaration

The Comprehensive Development Code Negative Declaration analyzed "Agriculture Resources" under the "Land Use & Planning" section. A less-than-significant impact was rendered in terms of the Project negatively affecting agricultural resources or operations. The proposed code amendment simply modifies and clarifies existing planning and engineering standards to support future development throughout the City which would not conflict with lands designated for planned Agriculture with respect to identified Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and there are no Williamson Act contract lands within the City.

Additionally, the ND analyzed impacts to "Forestry Resources" under the "Biology" section of the Initial Study. Specifically, it was determined that there would render a less-than-significant impact to locally

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

designated species and/or natural communities (e.g. heritage trees, oak forests, etc.). There is no property zoned or used for forest land, timberland, or timberland zoned for timberland production within the city, or would cause rezoning of, forest land, timberland, or timberland production zones. (Comprehensive Dev. Code)[1]

General Plan 2035 FEIR (2011)

The General Plan 2035 FEIR analyzed this issue area under Agricultural Resources:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN CONVERSION OF FARMLAND TO NON-AGRICULTURAL USE, INCLUDING LAND SHOWN ON THE 2008 FARMLAND MAPPING AND MONITORING PROGRAM, AS UNIQUE FARMLAND.

Level of Significance Before Mitigation: Less Than Significant Impact.

..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.

CSV-10.2 Consider ways to allow small-scale urban agriculture in parks, schools, and neighborhoods.

CSV-10.3 Ensure that residents are permitted to grow fruits and vegetables in their yards, so long as there are not significant negative impacts to adjacent property owners.

CSV-10.4 Encourage and support the use of public lands for community gardens and other food production facilities, when feasible.

CSV-10.5 Support opportunities for local food production and access, such as farmers' markets, community gardens, harvest sharing programs, and community supported agriculture programs.

CSV-10.6 Encourage local farmers to sell fresh food locally.

CSV-10.7 Allow public facilities such as schools, libraries, and community centers to be used as Community Supported Agriculture pick-up sites, where feasible.

LAND USE ELEMENT

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

Policies

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

LU-2.1 Provide for the keeping of horses and other livestock, as well as farming or agricultural operations, on appropriate larger lot residential property to preserve the community's heritage.

Goal LU-20 West of Warm Springs Creek, preserve the historic rural character of the Los Alamos Hills area by maintaining its unique environment rural style with low density development and small rural roads while preserving natural features.

Policies

LU-20.6 Allow the keeping of personal livestock for both commercial and non-commercial purposes pursuant to the standards in the City's Development Code, and as may be modified through a Specific Plan.

LU-20.7 Allow commercial farms, tree crops and other agricultural uses on lots of at least 2.5 acres in size consistent with Los Alamos' long history as an agricultural community.

..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. (Murrieta General Plan 2035 FEIR, Page 5.9-9 through Page 5.9-11)[2]

Impacts to Agricultural Resources would remain below a level of significance with the implementation of the above General Plan Goals and Policies. These impacts would be reviewed on a project-level basis. With potential development in hillside areas, large rural residential areas would remain in place, where agricultural uses would largely remain due to topographic conflicts. The General Plan goals and policies would support the protection of rural characteristics and the continuance for agricultural uses in these rural residential areas.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USES, OR A WILLIAMSON ACT CONTRACT.

Level of Significance Before Mitigation: No Impact.

..Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Not Applicable. (Murrieta General Plan 2035 FEIR, Page 5.11-12)[2]

There are no properties are currently under Williamson Act contracts in the City; therefore, no impacts would occur with respect to this issue area.

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

Level of Significance Before Mitigation: Less Than Significant Impact.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies referenced above in this Section 5.11.

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. (Murrieta General Plan 2035 FEIR, Page 5.11-13)[2]

It was determined that the potential for agricultural uses in rural residential areas would remain, and the expansion of agricultural uses in urbanized areas is encouraged. Therefore, it was determined that it would result in less than cumulatively considerable agricultural resource impacts.

..Agricultural impacts associated with implementation of the proposed General Plan 2035 would not occur or would be less than significant with compliance with and/or adherence to State and local regulations, and goal and policies in the proposed General Plan 2035. Therefore, no significant unavoidable agricultural resources impacts would occur as a result of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.11-13 through Page 14)[2]

Proposed Project - No Substantial Change From Previous Analysis

The proposed code amendment does not involve construction. Individual projects are analyzed for consistency with the MSCHP Plan, subject to subsequent environmental review, and have a project-specific analysis for consistency with CEQA and with the City General Plan goals and policies on an individual project-level basis. Given the preceding discussion, the Code updates would not create a new scenario where there would be the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use; conflict with existing zoning for agricultural use, or a Williamson Act contract. To ensure agricultural resources are not negatively impacted from hillside development, individual projects would still be subject to subsequent environmental review and site-specific analysis for consistency with CEQA and the City General Plan goals and policies.

II. AIR QUALITY - Since the previous ND was adopted and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) a conflict or obstruction of the implementation of the applicable air quality plan; (b) the violation of any air quality standards or contribution to an existing or projected air quality violation; (c) a cumulatively considerable net increase of criteria pollutants (d) exposure of sensitive receptors to pollutants; or (e) a creation of objectionable odors?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan 2035 SEIR, and Proposed Project

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Negative Declaration

Impacts to Air Quality under the Comprehensive Development Code Negative Declaration were determined to result in a less-than-significant impact in terms of a) violation of any air quality standard or contributing to an existing or projected air quality violation b) exposing sensitive receptors to pollutants c) altering air movement, moisture, or temperature, or cause any change in climate or d) creating objectionable odors.

For context/background, the Project is located within the City of Murrieta in the portion of Riverside County that lies within the South Coast Air Basin (Basin or SCAB). The Project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

The ambient concentrations of air pollutants are determined by the amount of emissions released by sources and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources. The annual average temperatures throughout the SCAB vary from the low to middle 60s (degrees Fahrenheit). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. Because the State of California had established Ambient Air Quality Standards (AAQS) several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is a considerable difference between state and national clean air standards. As noted within the ND:

..The document regulates the following uses in conformance with the General Plan and applicable local, state and federal laws. These include, but are not limited to: affordable housing, air quality, geologic/seismic hazards, hazardous materials storage, hillside development, infrastructure mitigation, landscaping, lighting on project sites and for the regional benefit of Mount Palomar, noise, nonconforming structures, parking and loading of vehicles, signage, solid waste/recycling, transportation demand management, tree preservation, and vibrations. (Comprehensive Dev. Code, IS-11)[1]

General Plan 2035 SEIR (2020)

As noted within the General Plan 2035 SEIR, Impacts to Air Quality were determined to be significant and unavoidable for the basin; however, significance the level of these impacts would be determined during project review and appropriate mitigation measures would be developed as appropriate.

..THE PROPOSED PROJECT MAY CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN

Level of Significance Before Mitigation: Less Than Significant Impact.

..Mitigation Measures: Not Applicable

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Level of Significance After Mitigation: Not Applicable (Murrieta General Plan 2035 SEIR, Page 4.3-14 through Page 4.3-15)[3]

The SEIR included changes to the land uses to create an improved job to housing balance that would create jobs and reduce the VMT within the City which is consistent with the goals of the Regional Transportation Plan / Sustainable Communities Strategy. It was determined that operational emissions would be lower under the SEIR relative to the 2011 General Plan and would reduce the contribution towards an air quality violation or attainment. Additionally, all future development (including development in hillside areas) was required to comply with the goals and policies that would reduce air quality impacts. Provided this background, impacts would be less than significant.

..IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE PROJECT REGION IS NON-ATTAINMENT UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD

SHORT-TERM CONSTRUCTION EMISSIONS

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures:

AQ-1 Require the use of Tier 4 emissions standards or better for off-road diesel powered construction equipment of 50 horsepower or greater. To ensure that Tier 4 construction equipment or better will be used during the proposed Project's construction, SCAQMD staff recommends that the Lead Agency include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and California Air Resources Board (CARB) or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Lead Agency should require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance.

AQ-2 Require zero-emissions or near-zero emission on-road haul trucks such as heavy-duty trucks with natural gas engines that meet the CARB's adopted Draft SEIR Page 4.3-17 Murrieta General Plan 2035 February 2020 Air Quality optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. At a minimum, require that construction vendors, contractors, and/or haul truck operators commit to using 2010 model year trucks (e.g., material delivery trucks and soil import/export) that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. The Lead Agency should include this requirement in applicable bid documents, purchase orders, and contracts. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards, and make the records available for inspection. The Lead Agency should conduct regular inspections to the maximum extent feasible to ensure compliance.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

AQ-3 Suspend all on-site construction activities when wind speeds (as instantaneous gusts) exceed 25 miles per hour.

AQ-4 All trucks hauling dirt, sand, soil or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).

AQ-5 Enter into applicable bid documents, purchase orders, and contracts to notify all construction vendors, contractors, and/or haul truck operators that vehicle and construction equipment idling time will be limited to no longer than five minutes, consistent with the CARB's policy. For any idling that is expected to take longer than five minutes, the engine should be shut off. Notify construction vendors, contractors, and/or haul truck operators of these idling requirements at the time that the purchase order is issued and again when vehicles enter the proposed Project site. To further ensure that drivers understand the vehicle idling requirement, post signs at the proposed Project site, where appropriate, stating that idling longer than five minutes is not permitted.

AQ-6 Have truck routes clearly marked with trailblazer signs, so that trucks will not enter residential areas.

AQ-7 Limit the daily number of trucks allowed at the proposed Project to levels analyzed in the CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the proposed Project through the CEQA process prior to allowing this land use or higher activity level.

Level of Significance After Mitigation: Through adherence with the goals and policies from the 2011 General Plan stated above, as well as the Mitigation Measures (AQ-1 through AQ-7), the proposed Project would not result in a new significant impact or a substantial increase in the severity of the previously identified significant impact in terms of construction-related air quality impacts. However, even with implementation of the 2011 General Plan goals and policies, the proposed Project's construction projects could have the potential to exceed SCAQMD construction thresholds. Therefore, similarly to the 2011 General Plan, the proposed Project would result in a Significant Unavoidable Impact in this regard.

..LONG-TERM MOBILE AND STATIONARY SOURCE EMISSIONS

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures:

AQ-8 Provide electric vehicle (EV) Charging Stations (see the discussion below regarding EV charging stations).

AQ-9 Should the proposed Project generate significant regional emissions, the Lead Agency should require mitigation that requires accelerated phase-in for non-diesel powered trucks. For example, natural gas trucks, including Class 8 HHD trucks, are commercially available today. Natural gas trucks can provide a substantial reduction in health risks, and may be more financially feasible today due to reduced fuel costs compared to diesel. In the Draft SEIR, the Lead Agency should require a phase-in schedule for these cleaner operating trucks to reduce any significant adverse air quality impacts. SCAQMD staff is available

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency.

AQ-10 Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS). It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should be appropriately sized to allow for future expanded use.

AQ-11 Design warehouses or distribution centers such that entrances and exits are such that trucks are not traversing past neighbors or other sensitive receptors.

AQ-12 Design warehouses or distribution centers such that any check-in point for trucks is well inside the site to ensure that there are no trucks queuing outside of the facility.

AQ-13 Design warehouses or distribution centers to ensure that truck traffic within the site is located away from the property line(s) closest to its residential or sensitive receptor neighbors.

AQ-14 Restrict overnight parking in residential areas.

AQ-15 Establish overnight parking within warehouses or distribution centers where trucks can rest overnight.

AQ-16 Establish area(s) within warehouses or distribution centers for repair needs.

AQ-17 Develop, adopt and enforce truck routes to and from warehouses or distribution centers that avoid sensitive receptors, where feasible.

AQ-18 Create a buffer zone of at least 300 meters (roughly 1,000 feet), which can be office space, employee parking, greenbelt, etc. between warehouses or distribution centers and sensitive receptors.

AQ-19 Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the proposed Project site to generate solar energy for the facility.

AQ-20 Maximize the planting of trees in landscaping and parking lots.

AQ-21 Use light colored paving and roofing materials (e.g., "cool" roofs and "cool" pavements).

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

AQ-22 Utilize only Energy Star heating, cooling, and lighting devices, and appliances.

AQ-23 Require use of electric or alternatively fueled sweepers with HEPA filters.

AQ-24 Use of water-based or low VOC cleaning products.

Level of Significance After Mitigation: Through adherence with the goals and policies from the 2011 General Plan and the proposed Project, as well as the Mitigation Measures stated above (AQ-8 through AQ-24), the proposed Project would not result in a new significant impact or a substantial increase in the severity of the previously identified significant impact in terms of mobile and stationary source emissions. However, even with implementation of the 2011 General Plan goals and policies and new proposed Project policies, development under the proposed Project could have the potential to exceed SCAQMD thresholds. Therefore, similarly to the 2011 General Plan, the proposed Project would result in a Significant Unavoidable Impact to long-term mobile and stationary source emissions. (Murrieta General Plan 2035 SEIR, Page 4.3-15 through 4.3-22)[3]

All future development projects are reviewed for consistency with implementing AQ-1 through AQ-24 on a site-specific basis either as mitigation measures and/or project design features. Provided this background, air quality pollutants are reduced to below a level of significance as applicable. It was noted that development projects could have the potential to exceed SCAQMD construction thresholds; however with review for site-specific conditions, there may be opportunities to further reduce these pollutants.

..IMPLEMENTATION OF THE PROPOSED PROJECT COULD EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS

Level of Significance Before Mitigation: Less than Significant Impact.

..Mitigation Measures: Not Applicable

Level of Significance After Mitigation: Not Applicable (Murrieta General Plan 2035 SEIR, Page 4.3-22 through Page 4.3-24)[3]

All future development projects are reviewed for consistency with implementing the goals and policies included in the 2011 General Plan (AQ-1.1 – AQ-1.5, AQ-2.1 – AQ-2.5, AQ-4.1 – AQ-4.4, AQ-5.1 – AQ-5.7, AQ-6.1, AQ-6.3 – AQ6.7, AQ-7.1, AQ-7.3, LU-8.1, LU-8.2, CIR-1.4, CIR-5.9 – CIR-5.12, and CIR-6.1 – CIR-6.12), SCAQMD's permit requirements for stationary sources, and the reduction in future citywide VMT relative to the 2011 General Plan would reduce the health risk to sensitive receptors. Provided this background, the impacts on sensitive receptors would be less than significant. (Murrieta General Plan 2035 SEIR, Page 4.3-24)[3]

..IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN OTHER EMISSIONS (SUCH AS THOSE LEADING TO ODORS) ADVERSELY AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE.

Level of Significance Before Mitigation: Less Than Significant Impact.

..Mitigation Measures: Not Applicable

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Level of Significance After Mitigation: Not Applicable

Future development projects could result in odors; however it would remain below a level of significance based on the following discussion: *..odors from the use of heavy-duty diesel equipment, and the laying of asphalt during project-related construction activities would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance*

The proposed land uses under the proposed Project are not considered significant odor generators that would adversely affect sensitive receptors during operations; all land uses would contain uses that are common in the surrounding areas. The goals and policies provided in the 2011 General Plan (AQ-2.1 through AQ-2.5 and AQ-6.1) would help reduce exposure of odors to sensitive receptors through land use decisions under the proposed Project. Operation of this new development would be subject to these goals and policies and shall be subject to SCAQMD Rule 402. In addition, future citywide VMT under the proposed Project would decrease relative to future citywide VMT under the 2011 General Plan, which would not increase and could reduce odors associated with on-road vehicles.

