NOTICE OF DETERMINATION

Date: July 21, 2011

To: X Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

X County Clerk
County of Riverside
2720 Gateway Drive
Riverside, CA 92507

From: City of Murrieta
1 Town Square
Murrieta, California 92562

FILED
RIVERSIDE COUNTY
JUL 21 2011
LARRY W. WARD, CLERK
By M. Meyer Deputy

Subject: Filing of Notice of Determination in compliance with Public Resources Code Section 21108 or 21152.

Project Title: Murrieta General Plan 2035

Project Applicant: City of Murrieta

State Clearinghouse Number: 2010111084

Lead Agency: City of Murrieta

Lead Agency Contact: Mr. Greg Smith, Associate Planner, 951-461-6064

COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED
JUL 21 2011
Removed:
By:
Dept.
County of Riverside, State of California

PROJECT LOCATION: The City of Murrieta is located in southeastern Riverside County, and is comprised of 26,852 acres (41.96 square miles) of which 21,511 acres (33.61 square miles) is located within the City Limits and 5,341 acres (8.34 square miles) is located within the City's Sphere of Influence. Surrounding cities include Menifee to the north, Temecula to the south and east, Wildomar to the west, and unincorporated Riverside County to the north, south, and east. The San Diego County border is just south of Temecula, and Orange County lies on the other side of the Santa Ana Mountains to the west. Regional access to the City is provided by the Interstates 15 and 215.

PROJECT DESCRIPTION: The General Plan 2035 is a comprehensive update of the 1994 General Plan, which includes an update of existing elements, as well as the addition of two elements. The General Plan 2035 comprises the following State mandated and optional elements: Land Use; Economic Development; Circulation; Healthy Community; Conservation; Recreation and Open Space; Air Quality; Noise; and Safety. The Housing Element is being updated in a separate process. In addition, a Climate Action Plan (CAP) is being prepared. The CAP is an implementing action of the General Plan 2035 that describes measures intended to reduce greenhouse emissions within City operations and the community at-large.

Major components of the General Plan 2035 include:

- Update of existing conditions, with year 2009 serving as the baseline year.
- Update of General Plan development projections to the year 2035. Projections for population, residential, and non-residential development have been updated for the projected horizon year.
- Additions, deletions, or modifications to the 1994 General Plan goals, policies, and implementation.
- Update the Land Use Element with reorganized and new land use designations.
- Amendment of the remaining General Plan Elements to reflect current conditions and account for development projections to year 2035.

Focus Areas

In addition to the basic statutory requirements, the General Plan 2035 will focus on guiding the development of vacant land, specifically focusing on opportunities for economic development. Before starting the General Plan 2035, the Murrieta City Council identified economic development as the City's top priority. To achieve this vision, the City seeks to encourage private sector investment in the creation of higher paying jobs, generating income, and wealth through economic diversification. The City is focusing its efforts to attract a variety of businesses and industries, higher educational institutions, and health care facilities. A full range of quality new development will be part of this effort, including retail centers, corporate/technology parks, hotels, and upscale restaurants.

The General Plan 2035 aligns City policy with this emphasis on economic development by directing public investments in infrastructure and promoting the development of shovel-ready sites. It targets key locations for changes in land use and zoning that support the development of medical, educational, commercial, and business clusters. The General Plan 2035 identifies the following seven Focus Areas:

- North Murrieta Business Corridor – land use change
- Clinton Keith/Mitchell Area – land use change
- Golden Triangle North (Central Murrieta) – land use change
- South Murrieta Business Corridor – land use change
- Multiple Use Area 3 (MU-3) – land use change
- Historic Murrieta Specific Plan – no land use change; policy change only
- Los Alamos Hills – no land use change, policy change only

Although some growth is anticipated within the Historic Murrieta Specific Plan and Los Alamos Hills focus areas, no land use changes are proposed with the General Plan 2035. The remaining five focus areas have been targeted for land use change. These areas include key locations along freeway corridors that are suitable for major land development and redevelopment to carry out the City Council's economic development strategy, including areas around Loma Linda University Medical Center-Murrieta and the Murrieta Education Center. They also include rural residential areas north of Clinton Keith Road that are adjacent to major new development along I-215.

Projected Growth with General Plan 2035

The General Plan 2035 anticipates that most of the growth would occur within the focus areas. The anticipated growth in residential and non-residential uses over year 2009 conditions is:

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

The non-residential uses include:

- Addition of 2,685,023 square feet of business park uses
- Addition of 14,807,287 square feet of professional and office uses
- Addition of 3,662,446 square feet of commercial uses
- Addition of 2,028 square feet of civic and institutional uses

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

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

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

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

IDENTIFICATION OF SIGNIFICANT ENVIRONMENTAL IMPACTS: Traffic and Circulation, Air Quality, Noise, and Parks and Recreation

STATEMENT OF WHETHER THE PROJECT AREA INCLUDES LISTED TOXIC SITES (PRESENCE OF ANY HAZARDOUS WASTE SITES): Yes

This is to advise that the City of Murrieta [☒ Lead Agency ☐ Responsible Agency] has:

A. Approved the above-described project on July 19, 2011 with the following actions:

1. Adoption of the Murrieta General Plan 2035, and
2. Adoption of a Climate Action Plan.

and

B. Made the following determinations regarding the above-described project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
5. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report with comments and responses and record of project approval is available to the General Public at the:

City of Murrieta
Community Development Department
1 Town Square
Murrieta, California 92562

Murrieta Public Library
8 Town Square
Murrieta, California 92562

Mr. Greg Smith
Associate Planner

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME

ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201100605

State Clearinghouse # (if applicable): 2010111084

Lead Agency: CITY OF MURRIETA *Date:* 07/21/2011

County Agency of Filing: Riverside *Document No:* 201100605

Project Title: MURRIETA GENERAL PLAN 2035

Project Applicant Name: CITY OF MURRIETA *Phone Number:*

Project Applicant Address: 1 TOWN SQUARE 24601 JEFFERSON AVE MURRIETA CA 29562

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

☒ *Environmental Impact Report*	2839.25
☐ *Negative Declaration*	
☐ *Application Fee Water Diversion (State Water Resources Control Board Only)*	
☐ *Project Subject to Certified Regulatory Programs*	
☒ *County Administration Fee*	$64.00
☐ *Project that is exempt from fees (DFG No Effect Determination (Form Attached))*	
☐ *Project that is exempt from fees (Notice of Exemption)*	
Total Received	2903.25

Signature and title of person receiving payment: M. Mayer

07/21/2011 09:27:09
RECEIPT # 3242049
Larry W. Ward
Riverside County
Clerk and Recorder
2724 Gateway Drive
Riverside, CA 92507
(951)486-7000
www.RiversideACR.com

FROM : F&G 2011 000605
BY : MAMEYER

FISH FISH & GAME 2903.25

TOTAL FEE -----> 2903.25
AMOUNT (Check) RECEIVED ----->(2903.25)

CHANGE -----> 0.00

1 Check Received
Check #94749

*** RECEIPT ***