Therefore, implementation of the proposed Project would not result in exposure of a substantial number of people to objectionable odors and would be a less than significant impact. (Murrieta General Plan 2035 SEIR, Page 4.3-25)[3]

..REGIONAL AIR QUALITY EMISSIONS RESULTING FROM OPERATIONAL BUILDOUT OF THE PROPOSED PROJECT COULD IMPACT REGIONAL AIR QUALITY LEVELS ON A CUMULATIVELY CONSIDERABLE BASIS.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: No mitigation measures beyond the goals and policies identified in the 2011 General Plan, the proposed Project and Mitigation Measures AQ 1 – AQ 24 are available.

Level of Significance After Mitigation: The cumulative impacts of the proposed Project would be consistent with the cumulative impact conclusions identified in the 2011 General Plan EIR; Significant Unavoidable Impacts for construction and regional air quality, Less than Significant for localized air quality and cumulative odor impacts. The proposed Project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant cumulative impact.

4.3.6 Significant Unavoidable Impacts

The proposed Project would result in a significant unavoidable impact for the following areas:

- *Short-Term Construction Emissions. Project-related emissions (associated with future development and infrastructure projects facilitated by the proposed Project) are anticipated to exceed SCAQMD thresholds, construction-related emissions are considered significant unavoidable.*

- *Long-Term Mobile and Stationary Source Emissions. Full buildout of the proposed Project's land uses would cause emissions to exceed SCAQMD's recommended thresholds, thus violating air quality standards and would contribute substantially to an existing or projected air quality violation. Because the*

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

ambient air quality standards are established to be protective of public health, adverse health impacts to receptors are anticipated due to the project's emissions being above SCAQMD's thresholds. Review of individual developments are anticipated under the proposed Project to determine whether potential air pollutant emissions generated from growth could result in a significant impact to air quality. The significance level of these impacts would be determined during review and appropriate mitigation measures would be developed. However, due to the magnitude of development and associated mobile and stationary source air quality impacts, impacts in this regard would be significant unavoidable.

 Cumulative Short-Term Construction and Long-Term Mobile and Stationary Source Emissions Impacts. Even with implementation of the proposed Project goals and policies, and mitigation measures described in this section, emissions from operations of future development associated with implementation of the proposed Project would potentially exceed the SCAQMD thresholds for criteria pollutants, resulting in a significant impact. In accordance with SCAQMD methodology, any project that cannot be mitigated to a level of less than significant is also significant on a cumulative basis. All other air quality impacts associated with implementation of the proposed Project would be less than significant by adherence to and/or compliance with goals and policies in the 2011 General Plan and proposed Project and the Mitigation Measures listed above (AQ 1 – AQ 24). (Murrieta General Plan 2035 SEIR, Page 4.3-26 through 4.3-29)[3]

Proposed Project - No Substantial Change From Previous Analysis

The code amendments do not propose a change in land use designation or zoning and would remain consistent with the land use and growth intensities reflected in the adopted General Plan. The Project updates and clarifies existing administrative planning and engineering code processes and some minor existing development standards that currently exists within MMC which apply throughout the City and within hillside areas. Provided this background, the Project would not violate of air quality standards or contribute to an existing or projected air quality violation; expose sensitive receptors to pollutants; altering air movement, moisture, or temperature, or cause any change in climate or create objectionable odors. All of these issues would still be subject to environmental review under CEQA, with site-specific analysis supported with technical air quality studies; the City's development review process; and would be required to demonstrate consistency with General Plan policies and compliance with City's Municipal Code development standards. Mitigation Measures AQ 1 – AQ 24 would be carried forward on an individual project-level basis.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or SEIR. The Project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration for this issue area (Air Quality) and General Plan Supplemental Environmental Impact Report for this issue area (Air Quality), nor would a substantial increase in the severity of impacts from that described in the ND and General Plan SEIR would result.

III. BIOLOGICAL RESOURCES -- Since the previous ND was adopted and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) candidate, sensitive, or special status species; (b) any riparian habitat or other natural sensitive community; (c) wetland habitat; (d) wildlife dispersal or migration corridors; (e) conflict with local policies or ordinances protecting biological resources; or (f) conflict with the provisions of a habitat conservation plan?

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan FEIR, and Proposed Project

Negative Declaration

Impacts to Biological Resources as assessed under the Comprehensive Development Code Negative Declaration were determined to remain "Less than Significant" in terms of impacting endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds); locally designated species and/or natural communities (e.g. heritage trees, oak forests, etc.); Wetland habitat (e.g. marsh, riparian and vernal pools); Wildlife dispersal or migration corridors, (including, but not limited to Murrieta Creek, Warm Springs Creek and Cole Creek). As noted within the ND:

"..The document includes provisions to be consistent with National Pollution Discharge Elimination System (NPDES) regulations as well as including adherence with grading and building code requirements to minimize impacts to related to water hazards, drainage, ground water and surface waters. The document will not substitute any existing local, state or federal regulations dealing with biological or cultural resources. The document will not substitute any existing local, state or federal regulations dealing with biological or cultural resources. Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act.

..The Development Code defines the administrative processes necessary for development within the City." (Comprehensive Dev. Code, IS-11)[1]

General Plan FEIR (2011)

As noted within the General Plan 2011 FEIR, impacts to biological resources were determined to have a "less-than-significant" impact with respect to the following issue areas:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD HAVE AN ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATIONS, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES.

Level of Significance Before Mitigation: Less Than Significant Impact.

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

LAND USE ELEMENT

Goal

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

Policies

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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-25 Collaboration with Federal, State, County, and other regional agencies and authorities to ensure compliance with existing and future legislation that affects the City of Murrieta.
Policies

LU-25.1 Provide a strong role in the development of regional planning efforts by ensuring local land use issues are adequately addressed at the regional level.

CONSERVATION ELEMENT

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

Policies

CSV-3.5 Seek opportunities to restore natural watershed function as an added benefit while mitigating environmental impacts.

Goal

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

Policies

CSV-4.1 Prioritize creek preservation, restoration and/or mitigation banking along creeks as mitigation for environmental impacts.

CSV-4.3 Preserve Warm Springs Creek and Cole Creek as a wildlife corridor, while accommodating flood control measures and passive recreation.

CSV-4.4 Retain and restore natural drainage courses and their function where health and safety are not jeopardized.

CSV-4.5 Support efforts for restoration, flood control, and recreation along Murrieta Creek, in coordination with regional and federal plans.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

CSV-4.6 Seek funds and provide support for creek restoration, maintenance and protection through grant and mitigation programs, development entitlements, and non-profit organizations.

Goal

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

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

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

Policies

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

CSV-8.2 Comply with applicable policies and regulations of regional, State, and Federal agencies to achieve common goals for preservation of habitat and the protection of threatened and endangered species.

CSV-8.3 Work with public and private land owners to conserve biological resources.

CSV-8.4 Review development projects to determine their impact on biological resources, and compliance with state and federal regulations.

CSV-8.5 Address Western Riverside Multiple Species Habitat Conservation Plan policies to preserve jurisdictional, wetland, vernal pool and other areas whose hydrology supports habitat and species identified for conservation in the Plan.

CSV-8.6 Address Western Riverside Multiple Species Habitat Conservation Plan policies for an urban interface, to reduce the impacts from toxics, light, noise, invasive plant species and domestic predators (pets).

RECREATION AND OPEN SPACE ELEMENT

Goal

ROS-7 Open space areas are planned to protect, conserve, and utilize resources of unique character and value for the community.
Policies

ROS-7.1 Preserve and enhance open space resources in Murrieta.

ROS-7.2 Designate open space to preserve habitat and scenic views of natural areas.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

ROS-7.3 Seek opportunities to designate open space along waterways, while also providing for the development of trails.

ROS-7.4 When possible, link open space and parks for the movement of wildlife and people. (Murrieta General Plan 2035 FEIR, Page 5.10-47 through Page 5-10-49)[2]

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. (Murrieta General Plan 2035 FEIR, Pages 5.10-42 to 5-10-49)[2]

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.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD HAVE AN ADVERSE EFFECT ON A SENSITIVE VEGETATION COMMUNITY, INCLUDING RIPARIAN HABITAT AND FEDERALLY PROTECTED WETLANDS.

Level of Significance Before Mitigation: Less Than Significant Impact.

..Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies referenced above in this Section 5.10.

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.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD INTERFERE WITH AN ESTABLISHED WILDLIFE CORRIDOR.

Level of Significance Before Mitigation: Less Than Significant Impact.

..Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies identified in the proposed General Plan 2035 required.

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.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD CONFLICT WITH A LOCAL POLICY OR ORDINANCE PROTECTING BIOLOGICAL RESOURCES.

Level of Significance Before Mitigation: Less Than Significant Impact

..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.

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.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD CONFLICT WITH THE PROVISIONS OF THE WESTERN RIVERSIDE COUNTY MSHCP.

Level of Significance Before Mitigation: Less Than Significant Impact.

..Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies referenced above in this Section 5.10.

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.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO BIOLOGICAL RESOURCES.

Level of Significance Before Mitigation: Less Than Significant Impact.

Mitigation Measures: Refer to the goals and policies referenced above in this Section 5.10.

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.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

.. Biological 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, compliance with the City's MSHCP Implementation Policy, Local Development Mitigation Fee Ordinance, and Development Code, and the Western Riverside County MSHCP. No significant unavoidable impacts to biological resources would occur as a result of buildout of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.10-42 through Page 5-10-60)[2]

Proposed Project - No Substantial Change From Previous Analysis

The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with site-specific analysis and technical biological resource studies. Future development projects would be reviewed for consistency with the Migratory Bird Treaty Act and nesting birds surveys; jurisdictional delineation of United States Army Corp. of Engineers (USACOE), United States Dept. of Fish and Wildlife (USFWS) areas Regional Water Quality Control Board (RWQCB), and California Dept. of Fish and Wildlife (CDFW) areas; consistency with the Multi-Species Habitat Conservation Plan (MSHCP); MSHCP Riparian/Riverine, Vernal Pool and Fairy Shrimp Requirements; MSHCP Narrow Endemic Plant Species Survey Requirements; MSHCP Urban/Wildlands Interface Guidelines; MSHCP Criteria Area Species Survey Requirements; MDC Chapter 16.42 (Tree Preservation); the City's development review process; and would be required to demonstrate consistency with General Plan Goals LU-22, LU-25, CSV-3, CSV-4, CSV-5, CSV-8, ROS-7 and corresponding Policies LU-22.3, LU-22.4, LU-25.1, CSV-3.5, CSV-4.1, CSV-4.3, CSV-4.4, CSV-4.5, CSV-4.6, CSV-5.1, CSV-8.1 through CSV-8.6, and ROS-7.1 through ROS-7.4. Therefore, provided this background, the circumstances under which the Project is to be undertaken has not experienced a substantial change relative to the biological resource impacts identified in the ND and General Plan FEIR would result, and no new or increased impacts are forecasted to result.

IV. CULTURAL RESOURCES -- Since the previous ND was adopted and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) adverse change in the significance of a historical resource, (b) adverse change in the significance of an archaeological resource, or (c) directly or indirectly destroy a unique paleontological resource or site or unique feature; or (d) disturb any human remains, including those interred outside of formal cemeteries?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan FEIR, and Proposed Project

Negative Declaration

Impacts to Cultural Resources were assessed under the Comprehensive Development Code Negative Declaration were determined to remain "Less than Significant" in terms of disturbing paleontological resources, disturbing archaeological resources, affecting historical resources, having the potential to cause a physical change which would affect unique ethnic cultural values, and restricting existing religious or sacred uses within the potential impact area. As noted within the ND:

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..The document will not substitute any existing local, state or federal regulations dealing with biological or cultural resources. Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act.

..The Development Code defines the administrative processes necessary for development within the City. (Comprehensive Dev. Code, IS-11)[1]

General Plan FEIR (2011)

Impacts to Cultural Resources were assessed under the General Plan FEIR were determined to be "Potentially Significant" with respect to below issue areas. However, mitigation measures were provided to reduce this to below a level-of-significance. These are carried forward on a project-level basis including areas with hillside development:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD IMPACT HISTORICAL AND ARCHAEOLOGICAL RESOURCES.

Level of Significance before Mitigation: Potentially Significant Impact.

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

Level of Significance After Mitigation: Less than Significant Impact. (Murrieta General Plan 2035 FEIR, Page 5-9-21 through Page 5-9-25)[2]

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

Level of Significance before Mitigation: Potentially Significant Impact.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..Mitigation Measures:

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

..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.

..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.

..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.

..Mitigation Measures: Refer to Mitigation Measures CR-1 through CR-3. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

..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. (Murrieta General Plan 2035 FEIR, Page 5-9-21 through Page 5-9-28)[2]

Proposed Project - No Substantial Change From Previous Analysis

As noted previously for context/background, this Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exist within MMC which apply throughout the City and within hillside areas. The proposed code amendments would not create an adverse change in the significance of a historical resource, create an adverse change in the significance of an archaeological resource, directly or indirectly destroy a unique paleontological resource or site or unique feature; or disturb any human remains, including those interred outside of formal cemeteries as individual development projects would still be subject to project and environmental review under CEQA with site-

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

specific analysis and paleontological, cultural, and tribal cultural resource studies; reviewed for consistency under Senate Bill 18 and Assembly Bill 52, and reviewed for significance as an archeological resource pursuant to Government Code §15064.5. Mitigation Measures CR-1 through CR-3 would be carried forward as applicable, which covers the notification of and consultation with tribal governments, inadvertent discoveries during excavation and grading activities with determination of significance by subject-matter experts, and the ceasing of all onsite grading activities if anything is discovered.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or General Plan FEIR. The project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration (Cultural Resources) and General Plan FEIR (Cultural Resources) would result and no new or increased impacts are forecasted to result, nor would a substantial increase in the severity of impacts with the implementation of Mitigation Measures CR-1 through CR-3 on a project-level basis.

V. ENERGY -- Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with wasteful, inefficient, or unnecessary consumption of energy; or creating a conflict with existing energy standards and regulations; or placing a significant demand on local and regional energy supplies or require a substantial amount of additional capacity.

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan FEIR, and Proposed Project

Negative Declaration

Impacts to “Energy” were assessed under “Energy and Mineral Resources” under the Comprehensive Development Code Negative Declaration. Impacts were determined to remain “Less than Significant” in terms of conflicting with adopted energy conservation plans, and use of non-renewable resources in a wasteful and inefficient manner. As described within the ND:

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act.

..The Development Code defines the administrative processes necessary for development within the City. (Comprehensive Dev. Code, IS-11)[1]

As noted previously for context/background, this Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with site-specific analysis for energy usage; and reviewed for consistency with State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations; in consultation with Southern California Edison (SCE) for energy requirements; and reviewed in consultation with Southern California Gas for natural gas requirements. These efficiency

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

standards apply to all new construction of buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. Sites would also be required to be reviewed against the following General Plan policies as well:

INF-1.5 - Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.

INF-1.6 - Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.

CSV-12.1- Ensure that all developments comply with energy efficiency requirements as mandated by the applicable Building Code.

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

General Plan FEIR (2011)

Impacts to Energy were assessed under the General Plan EIR under "Electricity and Natural Gas". The impacts were determined to remain below a level of significance with the implementation of the General Plan's Goals and Policies for this issue area:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN INCREASED DEMAND FOR ELECTRICITY PROVIDED WITHIN THE CITY.

Level of Significance before Mitigation: Less Than Significant Impact.

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

INF-1.5 Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.

INF-1.7 Encourage the preparation and updates of master plans by the appropriate providers or agencies to conduct detailed long-range planning to ensure the efficient provision of public services, infrastructure, and/or utilities.

CONSERVATION ELEMENT

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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

Policies

CSV-12.1 Ensure that all developments comply with energy efficiency requirements as mandated by the applicable Building Code

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. (Murrieta General Plan 2035 FEIR, Page 5-22-6 through Page 5-22-28)[2]

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN INCREASED DEMAND FOR NATURAL GAS PROVIDED WITHIN THE CITY.

Level of Significance before Mitigation: Less Than Significant Impact.

..Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies referenced above in this Section 5.22.

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. (Murrieta General Plan 2035 FEIR, Page 5-22-10 through Page 5-22-11)[2]

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO ELECTRICAL AND/OR NATURAL GAS SERVICES AND FACILITIES.

Level of Significance before Mitigation: Less Than Significant Impact.

..Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies referenced above in this Section 5.22.

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. (Murrieta General Plan 2035 FEIR, Page 5-22-10 through Page 5-22-11)[2]

..Electricity and natural gas impacts associated with implementation of the proposed General Plan 2035 would be less than significant with compliance with and/or adherence to Federal, State and local regulations, and goal and policies in the proposed General Plan 2035. Therefore, no significant

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

unavoidable electricity or natural gas impacts would occur as a result of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5-22-6 through Page 5-22-11)[2]

Proposed Project - No Substantial Change From Previous Analysis

Provided this background, and required subsequent analysis on an individual project level basis, impacts to Energy would remain below a level of significance for substantial adverse physical impacts associated with wasteful, inefficient, or unnecessary consumption of energy as all new development requires compliance with the latest version of the locally adopted California Green Building and Energy Codes for energy efficiency and renewable sources. Also, there are requirements for on-site installation and use of renewable energy generation systems for residential, commercial, institutional, and industrial uses as applicable. The code amendments do not create a situation where there would be a conflict with existing energy standards and regulations; or placing a significant demand on local and regional energy supplies or require a substantial amount of additional capacity.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or General Plan FEIR. The project would not result in any new significant impacts which were disclosed and analyzed within the ND (Energy and Mineral Resources) and General Plan FEIR (Electricity and Natural Gas) for this issue area with implementation of General Plan's Goals INF-1 and CSV-12 with corresponding Policies INF-1.2, INF-1.5, INF-1.7, and CSV-12.1 on a project-level basis. Provided this background, it would not result a substantial increase in the severity of impacts from that described in the ND or General Plan FEIR.

VI. GEOLOGY AND SOILS -- Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; (b) soil erosion or loss of topsoil; (c) being located on a geologic unit or soil that is unstable, that could result in landslide, lateral spreading, subsidence, liquefaction or collapse; (d) expansive soils; or (e) soils that are inadequate to support the use of septic tanks or alternative wastewater disposal systems?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan 2035 FEIR, and Proposed Project

Negative Declaration

Impacts to "Geology and Soils" were determined to be "Less Than Significant" for seismicity: fault rupture; seismicity: ground shaking or liquefaction; seismicity: special study zone; impacts from landslides or mudslides; impacts from erosion, impacts from changes in topography or unstable soil conditions from excavations, impacts from grading or fill; impacts from the subsidence of the land; impacts from having expansive soils; and impacts from unique geologic or physical features.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with a site-specific analysis. As noted within the ND, sites would also be required to reviewed for conformance with the General Plan:

..The document regulates the following uses in conformance with the General Plan and applicable local, state and federal laws. These include, but are not limited to: affordable housing, air quality, geologic/seismic hazards, hazardous materials storage, hillside development, infrastructure mitigation, landscaping, lighting on project sites and for the regional benefit of Mount Palomar, noise, nonconforming structures, parking and loading of vehicles, signage, solid waste/recycling, transportation demand management, tree preservation, and vibrations.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

The Project is located in the City of Murrieta, which is an area with several active faults, including two Alquist-Priolo Special Study Zones classified as such under the Alquist-Priolo Earthquake Fault Zoning Act. Figure VII-1 shows where these faults are located as indicated by the City of Murrieta General Plan 2035. Several faults run through the City, and as with much of Southern California, and any proposed structures will be subject to strong seismic ground-shaking impacts should any major earthquakes occur in the future. As a result, and like all other development projects in the City and throughout the Southern California Region, any future development projects will be required to comply with all applicable seismic design standards contained in the latest version of California Building Code (CBC), including Section 1613 Earthquake Loads. Review for compliance with the CBC will ensure that structural integrity of the occupied buildings will be maintained in the event of an earthquake and for seismically induced landslides and other slope failures which are common occurrences during or soon after earthquakes. The potential for soil erosion, loss of topsoil, and/or placing structures on unstable soils and impacts from unique geologic or physical features will be reviewed with specific technical analysis associated with the review of a development application. Any future development projects requires compliance with City grading standards, best management practices and the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) are required to control the potential significant erosion hazards.

General Plan FEIR (2011)

Impacts to Geology and Soils were assessed under the General Plan FEIR under “Geology and Seismic Hazards”. The impacts were determined to remain below a level of significance with the implementation of the General Plan’s Goals and Policies for this issue area:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD EXPOSE PEOPLE AND STRUCTURES TO POTENTIALLY SUBSTANTIAL ADVERSE EFFECTS INVOLVING FAULT RUPTURE OR STRONG SEISMIC GROUNDSHAKING.

Level of Significance Before Mitigation: Potentially Significant Impact.

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

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

SAFETY ELEMENT

Goal SAF-2 Damage from geologic and seismic hazards is minimized by identifying and addressing these hazards during the planning and engineering of built improvements.

Policies

SAF-2.1 Prior to site development, projects located in areas where liquefaction, subsidence, landslide and fissuring are considered hazards shall be required to prepare geologic reports addressing site conditions, potential risk, and mitigation, to the satisfaction of the City Engineer.

SAF-2.2 Require that all new development comply with the Alquist-Priolo Earthquake Fault Zoning Act.

SAF-2.3 Seek to maintain emergency access in the event of an earthquake by engineering roadways to reduce damage to them.

Goal SAF-12 Murrieta is prepared to coordinate effective response and recovery efforts for major emergencies.

Policies

SAF-12.1 Maintain an effective, coordinated and up-to-date Emergency Operations Plan in partnership with the Riverside County and other agencies.

SAF-12.2 Support a safe, secure, and technologically advanced Emergency Operations Center (EOC) to coordinate the City's response to disasters and maintain training of City personnel in operation of the EOC.

SAF-12.3 Review and test the City's Emergency Operations Plan periodically to note any deficiencies or practices requiring modification.

SAF-12.4 Provide training to maintain City staff proficiency in implementation of the Emergency Operations Plan, for all staffing levels.

SAF-12.5 Provide public outreach, presentations, and information that prepares residents and businesses to safeguard life and property during and immediately after emergencies.

SAF-12.6 Participate in regularly scheduled disaster exercises to better prepare Police, Fire and other City employees with disaster responsibilities.

SAF-12.7 Continue to participate in maintaining the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan, and incorporate it into City planning efforts as appropriate.

Mitigation Measures:

GEO-1 Prior to issuance of a Grading Permit for each future development project, a registered geologist or soils engineer shall prepare an area-specific Geologic Study, which shall be submitted to the Public

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Works or Building and Safety Department for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to fault rupture, groundshaking, landslides, liquefaction or dynamic settling, expansive or collapsible soils, lateral spreading, and other geologic and seismic hazards, if any. All recommendations in the Geologic Study shall be implemented during area preparation, grading, and construction.

GEO-2 Prior to issuance of any Grading Permit, project applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.

Level of Significance After Mitigation: Less than Significant Impact.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD EXPOSE PEOPLE AND STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS FROM SEISMIC-RELATED OR OTHER TYPES OF GROUND FAILURES.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.

Level of Significance After Mitigation: Less than Significant Impact.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN IMPACTS RELATED TO SOIL EROSION OR LOSS OF TOPSOIL.

Less Than Significant Impact.

..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.

..FUTURE DEVELOPMENT RESULTING FROM IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN IMPACTS RELATED TO EXPANSIVE SOILS, SOIL STRENGTH, OR THE POTENTIAL TO SUPPORT SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to the goals and policies referenced above in this Section 5.8. Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required. Less Than Significant Impact.

Level of Significance After Mitigation: Less Than Significant Impact.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS RELATED TO SEISMIC, GEOLOGIC, AND SOIL CONDITIONS.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

..Impacts related to geologic, soil, and seismicity associated with implementation of the proposed General Plan 2035 would be less than significant by adherence to and/or compliance with policies and implementation measures in the proposed General Plan 2035. No significant unavoidable geologic, soil, and seismic impacts would occur as a result of buildout of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5-8-25 through Page 5-8-31)[2]

Proposed Project - No Substantial Change From Previous Analysis

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or General Plan EIR. The project would not result in any new significant impacts which were disclosed and analyzed within the ND (Geology and Soils) and General Plan FEIR (Geology and Seismic Issues) for this issue area with implementation with the implementation General Plan's Goals and Policies and Mitigation Measures GEO-1 through GEO-2 on a project-level basis. With the code amendments, there is no "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; soil erosion or loss of topsoil; sites being located on a geologic unit or soil that is unstable, that could result in landslide, lateral spreading, subsidence, liquefaction or collapse; sites with expansive soils; or locations with soils that are inadequate to support the use of septic tanks or alternative wastewater disposal systems.

The identification of these issues would be provided through project review as described under the Safety Element's Goals and Policies above and through the CEQA process with associated mitigation measures and/or project design features. Furthermore, depending on a given site's location, future development projects may have to seismic studies and geotechnical studies to support development in both hillside and non-hillside areas depending on the existing baseline characteristics and areas of a project site for potential avoidance. Provided this background and review for consistency, there would not result in any new or increased impacts forecasted to result, nor would a substantial increase in the severity of impacts with review/implementation of the General Plan's Goals SAF-2 and SAF-12 and Policies SAF-2.1, SAF-2.3, SAF-12.1 through SAF-12.7, and Mitigation Measures GEO-1 through GEO-2 on a project-level basis.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous ND was adopted, and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) the generation of greenhouse gas emissions that may have a significant impact on

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

the environment; or (b) a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan 2035 SEIR, and Proposed Project

Negative Declaration

California Environmental Quality Act (CEQA) Guidelines, Section 15128, allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in the ND. While Greenhouse Gas Emissions was not analyzed in detail, as outlined in CEQA Section 15128, there is no new information available that would indicate that these issues would result in new significant impacts based on the scope of the Project. The code updates modify and clarify existing planning and engineering standards to support future development throughout the City does not propose changes to existing land uses or density. Individual development projects would require compliance with latest version of the Climate Action Plan Consistency Checklist and be reviewed for consistency under CEQA.

General Plan 2035 SEIR (2020)

Impacts from Greenhouse Gas Emissions were assessed under the General Plan SEIR under "Greenhouse Gas Emissions." The impacts were determined to remain below a level of significance with the implementation of the following Mitigation Measures and implementation of the General Plan's Goals and Policies as provided within the Climate Action Plan for this issue area:

..GREENHOUSE GAS EMISSIONS GENERATED BY DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT COULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Level of Significance Before Mitigation: Potentially significant impact.

..Mitigation Measures:

GHG-1 The approved Draft CAP Update and General Plan Update shall identify strategies, measures, and actions that would be implemented to reduce GHG emissions consistent with State legislative requirements. The approved Draft CAP Update and General Plan Update shall include the following components in order to be consistent with CEQA Guidelines Section 15183.5:

GHG-1.1 Prepare community baseline GHG emission inventories and analyze the potential growth of these emissions over time;

GHG-1.2 Establish communitywide GHG emission reduction targets for forecasted years 2030, 2035 (General Plan Update horizon year) and 2050 consistent with guidance provided in SB 32;

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

GHG-1.3 Identify and evaluate strategies, measures, and actions to reduce community GHG emissions to comply with the established community GHG reduction targets;

GHG-1.4 Establish a comprehensive approach to reduce community GHG emissions by incorporating technologically feasible GHG emission reduction measures;

GHG-1.5 Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels;

GHG-1.6 Provide a mechanism through which future projects may tier and streamline their analysis of GHG emissions pursuant to CEQA Guidelines Section 15183.5(b)(2); and

GHG-1.7 Be adopted in a public process following environmental review.

GHG-1.8 Upon adoption, the CAP will be monitored and progress for achieving targets will be reported on a regular basis as follows:

- *Implementation Monitoring Report – prepared annually;*
- *Greenhouse Gas Emissions Inventory – updated every two years; and*
- *Climate Action Plan – updated every five years.*

Level of Significance After Mitigation: The proposed Draft CAP Update and General Plan Update identifies strategies, measures, and actions that would be implemented to reduce GHG emissions consistent with State legislative requirements, therefore with the implementation of the mitigation measures above, the GHG emissions generated by development associated with the implementation of the proposed Project would be less than significant.

..GREENHOUSE GAS EMISSIONS RESULTING FROM DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT AND CUMULATIVE DEVELOPMENT COULD IMPACT GREENHOUSE GAS EMISSIONS ON A CUMULATIVELY CONSIDERABLE BASIS.

Level of Significance Before Analysis and Mitigation: Potentially significant impact.

..Mitigation Measures: Mitigation Measure GHG-1 as described above.

..GREENHOUSE GAS EMISSIONS GENERATED BY DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT COULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Level of Significance Before Mitigation: Potentially significant impact.

..Mitigation Measures: Mitigation Measure GHG-1 as described above.

Level of Significance After Mitigation: The proposed Draft CAP Update identifies strategies, measures, and actions that would be implemented to reduce GHG emissions consistent with State legislative requirements. Therefore, with the implementation of the mitigation measures stated above and the adopted

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Draft CAP Update, GHG emissions generated by the proposed Project would be reduced to meet State GHG reduction targets. Therefore, after mitigation the level of significance would be less than significant.

..As discussed in Section 4.4.4, GHG emissions impacts associated with implementation of the proposed Project would be less than significant by the adoption of the proposed Project. The Project as proposed identifies strategies, measures, and actions that could be implemented to reduce GHG emissions. With the adoption of the proposed Draft CAP Update and General Plan Update, no significant unavoidable GHG emissions impacts would occur as a result of buildout of the proposed Project. (Murrieta General Plan 2035 FEIR, Page 4-4-10 through Page 4-4-15)[2]

Proposed Project - No Substantial Change From Previous Analysis

Based on the foregoing background and discussion, there is no evidence that the Project would require a major change to the General Plan SEIR. The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exist within MMC which apply throughout the City and within hillside areas. With these updates it would not provide "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the generation of greenhouse gas emissions that may have a significant impact on the environment; or a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions with compliance of the above referenced Greenhouse Gas Emissions Goals and Policies such as identifying and evaluate strategies, measures, and actions to reduce community GHG emissions and reviewing/updating the baseline information as described above. Individual development projects would still be subject to subsequent project and environmental review under CEQA with site-specific analysis and review for consistency with the Climate Action Plan Checklist and GHG Mitigation Measures would be carried forward as applicable.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND. The project would not result in any new significant impacts which were disclosed and analyzed by the General Plan SEIR (Greenhouse Gas Emissions) would result and no new or increased impacts are forecasted to result, nor would a substantial increase in the severity of impacts with implementation of the GHG Mitigation Measures 1 through 1.8 on a project-level basis.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous ND was adopted, and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; (b) the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; (c) hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school; (d) being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; (e) the creation of a safety hazard for people residing or working in the project area due to the project being located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport; (f) a safety hazard for people residing or working in the project area due to the project's vicinity to a private airstrip; (g) impairment of the implementation of or the physical interference with an adopted emergency response plan or emergency evacuation plan; or (h) exposure of

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

people or structures to a significant risk of loss, injury, or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan 2035 FEIR, and Proposed Project

Negative Declaration

Impacts from Hazards were determined have a "Less Than Significant Impact" in terms of creating a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation); creating possible interference with an emergency response plan or emergency evacuation plan; the creation of any health hazard or potential health hazard; exposure of people to existing sources of potential health hazards; increased fire hazard in areas with flammable brush, grass, or trees.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with site-specific analysis. As noted within the ND, sites would also be required to be reviewed for conformance with the General Plan:

..The document regulates the following uses in conformance with the General Plan and applicable local, state and federal laws. These include, but are not limited to: affordable housing, air quality, geologic/seismic hazards, hazardous materials storage, hillside development, infrastructure mitigation, landscaping, lighting on project sites and for the regional benefit of Mount Palomar, noise, nonconforming structures, parking and loading of vehicles, signage, solid waste/recycling, transportation demand management, tree preservation, and vibrations.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

It should be noted that individual development projects may have the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This will be addressed through a site-specific analysis and incorporated into an SWPPP. Furthermore, compliance with all Federal, State, and local regulations governing the storage and use of hazardous materials is required and will ensure that future development projects operates in a manner that poses no substantial hazards to the public or the environment. Individual development projects will be reviewed against the California State Water Board's GeoTracker website (consistent with Government Code Section 65962.5). Individual development projects will be benchmarked against the French Valley Airport Compatibility Plan, emergency response plans, evacuation plans, fuel modification plans, and fire severity overlay maps and plans.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

General Plan FEIR (2011)

Impacts from Hazards and Hazardous Materials were assessed under the General Plan FEIR under "Hazards and Hazardous Materials" The impacts were determined to remain below a level of significance with the implementation of the following mitigation measures:

..FUTURE DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN AN INCREASED RISK OF UPSET ASSOCIATED WITH THE ROUTINE USE, GENERATION, TRANSPORT, OR DISPOSAL OF HAZARDOUS MATERIALS, WHICH MAY POTENTIALLY POSE A HEALTH OR SAFETY HAZARD.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures:

HHM-1 The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, shall provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.

HHM-2 The Community Development Department, in cooperation with the Murrieta Fire Department and the Riverside County Community Health Agency, Materials Management Division, provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.

Level of Significance After Mitigation: Less Than Significant Impact.

..ACCIDENTAL RELEASE OF HAZARDOUS MATERIALS USED, STORED, OR TRANSPORTED IN THE CITY AS A RESULT OF IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN A PUBLIC HEALTH RISK.

Level of Significance Before Mitigation: Potentially Significant Impact.

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

SAFETY ELEMENT

Goal SAF-1 People and properties are provided with protection from natural and man-made hazards. Policies

SAF-1.2 Coordinate public safety responses and planning for hazards with agencies at the County, regional, state, and federal levels.

SAF-1.3 Collect and maintain current information on local hazards, and make it available for public use.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

SAF-1.5 Promote coordination among City departments to provide for safety in new development and/or annexation areas.

Goal SAF-8 A community that is protected from the harmful effects of hazardous materials, hazardous waste, and environmental contamination.

Policies

SAF-8.1 Require geologic investigations for sites of proposed uses that manufacture, handle, or store hazardous or explosive materials.

SAF-8.2 Ensure that land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located and operated to reduce risk to other land uses.

SAF-8.3 Designate appropriate routes for transportation of hazardous materials that are used or produced by facilities in the City.

SAF-8.4 Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other sensitive land uses to the greatest extent possible.

SAF-8.5 Raise public awareness of appropriate disposal for household hazardous waste, and publicize collection events and locations.

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

SAF-8.7 Encourage and educate residents and businesses to implement integrated pest management principles and reduce or discontinue the use of pesticides and herbicides on their property.

SAF-8.8 Comply with the Riverside County Hazardous Waste Management Plan.

SAF-8.9 Support Caltrans and California Highway Patrol efforts to ensure safe transportation of hazardous materials on freeways.

SAF-8.10 Ensure that all personnel of the Murrieta Fire Department are trained and ready to operate at the level of Hazardous Materials First Responder.

SAF-8.11 Coordinate with other agencies to improve the containment and clean up of hazardous material spills.

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

SAF-8.13 When approving new development, ensure that the site:

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

- *Is sufficiently surveyed for contamination and remediation, particularly for sensitive uses near existing or former toxic or industrial sites.*
- *Is adequately remediated to meet all applicable laws and regulations, if necessary.*
- *Is suitable for human habitation.*
- *Is protected from known hazardous and toxic materials.*
- *Does not pose higher than average health risks from exposure to hazardous materials.*

SAF-8.14 Strive to identify 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.

Mitigation Measures:

Refer to Mitigation Measures HHM-1 and HHM-2. In addition, the following mitigation is recommended.

HHM-3 Prior to development approval on a project-by-project basis, the project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.

Level of Significance After Mitigation: Less Than Significant Impact.

..FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD IMPACT HAZARDOUS MATERIAL SITES LISTED ON GOVERNMENT CODE SECTION 65962.5 AND CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT.

Level of Significance Before Mitigation: Potentially Significant Impact.

Mitigation Measures: Refer to Mitigation Measures HHM-1 though HHM-3. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

NEW STRUCTURES BUILT WITHIN THE VICINITY OF THE LOCAL AIRPORT OR PRIVATE AIRSTRIP COULD RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING WITHIN THE AREA.

Level of Significance Before Mitigation: Potentially Significant Impact.

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.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Level of Significance After Mitigation: Less Than Significant Impact.

FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE GENERAL PLAN 2035 COULD RESULT IN INTERFERENCE WITH AN ADOPTED EMERGENCY RESPONSE OR EVACUATION PLAN.

Level of Significance Before Mitigation: No Impact.

Level of Significance After Mitigation: No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.

DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO PUBLIC HEALTH AND SAFETY.

Level of Significance Before Mitigation: Potentially Significant Impact.

Mitigation Measures: Refer to Mitigation Measures HHM-1 through HHM-4. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact. (Murrieta General Plan 2035 FEIR, Page 5.14-15 through Page 5.14-25)[2]

Proposed Project - No Substantial Change From Previous Analysis

Based on the foregoing background and discussion, there is no evidence that the Project would require a major change to the ND or General Plan EIR. The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exist within MMC which apply throughout the City and within hillside areas.

Based on the scope of the code amendments, it would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school; be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; create a safety hazard for people residing or working in the project area due to the project being located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport; create a safety hazard for people residing or working in the project area due to the project's vicinity to a private airstrip; create an impairment of the implementation of or the physical interference with an adopted emergency response plan or emergency evacuation plan; or expose of people or structures to a significant risk of loss, injury, or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Individual development projects would still be subject to project and environmental review under CEQA with site-specific analysis and review for consistency with the Geotracker database for identification of potential issues as described above. Individual projects would be reviewed for consistency with the Safety Element Goals and Policies for protection of the public from

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

natural and man-made hazards. Mitigation measures would be carried forward as applicable as described above and/or further customized based on the existing site's characteristics.

Provided this background, there is no evidence that the Project would require a major change to the ND. The project would not result in any new significant impacts which were disclosed and analyzed by the ND (Hazards) and General Plan EIR (Hazards and Hazardous Materials) would result and no new or increased impacts are forecasted to result, nor would a substantial increase in the severity of impacts with implementation of the General Plan's Goals SAF-1 and SAF-8; Policies SAF-1.2, SAF-1.3, SAF-1.5; Policies SAF-8.1 through SAF-8.14; and Mitigation Measures HHM-1 through HHM-4 on a project-level basis.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous ND was adopted, and certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) the violation of any water quality standards or waste discharge requirements; (b) substantially deplete groundwater supplies or interfere with groundwater recharge; (c) alteration of the existing drainage pattern of the site resulting in erosion or siltation; (d) alteration of the existing drainage pattern of the site or increase the rate or amount of surface runoff in a manner that would result in flooding; (e) creation or contribution of runoff water that would exceed the capacity of storm drain systems; (f) degradation of water quality; (g) placement of housing within, or impeding or redirecting flood flows, or expose people or structures to flooding; or (h) inundation by seiche tsunami or mudflow?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan 2035 FEIR, and Proposed Project

Negative Declaration

Impacts from Hydrology and Water Quality were determined have a "Less Than Significant Impact" in terms of changes in absorption rates, drainage patterns, or the rate and amount of surface runoff; exposure of people or property to water related hazards such as flooding and inundation and "No impact" for discharge into surface waters, or in other alteration of surface water quality, (e.g. , temperature, dissolved oxygen or turbidity); changes in the amount of surface water in any water body; changes in currents, or the course or direction of water movements; change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations; altered direction or rate of flow of ground waters; and impacts to ground water quality.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with a site-specific analysis. As noted within the ND:

..The document includes provisions to be consistent with National Pollution Discharge Elimination System (NPDES) regulations as well as including adherence with grading and building code requirements to minimize impacts to related to water hazards, drainage, ground water and surface waters.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

General Plan 2035 FEIR (2011)

Impacts with Hydrology and Water Quality were assessed under the General Plan FEIR under "Hydrology, Drainage and Water Quality" The impacts were determined to remain below a level of significance with the implementation of the following mitigation measures:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD VIOLATE WATER QUALITY STANDARDS AND WASTE DISCHARGE REQUIREMENTS.

Level of Significance Before Mitigation: Potentially Significant Impact.

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 without connections to existing infrastructure, unless infrastructure is being provided.

INF-1.4 Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.

INF-1.6 Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.

INF-1.7 Encourage the preparation and updates of master plans by the appropriate providers or agencies to conduct detailed long-range planning to ensure the efficient provision of public services, infrastructure, and/or utilities.

INF-1.8 Consult with water districts and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that fee structures are sufficient for new development and redevelopment to pay its fair share of the cost of infrastructure improvements for water, sewer, and storm water.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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

INF-1.10 Encourage the water districts to improve water and wastewater services in a way that respects the natural environment.

INF-1.11 Ensure sufficient levels of storm drainage service are provided to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.

INF-1.12 When managed by the City, continue to maintain and replace aging storm drain systems to ensure the provision of these services to all areas of the community.

INF-1.13 Cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.

INF-1.14 Continue to participate with other agencies on public education and outreach materials for countywide distribution to focus on public education and business activities with the potential to pollute. Distribute Best Management Practices (BMP) guidance for business activities, including but not limited to, mobile detailing, pool maintenance, restaurant cleaning operations, and automotive service centers.

INF-1.15 Continue to implement the City's residential informational and outreach program by providing homeowners with Best Management Practices (BMP) for activities such as, but not limited to:

- *Disposal of fats, oils, and grease*
- *Disposal of garden waste*
- *Disposal of household hazardous waste*
- *Disposal of pet waste*
- *Garden care and maintenance*
- *Vehicular repair and maintenance*
- *Vehicular washing*

INF-1.16 Continue to annually report the City's activities as part of its submittal to the San Diego Region Water Quality Control Board. Activities the City should report on include, but are not limited to:

- *Litter Control*
- *Solid Waste Collection/Recycling*
- *Drainage Facility Maintenance*
- *Catch Basin Stenciling*
- *Street Sweeping*

INF-1.18 Minimize the adverse effects of urbanization upon drainage and flood control facilities.

INF-1.19 Encourage the City and the Riverside County Flood Control and Water Conservation District improve the storm drain system in a way that respects the environment.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

CONSERVATION ELEMENT

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

Policies

CSV-3.1 Collaborate with partner agencies and other communities to conserve and properly manage surface waters within the City and Sphere of Influence through protection of the watershed and natural drainage system.

CSV-3.2 Promote storm water management techniques that minimize surface water runoff in public and private developments.

CSV-3.3 Utilize low-impact development (LID) techniques to manage storm water through conservation, on-site filtration, and water recycling, and continue to ensure compliance with the NPDES permit.

CSV-3.4 Encourage the creation of a network of "green" streets that minimize stormwater runoff, using techniques such as on-street bio-swales, bio-retention, permeable pavement or other innovative approaches, as feasible.

CSV-3.5 Seek opportunities to restore natural watershed function as an added benefit while mitigating environmental impacts.

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

Policies

CSV-4.1 Prioritize creek preservation, restoration and/or mitigation banking along creeks as mitigation for environmental impacts.

CSV-4.2 Consider alternatives to hardlined bottoms and side slopes within flood control facilities, where technically feasible.

CSV-4.3 Preserve Warm Springs Creek and Cole Creek as a wildlife corridor, while accommodating flood control measures and passive recreation.

CSV-4.4 Retain and restore natural drainage courses and their function where health and safety are not jeopardized.

CSV-4.5 Support efforts for restoration, flood control, and recreation along Murrieta Creek, in coordination with regional and federal plans.

CSV-4.6 Seek funds and provide support for creek restoration, maintenance and protection through grant and mitigation programs, development entitlements, and non-profit organizations.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Mitigation Measures:

HYD-1 Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the San Diego RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.

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

Level of Significance After Mitigation: Less Than Significant Impact.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD DEPLETE GROUNDWATER SUPPLIES.

Level of Significance Before Mitigation: Less Than Significant Impact.

..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

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD CREATE OR CONTRIBUTE TO RUNOFF WATER WHICH COULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORM WATER DRAINAGE SYSTEMS FOR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measures HYD-1 and HYD-2. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN ALTERATION OF DRAINAGE PATTERNS OF THE SITE OR AREA, INCLUDING ALTERATION OF A STREAM OR RIVER, RESULTING IN SUBSTANTIAL EROSION, FLOODING, OR SIGNIFICANT RISK OF LOSS.

Level of Significance Before Mitigation: Less Than Significant Impact.

..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

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN IMPACTS RELATED TO A 100-YEAR FLOOD EVENT.

Level of Significance Before Mitigation: Less Than Significant Impact.

SAFETY ELEMENT

Goal SAF-3 Damage from flood and inundation hazards is minimized by improving flood control systems and providing adequate safety protections in areas of the City subject to inundation.

Policies

SAF-3.1 Cooperate with the Riverside County Flood Control and Water Conservation District to evaluate the effectiveness of existing flood control systems and improve these systems as necessary to meet capacity demands.

SAF-3.2 Actively participate in and strongly promote timely completion of regional drainage plans and improvement projects which affect the City.

SAF-3.3 Identify natural drainage courses and designate drainage easements to allow for their preservation, or for the construction of drainage facilities if needed to protect the health, safety, and welfare of the community.

SAF-3.4 Require new construction within the 100-year floodplain to meet National Flood Insurance Program standards.

SAF-3.5 Develop and maintain floodplain inundation evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and the Murrieta Fire Department.

SAF-3.6 Maintain an active swift water rescue response in the Murrieta Fire Department.

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.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN URBAN USES BEING LOCATED IN DAM INUNDATION AREAS OF THE CITY.

Level of Significance Before Mitigation: Less Than Significant Impact.

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

SAFETY ELEMENT

Goal SAF-4 Land use regulations and emergency response plans reduce potential damage resulting from dam failure.

Policies

SAF-4.1 Maintain and update mapping of dam inundation areas within the City as new studies and projects are completed.

SAF-4.2 Develop dam failure evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and the Murrieta Fire Department.

SAF-4.3 Discourage critical and essential uses as well as high-occupant-load building uses within designated dam inundation areas.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN PROJECT INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW.

Level of Significance Before Mitigation: Less Than Significant Impact.

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

Level of Significance After Mitigation: Not Applicable.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS RELATED TO HYDROLOGY, DRAINAGE, AND WATER QUALITY.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measure HYD-1 and HYD-2. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..Impacts related to hydrology, drainage, and water quality 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 and the recommended mitigation measures. No significant unavoidable hydrology, drainage, and water quality impacts would occur as a result of buildout of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.13-30 through Page 5.13-47)[2]

Proposed Project - No Substantial Change From Previous Analysis

With the scope of proposed changes under this code amendment, there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the violation of any water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere with groundwater recharge; alter the existing drainage pattern of the site resulting in erosion or siltation; alter the existing drainage pattern of the site or increase the rate or amount of surface runoff in a manner that would result in flooding; create or contribute runoff water that would exceed the capacity of storm drain systems; degrade water quality; place of housing within, or impeding or redirecting flood flows, or expose people or structures to flooding; or inundate by seiche tsunami or mudflow. The Project is located within the planning area of the San Diego Regional Water Quality Control Board (RWQCB). To address stormwater and accidental spills within this environment, any new individual development project must ensure that site development implements an SWPPP and a National Pollutant Discharge Elimination System (NPDES) to control potential sources of water pollution. To address stormwater and accidental spills within this environment, any new development project must ensure that site development implements an SWPPP and a National Pollutant Discharge Elimination System (NPDES) to control potential sources of water pollution that could violate any standards or discharge requirements during construction and a Water Quality Management Plan (WQMP) to ensure that project-related after development surface runoff meets discharge requirements over the short- and long-term. Individual development projects would also have demonstrate compliance with water groundwater supplies consistent with State legislation and review for 100-year flood hazard areas as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map; analyzing a site for the potential for failure of a levee or dam; and inundation by seiche, tsunami, or mudflow. Individual projects would be reviewed for consistency with the Infrastructure, Conservation, and Safety Elements Goals and Policies for hydrology and water quality. Mitigation measures would be carried forward as applicable as described above and/or further customized based on the existing site's characteristics.

Given this background, there is no evidence that the Project would require a major change to the ND and General Plan FEIR. The Project would not result in any new significant impacts which were disclosed and analyzed by the ND (Water) and General Plan EIR (Hydrology, Drainage and Water Quality) would result and no new or increased impacts are forecasted to result, nor would a substantial increase in the severity of impacts with implementation of the Hydrology, Drainage and Water Quality Goals, Policies, and Mitigation Measures on a project-level basis. This would be inclusive of Goals INF-1, CSV-3, CSV-4, SAF-3, SAF-4, and corresponding Policies INF-1.1, INF-1.2 INF-1.4 INF-1.6 through INF-1.16, INF-1.18, INF-1.19, CSV-3.1 through CSV-3.5, CSV-4.1 through CSV-4.6, SAF-3.1 through SAF-3.6, SAF-4.1 through SAF-4.3, and Mitigation Measures HYD-1 and HYD-2.

X. LAND USE AND PLANNING -- Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

including: (a) physically divide an established community; (b) conflict with general plan or zoning for the site, or (c) conflict with applicable environmental plans or policies adopted by agencies with jurisdictions over the site?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan 2035 SEIR, and Proposed Project

Negative Declaration

Impacts to "Land Use and Planning" were determined have a "Less Than Significant Impact" with conflicting with general plan designation or zoning; conflicting with applicable environmental plans or policies adopted by agencies with jurisdictions over the project; affecting agricultural resources or operations; disrupting or divide the physical arrangement of an established community (including a low-income or minority community); and being compatible with existing land use in the vicinity.

The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with a site-specific analysis. As noted within the ND:

..The document regulates the following uses in conformance with the General Plan and applicable local, state and federal laws. These include, but are not limited to: affordable housing, air quality, geologic/seismic hazards, hazardous materials storage, hillside development, infrastructure mitigation, landscaping, lighting on project sites and for the regional benefit of Mount Palomar, noise, nonconforming structures, parking and loading of vehicles, signage, solid waste/recycling, transportation demand management, tree preservation, and vibrations. The Development Code defines the administrative processes necessary for development within the City.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

General Plan 2035 SEIR (2020)

Impacts to Land Use and Planning were assessed under the General Plan SEIR under "Land Use" The impacts were determined to remain below a level of significance with the implementation of the following mitigation measures:

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

Level of Significance Before Mitigation: Less Than Significant Impact

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

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Level of Significance After Mitigation: Not Applicable.

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

Level of Significance Before Mitigation: Less Than Significant Impact.

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

Level of Significance After Mitigation: Not Applicable.

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

Level of Significance Before Mitigation: Less Than Significant Impact.

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

Level of Significance After Mitigation: Not Applicable.

..Land Use impacts associated with implementation of the proposed Project would be less than significant by adherence to and/or compliance with goals and policies in the proposed Project. No significant unavoidable land use impacts would occur as a result of buildout of the proposed Project. (Murrieta General Plan 2035 SEIR, Page 4.1-2 through Page 4.1-5)[3]

Proposed Project - No Substantial Change From Previous Analysis

The code updates modify and clarify existing planning and engineering standards to support future development throughout the City does not propose changes to existing land uses, zoning, or density. Individual development projects would be reviewed for consistency with both the MDC and General Plan Land Use Element and for compliance with CEQA. With these proposed updates, it would not physically divide an established community; conflict with general plan or zoning for the site, or conflict with applicable environmental plans or policies adopted by agencies with jurisdictions over the site.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or the General Plan SEIR. Projects would be reviewed for compliance the applicable General Plan Goals and Policies as applicable. The project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration for this issue area (Land Use and Planning) and General Plan SEIR (Land Use), nor would a substantial increase in the severity of impacts from that described would result.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

MINERAL RESOURCES - Since the previous ND was adopted, and when certification of the FEIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?; b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?

Comprehensive Development Code Negative Declaration, General Plan 2035 FEIR, and Proposed Project

Negative Declaration

Impacts to "Mineral Resources" were reviewed under "Energy & Mineral Resources" and were determined have a "Less Than Significant Impact" in terms of conflicting with adopted energy conservation plans and use non-renewable resources in a wasteful and inefficient manner.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject project and environmental review under CEQA with a site-specific analysis. Additionally, individual development projects will be benchmarked against for the Murrieta General Plan Exhibit 8-1 – Mineral Resources of the General Plan 2035 which identifies locations throughout the City where mineral resources have been found. As noted within the ND:

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. As to mineral resources, the Development Code has included standards related to surface mining and the reclamation of sites in addition to permitting zones where mining operations will be allowed subject to appropriate permits.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

General Plan 2035 FEIR (2011)

Impacts to Land Use were assessed under the General Plan FEIR under "Mineral Resources" The impacts were determined to remain below a level of significance with the implementation of compliance with the goals and policies of the General Plan 2035:

IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN IMPACTS TO MINERAL RESOURCES NOT YET IDENTIFIED.

Level of Significance Before Mitigation: Less Than Significant Impact.

CONSERVATION ELEMENT

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

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Policies

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

..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.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN IMPACTS TO MINERAL RESOURCE RECOVERY SITES.

Level of Significance Before Mitigation: Less Than Significant Impact.

..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.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO UNKNOWN MINERAL RESOURCES.

Level of Significance Before Mitigation: Less Than Significant Impact.

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.

..Mineral resources impacts associated with implementation of the proposed General Plan 2035 would be less than significant with compliance with and/or adherence to State and local regulations, and goal and policies in the proposed General Plan 2035. Therefore, no significant unavoidable mineral resources impacts would occur as a result of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.12-7 through Page 5.12-9)[2]

Proposed Project - No Substantial Change From Previous Analysis

The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject project and environmental review under CEQA with a site-specific studies. Additionally, individual development projects will be benchmarked against for the Murrieta General Plan 2035 Goals and Polices with respect to the location of Mineral Resources. With this background and review for compliance, it would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or result in the loss of availability

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or the General Plan EIR. Projects would be reviewed for compliance the applicable General Plan Goals and Policies as applicable. The project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration for this issue area (Mineral Resources) and General Plan FEIR (Mineral Resources), nor would a substantial increase in the severity of impacts from that described would result with implementation of the Mineral Resources Goal CSV-6, Policy CSV-6.1, and potential Mitigation Measures on a project-level basis.

XI. NOISE -- Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with (a) the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; (b) the exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels; (c) a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; (d) a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; (or e) being located within an airport land use plan or within two miles of a public airport or public use airport, or within the vicinity of a private air strip, and expose people residing or working in the project area to excessive noise levels?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan EIR, and Proposed Project

Negative Declaration

Impacts from “Noise” were determined have a “Less Than Significant Impact” in terms of increases in existing noise levels; and exposure of people to severe noise levels.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with a site-specific acoustical analysis and/or benchmarked against MDC 16.30 (Noise) for conformance. As noted within the ND:

..The Development Code is an implementing document of the General Plan which will govern zoning and subdivision regulations citywide. It serves to expand the districts established in the General Plan and propose allowable uses within each zoning district. The document includes, but is not limited to site planning and general development standards for landscaping, noise, parking, signs, and tree preservation.

..The document regulates the following uses in conformance with the General Plan and applicable local, state and federal laws. These include, but are not limited to: affordable housing, air quality,

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

geologic/seismic hazards, hazardous materials storage, hillside development, infrastructure mitigation, landscaping, lighting on project sites and for the regional benefit of Mount Palomar, noise, nonconforming structures, parking and loading of vehicles, signage, solid waste/recycling, transportation demand management, tree preservation, and vibrations. The Development Code defines the administrative processes necessary for development within the City.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

General Plan 2035 FEIR (2011)

Impacts to Land Use were assessed under the General Plan EIR under "Noise" The impacts were determined to remain below a level of significance with the implementation of compliance with the goals and policies of the General Plan 2035:

..CONSTRUCTION-RELATED ACTIVITIES ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD GENERATE NOISE LEVELS IN EXCESS OF ESTABLISHED STANDARDS.

Level of Significance Before Mitigation: Less Than Significant Impact.

NOISE ELEMENT

Goal N-4 Reduced noise levels from construction activities.

Policies

N-4.1 Regulate construction activities to ensure construction noise complies with the City's Noise Ordinance.

N-4.2 Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on Sundays and holidays.

N-4.3 Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.

N-4.4 Encourage municipal vehicles and noise-generating mechanical equipment purchased or used by the City to comply with noise standards specified in the City's Municipal Code, or other applicable codes.

N-4.5 Allow exceedance of noise standards on a case-by-case basis for special circumstances including emergency situations, special events, and expedited development projects.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

N-4.6 Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas.

Mitigation Measures: No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 and adherence to the City's Noise Ordinance are required.

Level of Significance After Mitigation: Not Applicable.

..CONSTRUCTION-RELATED ACTIVITIES ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD GENERATE OR EXPOSE PERSONS OR STRUCTURES TO EXCESSIVE GROUNDBORNE VIBRATION.

Level of Significance Before Mitigation: Potentially Significant Impact.

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

NOISE ELEMENT

Goal N-4 Reduced noise levels from construction activities.

Policies

N-4.2 Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on Sundays and holidays.

N-4.3 Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.

Mitigation Measures:

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

- *Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers).*

- *The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.*

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

- *Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.*

Level of Significance After Mitigation: Less Than Significant Impact.

..FUTURE NOISE LEVELS ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD CONTRIBUTE TO AN EXCEEDANCE OF THE CITY'S NOISE STANDARDS RESULTING IN POTENTIAL NOISE IMPACTS TO SENSITIVE RECEPTORS.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures:

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

Level of Significance After Mitigation: Less Than Significant Impact.

..CUMULATIVE SHORT-TERM CONSTRUCTION NOISE ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measure NOI-1. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

..CUMULATIVE LONG-TERM OPERATIONAL NOISE ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measure NOI-2. No additional mitigation measures are available.

Level of Significance After Mitigation: Significant Unavoidable Impact (Murrieta General Plan 2035 FEIR, Page 5.7-28 through Page 5.7-48)[2]

Proposed Project - No Substantial Change From Previous Analysis

Based on the foregoing background and discussion, there is no evidence that the Project would require a major change to the ND or General Plan FEIR. The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exist within MMC which apply

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

throughout the City and within hillside areas. Individual development projects would still be subject to project and environmental review under CEQA with site-specific analysis and review for consistency with vibration, construction, operational, airport noise levels as described above. Mitigation measures would be carried forward as applicable as referenced under NOI-1 with Acoustical studies covering both potential noise and vibration levels providing additional measures. Provided this background, the proposed updates would not result in one or more substantial adverse physical impacts associated with the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; the exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels; creating a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; creating a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; or being located within an airport land use plan or within two miles of a public airport or public use airport, or within the vicinity of a private air strip, and expose people residing or working in the project area to excessive noise levels.

As such, there is no evidence that the Project would require a major change to the ND and General Plan FEIR. The Project would not result in any new significant impacts which were disclosed and analyzed by the ND (Noise) and General Plan FEIR (Noise) would result and no new or increased impacts are forecasted to result, nor would a substantial increase in the severity of impacts with implementation of the Noise on a project-level basis with implementation of the Noise Goals N-4, corresponding Policies N-4.1 through N-4.6, and Mitigation Measure NOI-1 on a project-level basis.

XII. POPULATION AND HOUSING

Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to Population and Housing including: a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Comprehensive Development Code Negative Declaration, General Plan 2035 FEIR, and Proposed Project

Negative Declaration

Impacts to “Population and Housing” were determined have a “Less Than Significant Impact” in terms of cumulatively exceed official regional or local population projections or inducing substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? Impacts to “Population and Housing” were determined have a “No Impact” in terms of the displacing existing housing, especially affordable housing.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. The Project is not proposing housing units or result in the increase in resident population, or displacing a

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

population. Individual development projects would still be subject to project and environmental review under CEQA with a site-specific studies. As per the ND:

..The Development Code will not cause population increases within the study area or induce substantial growth nor displace existing housing.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

General Plan 2035 FEIR (2011)

Impacts to Population and Housing were assessed under the General Plan EIR under "Population, Employment, and Housing" The impacts were determined to remain below a level of significance with the implementation of compliance with the goals and policies of the General Plan 2035:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD INDUCE POPULATION GROWTH IN THE CITY BY ALLOWING NEW HOMES AND BUSINESSES.

Level of Significance Before Mitigation: Less Than Significant Impact.

..LAND USE ELEMENT

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

Policies

LU-1.1 Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2035 on the General Plan Land Use Policy Map (Exhibit 3-5).

LU-1.2 Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.

LU-1.3 Establish a range of residential density and non-residential intensities to encourage a wide range of development opportunities.

LU-1.4 Provide for the development of complementary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development.

LU-1.5 Encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations.

LU-1.6 Promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

LU-1.7 Ensure necessary capital improvements are in place prior to new development or completed concurrently.

LU-1.8 Ensure that fiscal impacts associated with growth and change are evaluated to ensure the City's ability to provide vital services is not compromised.

LU-1.9 Discourage lands designated for employment-generating uses to be converted to other uses without careful consideration of the overall economic strategy and the jobs-housing balance implications.

ECONOMIC DEVELOPMENT ELEMENT

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

Policies

ED-2.6 Review city-sponsored programs and services to ensure that residents and businesses are provided high quality services in a cost-effective manner.

ED-2.7 Create a program that allows long-range public facilities financing for projects that provide economic and other benefits to the City; link capital improvements with General Plan priorities as part of the annual CIP process.

ED-2.8 Include a financing plan for infrastructure and related capital improvements for large-scale development projects that are consistent and coordinated with the City master plans.

ED-2.9 Maintain an updated system of development impact and processing fees and charges.

Goal ED-5 An improved jobs/housing balance.

ED-5.1 Encourage flex-tech buildings within business corridors and higher intensity office uses along freeway corridors with adequate visibility, convenient access, and future transit-oriented opportunities.

ED-5.2 Encourage the concentration of compatible employment-generating uses, such as professional office, research and development, and health-related services.

ED-5.3 Encourage a mix of housing types by price and rental ranges that are commensurate with the range of wage and household types attracted by a diversified economic base.

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

HOUSING ELEMENT

Policies

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Policy 1.1: Provide a range of residential development types in Murrieta, including low density single-family homes, moderate density townhomes, higher density multifamily units, and residential/commercial mixed use in order to address the City's share of regional housing needs.

Policy 1.6: Encourage lot consolidation in the Historic Murrieta Specific Plan area in order to more cohesively redevelop larger areas of the City.

Policy 5.1: Identify vacant and/or underutilized parcels, throughout the City, that can accommodate a variety of housing types for all socioeconomic segments of the community.

Policy 5.2: Support the construction of new affordable housing by rezoning vacant and underdeveloped parcels to allow for higher density development.

Policy 5.5: Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

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

Level of Significance After Mitigation: Not Applicable.

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD DISPLACE EXISTING HOUSING OR PERSONS, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING.

Level of Significance Before Mitigation: Less Than Significant Impact.

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

Level of Significance After Mitigation: Not Applicable.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD INDUCE POPULATION GROWTH IN THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENT'S SCAG SUBREGION.

Level of Significance Before Mitigation: Less Than Significant.

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

Level of Significance After Mitigation: Not Applicable.

..Population, employment, and housing 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 and Housing Element. No significant unavoidable population, employment, and housing impacts would occur as a result of buildout of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.2-10 through Page 5.2-19)[2]

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Proposed Project - No Substantial Change From Previous Analysis

The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject project and environmental review under CEQA with a site-specific analysis. Additionally, individual development projects will be benchmarked against for the Murrieta General Plan 2035 Goals and Polices with respect to Population and Housing. Provided this background, these updates would not create a significant impact through inducing substantial population growth in an area, either directly or indirectly, or displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or the General Plan EIR. Projects would be reviewed for compliance the applicable General Plan Goals and Policies as applicable. The project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration for this issue area (Population and Housing) and General Plan EIR (Population, Employment, and Housing), nor would a substantial increase in the severity of impacts from that described would result with review for implementation of the Population and Housing Goals LU-1, ED-2, ED-5, corresponding Policies LU-1.1 through LU-1.9, ED-2.6 through ED-2.9, ED-5.1 through ED-5.4, and Housing Element Policies 1.1, 1.6, 5.1, 5.2 and 5.5.

XIII. PUBLIC SERVICES -- Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental of the following public services: (a) fire protection, (b) police protection, (c) schools, (d) parks, or (e) library facilities?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan 2035 SEIR (Fire Protection), General Plan 2035 FEIR (Police Protection, Schools, Parks, and Library Facilities) and Proposed Project

Negative Declaration

Impacts to “Public Services” were determined have a “Less Than Significant Impact” in terms of having an effect upon or result in a need for new or altered governmental services in any of the following areas: fire protection, police protection, schools, parks or other recreational facilities, maintenance of public facilities, including roads, and other governmental services. Relatedly, impacts to “Recreation” were determined have a “Less Than Significant Impact” in terms of increasing the demand for neighborhood or regional parks or other recreational facilities, and affecting existing recreational opportunities.

As described within the ND:

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..The Development Code will not cause the construction of structures or the outright initiation of uses. The document, however, has been drafted to include provisions for the collection of mitigation fees to offset impacts from development for public services and facilities, including park and recreation opportunities. The Development Code will not cause population increases within the study area or induce substantial growth nor displace existing housing.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act.

General Plan 2035 SEIR (2020)

Impacts to Fire Protection were assessed under the General Plan SEIR under "Wildfire." These updates were brought forward in 2020 due to the State of California adopting Senate Bill 1241 which revised the Safety Element requirements for state responsibility areas and very high fire hazard severity zones. The following goals and policies were identified within this update:

..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.

..CONSERVATION ELEMENT

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

Policies

CSV-1.1 Encourage the provision of a safe and sufficient water supply and distribution system.

CSV-1.2 Promote the maximization of water supplies through conservation, water recycling, and groundwater recharge.

CSV-1.3 Promote the protection of groundwater supplies from contamination.

CSV-1.4 Support water purveyors in promoting a City-wide recycled water system through project review and coordination with water districts.

CSV-1.5 Encourage the owners of hot springs to protect and enhance them.

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

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

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Policies

CSV-2.1 Ensure that all developments comply with water efficiency requirements, as mandated by the applicable Building Code.

CSV-2.2 Work with water districts to encourage and incentivize the retrofitting of building systems, both indoor and outdoor, with water-conserving fixtures and appliances.

CSV-2.3 Continue to utilize the programs and assistance of regional and state water agencies to increase water conservation throughout the City and Sphere of Influence.

CSV-2.4 Promote water efficient landscaping practices through outreach efforts, project review, and enforcement of City, regional, or State code requirements.

CSV-2.5 Consider streamlining municipal regulations pertaining to landscaping so that applicability and requirements are easily understood.

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

Policies

CSV-9.1 Identify and protect native trees, trees of historic or cultural significance, and mature trees, consistent with the Tree Preservation Ordinance.

CSV-9.2 Consider the establishment of street tree standards and a program for street tree planting, maintenance, and replacement.

CSV-9.3 Promote the use of street trees as a buffer between pedestrians and motorized traffic.

CSV-9.4 Encourage the planting of street trees in linear planting beds rather than tree wells in order to support long-living healthy trees.

CSV-9.5 Encourage the planting of trees in private yards and properties.

CSV-9.6 Maintain a guide to preferred trees, shrubs, and ground cover plants of noninvasive species, or refer private parties to an existing guide that meets City needs to assist private landscaping efforts.

CSV-9.8 Encourage any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing trees, to the maximum extent feasible.

CSV-9.9 Promote the use of native plant species in public landscaping of parks, schools, medians and planter strips, as well as in private development throughout the City

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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

Policies

CSV-15.5 Encourage of the use recycled water where appropriate and feasible in City parks and landscaped areas, and demonstrate preferred techniques for water-efficient landscaping, including the use of native plants.

CSV-15.6 Demonstrate cutting-edge green building techniques when constructing and retrofitting municipal buildings.

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 without connections to existing infrastructure, unless infrastructure is being provided.

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

INF-1.4 Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.

INF-1.5 Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.

INF-1.6 Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.

INF-1.7 Encourage the preparation and updates of master plans by the appropriate providers or agencies to conduct detailed long-range planning to ensure the efficient provision of public services, infrastructure, and/or utilities.

INF-1.8 Consult with water districts and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that fee structures are sufficient for new development and redevelopment to pay its fair share of the cost of infrastructure improvements for water, sewer, and storm water.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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

INF-1.10 Encourage the water districts to improve water and wastewater services in a way that respects the natural environment.

NF-1.21 Encourage the use of specific plans, development agreements, or mechanisms that specify the nature, timing, cost, and financing mechanisms to be used to fund water, wastewater, and/or storm drainage improvements and services.

INF-1.22 Work with property owners to establish a financing mechanism, such as financing districts, to provide infrastructure and maintenance in major employment locations and corridors, such as the North Murrieta Business Corridor, South Murrieta Business Corridor, and at the confluence of the I-15 and I-215 Freeways.

INF-1.23 Utilize, where appropriate, public financing mechanisms, such as special assessment or community facilities districts to fund water improvement and service costs.

INF-1.24 Consider the use of redevelopment financing, where appropriate, to provide infrastructure in areas where the City wishes to stimulate development.

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.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO WATER RESOURCES INCLUDING INCREASED DEMAND FOR WATER SUPPLIES AND INFRASTRUCTURE.

Level of Significance Before Mitigation: Less Than Significant Impact

..Mitigation Measures: Refer to the goals and policies referenced above in this Section 5.15. No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.

Level of Significance After Mitigation: Not Applicable

General Plan 2035 FEIR (2011)

In general, impacts to Police Protection, Schools, Parks, and Library Facilities were determined to be less than significant or less than significant with mitigation incorporated. Additionally, it was noted that compliance with the General Plan 2035 Goals and Policies was desired. The following describes these different issue areas

Police

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..BUILDOUT OF THE CITY IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN THE NEED FOR ADDITIONAL POLICE FACILITIES OR PERSONNEL.

Level of Significance Before Mitigation: Less Than Significant Impact.

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

SAFETY ELEMENT

Goal SAF-9 High-quality and timely police services are provided to all residents and businesses in Murrieta.

Policies

SAF-9.1 Seek to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address the public safety needs, measured through established response times (as shown in General Plan Table 12-3, Target Response Times), crime statistics, crime clearance rates, and community quality of life issues.

SAF-9.2 Endeavor to respond within six minutes for all Priority 1 calls, 15 minutes for Priority 2 calls, and 35 minutes for Priority 3 calls.

SAF-9.3 Consider options for locating field stations throughout the City to improve response times for Priority 1 calls and foster relationships with local residents.

SAF-9.4 Maintain and implement a Police Department Strategic Plan to address staffing and facility needs, service goals, deployment strategies, and other department goals.

SAF-9.5 Explore options for funding needed facilities, staff, and equipment.

SAF-9.6 Ensure that new development can be served by police communication systems and provide for the construction of radio towers (repeater sites) in outlying areas.

SAF-9.7 Evaluate the feasibility of adding cellular services for police communication to accommodate Mobile Data Browsers (MBD) technology.

SAF-9.8 Maintain a S.W.A.T. team that can respond to barricades and other tactical response needs.

Goal SAF-10 The Police Department coordinates with neighborhoods and community members to enhance safety and continually improve services.

Policies

SAF-10.1 Collaborate with school districts, businesses, nonprofit organizations, and community members, including neighborhood watch groups, to maintain safety throughout the City.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

SAF-10.2 Provide educational programs that deter unsafe and criminal behavior among youth, including the Youth Accountability Team, Youth Court, and School Resource Officers.

SAF-10.3 Maintain positive relationships with the community through communication and responsiveness to concerns.

SAF-10.4 Promote participation in the Crime Free Multi-Housing Program among existing multi-family communities.

Goal SAF-11 Design of the physical environment promotes community safety and reduces opportunities for criminal activity.

Policies

SAF-11.1 Involve the Police Department in the development review process to address safety concerns, access issues, and potential traffic conflicts, and identify opportunities to apply CPTED principles.

SAF-11.2 Continue to require new apartment communities to participate in the Crime Free Multi-Housing Program.

SAF-11.3 Coordinate efforts between the Police Department and Planning Department to develop guidelines for implementation of CPTED principles.

SAF-11.4 Continue to ensure that each development or neighborhood in the City has adequate emergency ingress and egress.

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.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO POLICE PROTECTION PERSONNEL, SERVICES, AND FACILITIES.

Level of Significance Before Mitigation: Less Than Significant Impact.

..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.

..Police protection impacts will be less than significant through adherence to and compliance with the goals and policies of the proposed General Plan 2035. No significant unavoidable police service impacts would occur as a result of buildout of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.18-6 through Page 5.2-10)[2]

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Schools

..BUILDOUT OF THE CITY IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN ADVERSE PHYSICAL IMPACTS TO FACILITIES WITHIN THE MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, MENIFEE UNIFIED SCHOOL DISTRICT, PERRIS UNIFIED SCHOOL DISTRICT, AND HEMET UNIFIED SCHOOL.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures:

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

Level of Significance After Mitigation: Less Than Significant Impact.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO SCHOOL FACILITIES.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measure SCH-1. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

..With payment of school development fees (pursuant to SB 50) and compliance with recommended Mitigation Measure SCH-1, implementation of the proposed General Plan 2035 would result in less than significant impacts in regards to school services and facilities. No significant and unavoidable impacts related to school services and facilities would occur as a result of buildout of the proposed General Plan 2035.

Parks

See discussion/analysis below under **XIV. RECREATION**

Library Facilities

Library Facilities were not specifically addressed in the **Murrieta General Plan 2035 FEIR/SEIR**; however, these updates would be outside of the scope of affecting this public resource. This type of facility would be most closely associated with Public Facilities and Development Impact Fees would be required to be paid at time of a given development project to address any future capacity needs with respect to this issue area.

Proposed Project - No Substantial Change From Previous Analysis

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. The Project is not proposing housing units or resulting in the increase in resident population which would affect Fire Protection, Police Protection, Schools, Parks, and Library Facilities. Individual development projects would still be subject to project and environmental review under CEQA and collection of mitigation fees to offset the increased demand for both public services and recreational opportunities. For Fire Protection, individual development projects would be subject to General Plan 2035 Goals and Policies. This includes Goals CSV-1, CSV-2, CSV-9, CSV-15, and INF-1 and corresponding Policies CSV-1.1 through CSV-1.6, CSV-2.1 through CSV-2.5, CSV-9.1 through CSV-9.9, CSV-15.5 through CSV-15.6, INF-1.1 through INF-1.10, NF-1.21 through INF-1.24. For Police Protection, this would include: Goals SAF-9, SAF-10, SAF-11 and corresponding Policies SAF-9.1 through SAF-9.8, SAF-10.1 through SAF-10.4, SAF-11.1 through SAF-11.4. For Schools, this would require compliance and implementation Mitigation Measure SCH-1. For Parks, refer to the discussion under **XIV. RECREATION** and an to Goals ROS-1 through ROS-9, Goal CIR-8, and corresponding Policies ROS-1.1 through ROS-1.4, ROS-2.1 through ROS-2.3, ROS-3.1 through ROS-3.7, ROS-4.1 through ROS-4.4, ROS-5.1 through ROS-5.4, ROS-6.1 through ROS-6.5, ROS-7.1 through ROS-7.4, ROS-8.1 through ROS-8.4, ROS-9.1 through ROS-9.5, and CIR-8.11 through CIR-8.12. For Library Facilities, this would be most closely associated to “Public Facilities” based on population growth which the General Plan 2035 references under Policy LU-1.6 with *Promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities*

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND. The project would not result in any new significant impacts which were disclosed and analyzed by the 1997 Draft Comprehensive Development Code Negative Declaration for this issue area (Public Services) or General Plan 2035 FEIR (Police, Schools, Parks, Public Facilities), nor would a substantial increase in the severity of impacts from that described in the ND or FEIR would result.

XIV. RECREATION

Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to Recreation including: a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Comprehensive Development Code Negative Declaration & Proposed Project

Impacts to “Recreation” were determined to have a “Less Than Significant Impact” in terms of increasing the demand for neighborhood or regional parks or other recreational facilities, and affecting existing recreational opportunities.

This Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. The Project is not proposing housing units or resulting in the increase in resident population which would affect recreational opportunities. Individual development projects would still be subject to project environmental

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

review under CEQA and the collection of mitigation fees would be required to offset the increased demand for recreational opportunities. As described within the ND:

..The Development Code will not cause the construction of structures or the outright initiation of uses. The document, however, has been drafted to include provisions for the collection of mitigation fees to offset impacts from development for public services and facilities, including park and recreation opportunities. The Development Code will not cause population increases within the study area or induce substantial growth nor displace existing housing.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

General Plan FEIR (2011)

Impacts to Population and Housing were assessed under the General Plan EIR under "Parks and Recreation Facilities". The impacts were determined to remain below a level of significance with the implementation of compliance with the goals and policies of the General Plan 2035:

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN IMPACTS TO THE ADEQUATE AVAILABILITY OF PARKLAND, RECREATIONAL FACILITIES, AND TRAILS WITHIN THE CITY.

Level of Significance Before Mitigation: Potentially Significant Impact.

Goals and Policies in the Proposed General Plan 2035:

RECREATION AND OPEN SPACE ELEMENT

Goal ROS-1 Parkland is provided within a convenient distance from all residential areas, in a range of park types that meet different needs for active and passive recreation.

Policies
ROS-1.1 Maintain a minimum standard of 5 acres of local parkland per 1,000 population.

ROS-1.2 Create a strategy for providing sufficient parkland to accommodate needed recreation facilities through land acquisition, joint use, partnerships, and other means.

ROS-1.3 Provide City-Wide Parks, Community Parks, Neighborhood Parks, Neighborhood Play Areas, Special Use Parks, and Nature Parks in locations appropriate to their intended service areas, so that all residential areas are served by parks.

ROS-1.4 Involve the community in planning for parks.

Goal ROS-2 Facilities that support recreation needs, programs, and community events are located throughout the City.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Policies

ROS-2.1 Pursue the development of active recreation facilities through improvements to parks and existing facilities as well as the development of facilities in new parkland.

ROS-2.2 Provide community centers, gymnasiums, and courts for indoor recreation programs in convenient, accessible, and equitably distributed locations.

ROS-2.3 Ensure that recreation facilities provide access and accommodations for users with a range of physical abilities.

Goal ROS-3 City resources for parks and recreation facilities are leveraged through partnerships, joint use agreements, private facilities, outside funding, and community volunteers.

Policies

ROS-3.1 Maintain the joint use agreement with Murrieta Valley Unified School District and look for additional opportunities to partner with expanding resident access to shared facilities.

ROS-3.2 Continue to cooperate with school districts in locating schools to allow for park development adjacent to campuses.

ROS-3.3 Cooperate with federal, state, and county agencies to provide regional open space and recreation facilities for local residents.
ROS-3.4 Encourage the development of private and commercial recreation facilities.

ROS-3.5 Seek agreements and joint ventures with private entities to provide recreation facilities and activities.

ROS-3.6 Pursue support from federal, state, and private sources to assist with acquisition, design, and construction of parks and recreation facilities.

ROS-3.7 Promote a sense of community responsibility for maintaining and improving the parks and recreation system, and offer ways for individuals, groups, and businesses to invest time and resources in that effort.

Goal ROS-4 Recreation programs enrich the lives of residents across a broad spectrum of ages, interests, and abilities.

Policies

ROS-4.1 Seek resident involvement and feedback to create recreation programming that is relevant to a broad spectrum of community members.

ROS-4.2 Offer and encourage cultural arts programs and events that provide entertainment, such as concerts, as well as those that develop skills in dancing, drama, music, and the arts.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

ROS-4.3 Use recreation programming to promote physical activity, healthy eating, and other healthy lifestyle habits.

ROS-4.4 Collaborate with other providers to expand therapeutic recreation programs for residents with special needs.

Goal ROS-5 Recreation programs foster a sense of community and civic involvement, and promote interaction between residents.

Policies

ROS-5.1 Host special events that become community traditions, appealing to a range of ages.

ROS-5.2 Encourage events in the Town Square Park and Historic Downtown Murrieta.

ROS-5.3 Promote opportunities for multi-generational interaction such as youth mentoring by seniors and business people.

ROS-5.4 Create roles for volunteers to assist with recreation facilities and programs.

Goal ROS-6 Youth are a special focus of recreation facilities and programs.

Policies

ROS-6.1 Expand recreation programs for youth and teens, including before- and afterschool care, sports and fitness, outdoor activity and excursions, and arts education.

ROS-6.2 Use recreation programming to promote success in school.

ROS-6.3 Provide safe places for teens to socialize and participate in recreation activities.

ROS-6.4 Expand opportunities for youth to be involved in planning recreation programs, services, and events for youth.

ROS-6.5 Continue providing the Youth Advisory Committee for middle school and high school students.

Goal ROS-7 Open space areas are planned to protect, conserve, and utilize resources of unique character and value for the community.

Policies

ROS-7.1 Preserve and enhance open space resources in Murrieta.

ROS-7.2 Designate open space to preserve habitat and scenic views of natural areas.

ROS-7.3 Seek opportunities to designate open space along waterways, while also providing for the development of trails.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

ROS-7.4 When possible, link open space and parks for the movement of wildlife and people.

Goal ROS-8 New development is part of a coordinated system of open space, parkland, recreation facilities, and trails.

Policies

ROS-8.1 Encourage the provision of parks, recreation facilities, and/or open space in new development and redevelopment projects.

ROS-8.2 Ensure that new residential developments provide for recreation needs of residents through development fees and park dedication.

ROS-8.3 Encourage development that promotes outdoor activity.

ROS-8.4 When reviewing new development or redevelopment projects, refer to the Trails Plan to determine whether right-of-way is needed for trails on the project site.

Goal ROS-9 Public plazas or green spaces provide additional open space opportunities for existing and future residents and employees.

Policies

ROS-9.1 Continue to require that adequate, usable, and permanent private open space is provided in residential developments.

ROS-9.2 Encourage new and existing commercial, office, and industrial development to provide outdoor green spaces that may be used by employees.

ROS-9.3 Encourage new development and redevelopment projects to incorporate gardens and green spaces with various cultural influences throughout the community to bridge cultures and provide education opportunities.

ROS-9.4 Encourage green spaces planted with a diverse plant palette in order to promote natural variety, ecosystem services, and enhance the well-being of community residents.

ROS-9.5 Review and modify as necessary, open space requirements for different types of development projects.

CIRCULATION ELEMENT

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

Policies

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

CIR-8.11 Coordinate the location of multi-use trails to connect with regional trail systems, where feasible.

CIR-8.12 Pursue funding or grant opportunities to plan, construct, and maintain pedestrian, bicycle, and multi-use trails.

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

Level of Significance After Mitigation: Significant Unavoidable Impact.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO PARKS AND RECREATIONAL FACILITIES.

Level of Significance Before Mitigation: Potentially Significant Impact.

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

Level of Significance After Mitigation: Significant Unavoidable Impact. (Murrieta General Plan 2035 FEIR, Page 5.20-17 through Page 5.2-24)[2]

No Substantial Change From Previous Analysis

The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to subsequent environmental review under CEQA with a site-specific analysis. Based on the scope of these updates, one can reasonably conclude that it would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or create new recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Furthermore, individual development projects will be benchmarked against the Murrieta General Plan 2035 Goals and Polices with respect to Parks and Recreational Facilities for payment of impacts fees and/or constructing onsite recreational facilities. This includes Goals ROS-1 through ROS-9, Goal CIR-8, and corresponding Policies ROS-1.1 through ROS-1.4, ROS-2.1 through ROS-2.3, ROS-3.1 through ROS-3.7, ROS-4.1 through ROS-4.4, ROS-5.1 through ROS-5.4, ROS-6.1 through ROS-6.5, ROS-7.1 through ROS-7.4, ROS-8.1 through ROS-8.4, ROS-9.1 through ROS-9.5, and CIR-8.11 through CIR-8.12.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or the General Plan FEIR. The Project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration for this issue area (Recreation). Relatedly, the General Plan FEIR (Parks and Recreational Facilities) did identify "significant unavoidable impacts"; however these updates are outside the scope of creating new significant impacts or increase the severity of a previously identified significant impacts as previously analyzed in the Murrieta General Plan 2035 FEIR and no further environmental review is necessary for this topic. The FEIR identified mitigation measures

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

to reduce the impacts to Parks and Recreational Facilities which would be carried forward on future site-specific projects.

XV. TRANSPORTATION/TRAFFIC -- Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: (a) a conflict with an applicable plan, ordinance, or policy, establishing measures of effectiveness for the performance of the circulation system; (b) a conflict with an applicable congestion management program; (c) result in a change in air traffic patterns; (d) a substantial increase in hazards due to a design feature or incompatible use; (e) inadequate emergency access; or (f) conflicts with adopted policies supporting alternative transportation"

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan EIR, and Proposed Project

Negative Declaration

Impacts to "Transportation/Traffic" were analyzed under "Transportation/Circulation". The outcome from this analysis was determined to have a "Less Than Significant Impact" in terms of increasing vehicle trips or traffic congestion; creating hazards to safety from design features (e.g. sharp curves or dangerous intersections), incompatible uses (e.g. farm equipment) or barriers for pedestrians or bicyclists; leading to inadequacy for emergency access or access to nearby uses; resulting with insufficient parking capacity on-site or off-site; conflicting with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks); creating air or rail traffic impacts.

As described within the ND:

..The document regulates the following uses in conformance with the General Plan and applicable local, state and federal laws. These include, but are not limited to: affordable housing, air quality, geologic/seismic hazards, hazardous materials storage, hillside development, infrastructure mitigation, landscaping, lighting on project sites and for the regional benefit of Mount Palomar, noise, nonconforming structures, parking and loading of vehicles, signage, solid waste/recycling, transportation demand management, tree preservation, and vibrations.

..Studies will be required at the time of project development to assess the individual impacts to these resources in compliance with the California Environmental Quality Act. (Comprehensive Dev. Code, IS-11)[1]

General Plan 2035 SEIR (2020)

Impacts to Transportation/Traffic were assessed under the General Plan SEIR under "Traffic and Circulation" The impacts were determined to remain below a level of significance with the implementation of compliance with the goals and policies of the General Plan 2035:

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..IMPLEMENTATION OF THE PROPOSED PROJECT COULD CONFLICT WITH A PROGRAM PLAN, ORDINANCE OR POLICY ADDRESSING THE CIRCULATION SYSTEM, INCLUDING TRANSIT ROADWAY, BICYCLE AND PEDESTRIAN FACILITIES.

Level of Significance Before Mitigation: Potentially Significant Impact

..Impact Conclusions:

Intersections:

With the potential improvements, traffic operations at most of the intersections are forecast to improve to either acceptable conditions (LOS D or better) or to a level considered less substantial (below "without project" levels). However, at the following intersections, feasible improvements were not identified, or improvement measures did not result in improved delays to below "without project" levels. Therefore, even with installation of the recommended improvements, implementation of the proposed Project would result in unavoidable traffic impacts at the following intersections:

- *Jefferson Avenue/Kalmia Street*
- *Winchester Road (SR-79)/Murrieta Hot Springs Road*
- *Hancock Avenue/Los Alamos Road*
- *Whitewood Road/Murrieta Hot Springs Road*
- *Whitewood Road/Clinton Keith Road*

Roadway Segments:

As discussed above, based on the results of the traffic impact analysis, seven (7) segments are forecast to be impacted as a result of the proposed Project's land use modifications. Potential improvements to roadway segment operations are limited to roadway widening to increase capacity (as opposed to intersection improvements that include less impactful measures such as signal phasing modifications). Thus, roadway segment improvements are not considered to be feasible. Therefore, implementation of the proposed Project would result in diminished levels of service at the following roadway segments:

- *Clinton Keith Road east of California Oaks Road*
- *California Oaks Road south of Clinton Keith Road*
- *Jefferson Avenue south of California Oaks Road;*
- *Los Alamos Road between Monroe Avenue and Hancock Avenue*
- *Murrieta Hot Springs Road between I-15 and I-215*
- *Murrieta Hot Springs Road between Alta Murrieta Drive and Whitewood Road*
- *Murrieta Hot Springs Road between Whitewood Road and Margarita Road*

..IMPLEMENTATION OF THE PROPOSED PROJECT COULD INCREASE HAZARDS DUE TO A GEOMETRIC DESIGN FEATURE OR INCOMPATIBLE USES.

Level of Significance Before Mitigation: Less Than Significant Impact.

..Mitigation Measures: Not Applicable.

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Level of Significance After Mitigation: Not Applicable.

..IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN INADEQUATE EMERGENCY ACCESS.

Level of Significance Before Mitigation: Less Than Significant Impact

..Mitigation Measures: Not Applicable

Level of Significance After Mitigation: Not Applicable

..IMPLEMENTATION OF THE PROPOSED PROJECT COULD CONFLICT WITH CEQA GUIDELINES SECTION 15064.3 (b).

Level of Significance Before Mitigation: Less Than Significant Impact.

..Mitigation Measures: Not Applicable

Level of Significance After Mitigation: Not Applicable

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT AND CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE TRAFFIC AND CIRCULATION IMPACTS.

Level of Significance Before Mitigation: Significant Impact.

..With the potential improvements, traffic operations at most of the intersections are forecast to improve to LOS D or better, or to a level considered less than significant (below "without project" levels). However, at five (5) intersections, feasible improvements were not identified, or feasible improvement measures did not result in improved delays to below "without project" levels. In addition, seven (7) roadway segments are forecast to operate at LOS D, E, or F. Potential improvements to roadway segment operations are limited to roadway widening to increase capacity (as opposed to intersection improvements that include less impactful measures such as signal phasing modifications). Thus, roadway segment improvements are not considered to be feasible. Therefore, buildout of the proposed Project would result in cumulatively considerable traffic and circulation impacts.

Mitigation Measures: No mitigation measures beyond the goals and policies identified in the 2011 and/or proposed Project referenced above are available.

Level of Significance After Mitigation:

Roadway Segments: Significant Unavoidable Impact for the seven (7) roadway segments identified as LOS D, E, or F listed in table 4.2-11 above. Less Than Significant Impact for all other studied roadway segments identified as LOS A, B, or C on table 4.2-11 above.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

Intersections: Significant Unavoidable Impacts for the five (5) intersections identified in Table 4.2-10 above. Less Than Significant Impact for all other studied intersections.

..The proposed Project would result in a significant unavoidable impact for the following areas for both project and cumulative impacts:

Intersections:

Even with installation of the recommended improvements, implementation of the proposed General Plan would result in unavoidable traffic impacts at the following five (5) intersections:

- *Jefferson Avenue/Kalmia Street*
- *Winchester Road (SR-79)/Murrieta Hot Springs Road*
- *Hancock Avenue/Los Alamos Road*
- *Whitewood Road/Murrieta Hot Springs Road*
- *Whitewood Road/Clinton Keith Road*

Roadway Segments:

Implementation of the proposed General Plan would result in unavoidable traffic impacts at the following seven (7) roadway segments:

- *Clinton Keith Road east of California Oaks Road*
- *California Oaks Road south of Clinton Keith Road*
- *Jefferson Avenue south of California Oaks Road*
- *Los Alamos Road between Monroe Avenue and Hancock Avenue*
- *Murrieta Hot Springs Road between I-15 and I-215*
- *Murrieta Hot Springs Road between Alta Murrieta Drive and Whitewood Road*
- *Murrieta Hot Springs Road between Whitewood Road and Margarita Road*

All other traffic and circulation impacts associated with implementation of the proposed Project would be less than significant by adherence to and/or compliance with goals and policies referenced above in section 4.7.4. (Murrieta General Plan 2035 SEIR, Page 4.2-10 through Page 4.2-27)[3]

No Substantial Change From Previous Analysis

The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. The Project is not proposing housing units or resulting in the increase in resident population which would affect transportation related issues. Individual development projects would still be subject to environmental review under CEQA, provide site specific transportation which would analyze intersection impacts, level of service (LOS), Vehicles Miles Traveled (VMT) studies which would be benchmarked against City's adopted VMT Guidelines, require review against the General Plan Circulation Element for both vehicular and non-vehicular access, and require collection of mitigation fees through the Transportation Uniform Mitigation Fee (TUMF) program, and identification of potential off-site improvements to reduce transportation level impacts to below a level of significance. With these updates there would not be new information of substantial importance that cause effects to transportation/traffic including conflicting with an applicable

[1] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

plan, ordinance, or policy, establishing measures of effectiveness for the performance of the circulation system; creating a conflict with an applicable congestion management program; that would result in a change in air traffic patterns; create a substantial increase in hazards due to a design feature or incompatible use; create situations for inadequate emergency access; or conflicting with adopted policies supporting alternative transportation efforts.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or the General Plan 2035 SEIR. The Project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration for this issue area (Transportation/Circulation). the General Plan 2035 SEIR (Traffic and Circulation) did identify "significant unavoidable impacts" for five intersections and seven road segments; however these updates are outside the scope of creating new significant impacts or increase the severity of a previously identified significant impacts as previously analyzed in the Murrieta General Plan 2035 SEIR and no further environmental review is necessary for this topic. The SEIR identified mitigation measures to reduce the impacts to Traffic and Circulation which would be carried forward on future site-specific projects.

XVI. TRIBAL CULTURAL RESOURCES

Since the previous ND was adopted, and when certification of the General Plan 2035 EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to tribal cultural resources including: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan EIR, and Proposed Project

California Environmental Quality Act (CEQA) Guidelines, Section 15128, allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in the ND. While "Tribal Cultural Resources" was not analyzed in detail, as outlined in CEQA Section 15128, there is no new information available that would indicate that these issues would result in new significant impacts based on the scope of the Project. The code updates under this Project modify and clarify existing planning and engineering standards to support future development throughout the City does not propose changes to existing land uses or density. Individual development projects would still be require compliance with both Assembly Bill 52 and Senate Bill 18 tribal consultation and be reviewed for consistency under CEQA. Through this process, site-specific Tribal Cultural Resources Mitigation Measures would be developed and implemented as required.

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous ND was adopted, and when certification of the EIR occurred, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: (a) exceedance of wastewater treatment requirements; (b) construction of new water or

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; (c) construction of new storm water drainage facilities or expansion of existing facilities, the construction or which could cause significant environmental effects; (d) availability of sufficient water supplies to serve the project from existing entitlements and resources; (e) adequate wastewater treatment capacity to serve the project's projected demand in addition to the provider's existing commitments; (f) sufficient permitted landfill capacity to accommodate the project's solid waste disposal needs; or (g) compliance with federal, state, and local statutes and regulations related to solid waste?

YES	NO
☐	☒

Comprehensive Development Code Negative Declaration, General Plan EIR, and Proposed Project

Negative Declaration

Impacts to "Utilities and Service Systems" were determined to have a "Less Than Significant Impact" in terms of increasing the need for new systems, or substantial alterations to the following utilities: power or natural gas, communication systems, sewer or septic tanks, solid waste and disposal, local or regional water treatment or distribution facilities, and storm water drainage.[1]

General Plan FEIR (2011)

Impacts to "Utilities and Service Systems" were analyzed under the General Plan FEIR under "Wastewater", "Water Supply", and "Solid Waste". The impacts were determined to remain below a level of significance with the implementation of Mitigation Measures and compliance with the goals and policies of the General Plan 2035 FEIR cumulative perspective:

Wastewater

..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.

..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.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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

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

INF-1.4 Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.

INF-1.5 Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.

INF-1.6 Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.

INF-1.7 Encourage the preparation and updates of master plans by the appropriate providers or agencies to conduct detailed long-range planning to ensure the efficient provision of public services, infrastructure, and/or utilities.

INF-1.8 Consult with water districts and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that fee structures are sufficient for new development and redevelopment to pay its fair share of the cost of infrastructure improvements for water, sewer, and storm water.

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

INF-1.10 Encourage the water districts to improve water and wastewater services in a way that respects the natural environment.

INF-1.21 Encourage the use of specific plans, development agreements, or mechanisms that specify the nature, timing, cost, and financing mechanisms to be used to fund water, wastewater, and/or storm drainage improvements and services.

CONSERVATION ELEMENT

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

Policies

CSV-1.1 Encourage the provision of a safe and sufficient water supply and distribution system.

CSV-1.2 Promote the maximization of water supplies through conservation, water recycling, and groundwater recharge.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

CSV-1.3 Promote the protection of groundwater supplies from contamination.

CSV-1.4 Support water purveyors in promoting a City-wide recycled water system through project review and coordination with water districts.

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

Mitigation Measures:

WW-1 Prior to issuance of a wastewater permit for any future development project, the Project Applicant shall pay applicable connection and/or user fees to RCWD, EVMWD, WMWD, or EMWD.

WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.

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

Level of Significance After Mitigation: Less Than Significant Impact.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO WASTEWATER SYSTEMS DUE TO INCREASED DEMAND AND CREATING THE NEED FOR ADDITIONAL FACILITIES.

Level of Significance Before Mitigation: Potentially Significant Impact.

..Mitigation Measures: Refer to Mitigation Measures WW-1, WW-2, and WW-3. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

..Wastewater impacts associated with implementation of the proposed General Plan 2035 Murrieta would be less than significant with compliance with the goals and policies in the proposed General Plan 2035 and the recommended mitigation measures. Therefore, no significant unavoidable wastewater impacts would occur as a result of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.16-7 through Page 5.16-12)[2]

Water Supply

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

..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.

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

CONSERVATION ELEMENT

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

Policies

CSV-1.1 Encourage the provision of a safe and sufficient water supply and distribution system.

CSV-1.2 Promote the maximization of water supplies through conservation, water recycling, and groundwater recharge.

CSV-1.3 Promote the protection of groundwater supplies from contamination.

CSV-1.4 Support water purveyors in promoting a City-wide recycled water system through project review and coordination with water districts.

CSV-1.5 Encourage the owners of hot springs to protect and enhance them.

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

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

Policies

CSV-2.1 Ensure that all developments comply with water efficiency requirements, as mandated by the applicable Building Code.

CSV-2.2 Work with water districts to encourage and incentivize the retrofitting of building systems, both indoor and outdoor, with water-conserving fixtures and appliances.

CSV-2.3 Continue to utilize the programs and assistance of regional and state water agencies to increase water conservation throughout the City and Sphere of Influence.

CSV-2.4 Promote water efficient landscaping practices through outreach efforts, project review, and enforcement of City, regional, or State code requirements.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

CSV-2.5 Consider streamlining municipal regulations pertaining to landscaping so that applicability and requirements are easily understood.

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

Policies

CSV-9.1 Identify and protect native trees, trees of historic or cultural significance, and mature trees, consistent with the Tree Preservation Ordinance.

CSV-9.2 Consider the establishment of street tree standards and a program for street tree planting, maintenance, and replacement.

CSV-9.3 Promote the use of street trees as a buffer between pedestrians and motorized traffic.

CSV-9.4 Encourage the planting of street trees in linear planting beds rather than tree wells in order to support long-living healthy trees.

CSV-9.5 Encourage the planting of trees in private yards and properties.

CSV-9.6 Maintain a guide to preferred trees, shrubs, and ground cover plants of noninvasive species, or refer private parties to an existing guide that meets City needs to assist private landscaping efforts.

CSV-9.8 Encourage any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing trees, to the maximum extent feasible.

CSV-9.9 Promote the use of native plant species in public landscaping of parks, schools, medians and planter strips, as well as in private development throughout the City.

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

Policies

CSV-15.5 Encourage of the use recycled water where appropriate and feasible in City parks and landscaped areas, and demonstrate preferred techniques for water-efficient landscaping, including the use of native plants.

CSV-15.6 Demonstrate cutting-edge green building techniques when constructing and retrofitting municipal buildings.

INFRASTRUCTURE ELEMENT

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

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 without connections to existing infrastructure, unless infrastructure is being provided.

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

INF-1.4 Ensure that new development and redevelopment provides infrastructure for water, sewer, and storm water that adequately serves the proposed uses, and that has been coordinated with affected infrastructure providers.

INF-1.5 Continue to require new development and redevelopment to provide verification that energy utilities are able to accommodate the additional demand for service.

INF-1.6 Provide information to water districts, Riverside County Flood Control and Water Conservation District (RCFCWCD), and energy utilities in their planning efforts to ensure adequate infrastructure is available for anticipated development.

INF-1.7 Encourage the preparation and updates of master plans by the appropriate providers or agencies to conduct detailed long-range planning to ensure the efficient provision of public services, infrastructure, and/or utilities.

INF-1.8 Consult with water districts and Riverside County Flood Control and Water Conservation District (RCFCWCD) to ensure that fee structures are sufficient for new development and redevelopment to pay its fair share of the cost of infrastructure improvements for water, sewer, and storm water.

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

INF-1.10 Encourage the water districts to improve water and wastewater services in a way that respects the natural environment.

NF-1.21 Encourage the use of specific plans, development agreements, or mechanisms that specify the nature, timing, cost, and financing mechanisms to be used to fund water, wastewater, and/or storm drainage improvements and services.

INF-1.22 Work with property owners to establish a financing mechanism, such as financing districts, to provide infrastructure and maintenance in major employment locations and corridors, such as the North Murrieta Business Corridor, South Murrieta Business Corridor, and at the confluence of the I-15 and I-215 Freeways.

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

INF-1.23 Utilize, where appropriate, public financing mechanisms, such as special assessment or community facilities districts to fund water improvement and service costs.

INF-1.24 Consider the use of redevelopment financing, where appropriate, to provide infrastructure in areas where the City wishes to stimulate development.

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

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO WATER RESOURCES INCLUDING INCREASED DEMAND FOR WATER SUPPLIES AND INFRASTRUCTURE.

Level of Significance Before Mitigation: Less Than Significant Impact.

..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.

..Impacts related to water supplies and facilities associated with implementation of the proposed General Plan 2035 for the City of Murrieta would be less than significant with compliance with the goals and policies in the General Plan 2035. Therefore, no significant unavoidable water supplies and facilities impacts would occur as a result of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.15-27 through Page 5.15-32)[2]

Solid Waste

..IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD RESULT IN DEMANDS ON LOCAL LANDFILLS IN EXCEEDANCE OF CAPACITY CURRENT CAPACITY CONSTRAINTS.

Level of Significance Before Mitigation: Less Than Significant Impact.

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

CONSERVATION ELEMENT

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

Policies

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

1. City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
2. City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
3. City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

CSV-13.2 Ensure that non-residential and multi-family developments provide readily accessible areas for recycling (at a minimum) paper, corrugated cardboard, glass, plastics and metals, as required by California law.

CSV-13.3 Maximize community reuse and recycling of products and materials through waste management contracts and public education.

CSV-13.4 Incentivize businesses that provide solutions for recycling and re-use of specific waste streams such as food waste and cooking oils.

CSV-13.5 Work with local landfills or green waste centers to develop the infrastructure for a composting program.

CSV-13.6 Provide public outreach and education workshops and information on the composting program.

CSV-13.7 Work with local landfills or green waste centers, or other interested parties, as appropriate, to implement a community-wide food scrap collection and composting program.

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.

..DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND OTHER CUMULATIVE DEVELOPMENT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS RELATED TO SOLID WASTE DISPOSAL SERVICES AND LANDFILL DISPOSAL CAPACITY.

Level of Significance Before Mitigation: Less Than Significant Impact.

..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.

..Solid waste impacts associated with implementation of the proposed General Plan 2035 would be less than significant by adherence to/compliance with State and local requirements and goals and policies in the proposed General Plan 2035. No significant unavoidable solid waste impacts would occur as a result of buildout of the proposed General Plan 2035. (Murrieta General Plan 2035 FEIR, Page 5.21-4 through Page 5.21-7)[2]

No Substantial Change From Previous Analysis

The Project updates and clarifies existing administrative planning and engineering code processes and standards that currently exists within MMC which apply throughout the City and within hillside areas. Individual development projects would still be subject to environmental review under CEQA with a site-

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.

specific analysis. Furthermore, individual development projects will be benchmarked against the Murrieta General Plan 2035 Goals and Polices with respect to Wastewater, Water Supply, and Solid Waste. For Wastewater, this includes Goals INF-1, CSV-1 and corresponding Policies INF-1.1 through INF-1.10, INF-1.21, CSV-1.1 through CSV-1.4, CSV-1.6. For Water Supply, this includes Compliance with Goals CSV-1, CSV-2, CSV-9, CSV-15, INF-1 and corresponding Policies CSV-1.1 through CSV-1.6, CSV-2.1 through CSV-2.5, CSV-9.1 through CSV-9.9, CSV-15.5 through CSV-15.6, INF-1.1 through INF-1.10, INF-1.21 through INF-1.24. For Solid Waste, this includes Goal CSV-13 and corresponding Policies CSV-13.1 through CSV-13.7. Furthermore, the Project is not proposing housing units resulting in an increase in resident population which would affect utility and infrastructure-related issues. Individual development projects would still be subject to project and environmental review under CEQA, provide site-specific water capacity studies, septic/sewer capacity studies, provide Best Management Practices for drainage, demonstrate compliance with solid waste disposal needs; and demonstrate compliance with federal, state, and local statutes and regulations. Provided this background with these updates, there would not be any new information of substantial importance that would cause effects to utilities and service systems including: exceedance of wastewater treatment requirements; construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; construction of new storm water drainage facilities or expansion of existing facilities which would cause the construction or which could cause significant environmental effects; availability of sufficient water supplies to serve the project from existing entitlements and resources; adequate wastewater treatment capacity to serve the project's projected demand in addition to the provider's existing commitments; sufficient permitted landfill capacity to accommodate the project's solid waste disposal needs; or compliance with federal, state, and local statutes and regulations related to solid waste.

Based on the foregoing discussion, there is no evidence that the Project would require a major change to the ND or General Plan 2035 FEIR. The project would not result in any new significant impacts which were disclosed and analyzed by the Comprehensive Development Code Negative Declaration for this issue area (Utilities and Service Systems) or General Plan 2035 FEIR (Wastewater, Water, Solid Waste), nor there be a substantial increase in the severity of impacts that would result with compliance for review and implementation of the above described Goals and Policies.

[1.] City of Murrieta, Development Services Dept., Planning Div., *Draft Comprehensive Development Code*, 1997.
[2.] City of Murrieta, Development Services Dept., Planning Div., *Final Environmental Impact Report Murrieta General Plan 2035*, July 19, 2011, https://www.murrietaca.gov/303/General-Plan-2035.
[3.] City of Murrieta, Development Services Dept., Planning Div., *Draft Supplemental Environmental Impact Report Murrieta General Plan 2035*, February, 2020, https://www.murrietaca.gov/267/General-Plan-Update-SEIR.