



**NOTICE OF AVAILABILITY/NOTICE OF COMPLETION
OF
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH No. 2010111084**

DATE: February 7, 2011

TO: Agencies, Organizations, and Interested Parties
(Refer to Attached Distribution List)

FROM: City of Murrieta (Lead Agency)
1 Town Square
24601 Jefferson Avenue
Murrieta, California 90622

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:

Table 1, Focus Area Land Use Projections, provides a summary of the growth over existing conditions that would occur within each Focus Area with the 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

**Table 1
Focus Area Land Use Projections**

Focus Area	Acres	Residential	Commercial	Professional and Office	Business Park	Industrial	Civic/ Institutional
North Murrieta Business Corridor	816.21		1,672,846	7,666,185			
Clinton Keith/Mitchell	279.56	869	265,155	1,045,404			
Golden Triangle North	218.16		244,872	2,193,678			
South Murrieta Business Corridor	580.49			3,216,582	2,393,221		
Multiple Use 3 (MU-3)	201.34	1,137	800,710	434,336	291,802		2,028
Historic Murrieta Specific Plan	250.00	512	521,413	251,102			
Los Alamos	TBD	828	157,453				
Total		3,346	3,662,446	14,807,287	2,685,023	0	2,028

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

Table-2, General Plan 2035 Buildout, provides a summary of the anticipated development conditions through buildout. The values include the additional growth anticipated with the General Plan 2035, as presented in *Table 1*.

**Table 2
General Plan 2035 Buildout**

Land Use Designations	Acres	Dwelling Units	Square Feet
Residential			
Rural Residential	3,095.02	977	
Single-Family Residential	6,517.19	31,581	
Multiple-Family Residential	642.96	11,379	100,000
Non-Residential			
Commercial	1,335.03		18,683,477
Professional and Office	1,376.94		16,465,371
Business Park	823.40		11,403,714
Industrial	108.69		1,498,300
Civic/Institutional	999.13		1,168,369
Mixed Use	42.70		853,913
Parks and Open Space	3,220.85		16,508
Total	18,161.91	44,484	50,189,652

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: Land Use, 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

PUBLIC REVIEW: The Draft Environmental Impact Report is available for review on the City's website at www.murrietaplan.info; copies of the Draft Environmental Impact Report and documents referenced therein are available for review at the following locations during regular business hours:

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

Murrieta Public Library
 8 Town Square
 Murrieta, California 92562

PUBLIC REVIEW PERIOD: The 45-day public review and comment period for the Draft Environmental Impact Report will begin on **February 8, 2011** and will end on **March 24, 2011**. Due to the time limit mandated by State law, all comments must be received by the City no later than 5:00 PM. on March 24, 2011. Please send your written comments to:

Mr. Greg Smith, Associate Planner
 City of Murrieta
 Community Development Department
 1 Town Square
 Murrieta, California 92562
generalplan@murrieta.org

February 7, 2011

Date



Signature

Greg Smith
 Associate Planner

Title

951.461.6414

Phone Number

General Plan 2035 EIR – Notice of Availability/Notice of Completion Distribution List – February 7, 2011

State Clearinghouse
Office of Planning & Research
1400 Tenth Street, RM 121
Sacramento, CA 95814-5502
(15 copies)

California Highway Patrol
8118 Lincoln Ave.
Riverside, CA 92504
(951) 637-8000

US Postal Service
AIS Coordinator
4150 Chicago Ave.
Riverside, CA 92507-9503
(951) 788-4058

Army Corps of Engineers
Environmental Resources Branch
915 Wilshire Boulevard
Los Angeles, CA 90017
Attn: Eric Stein
(213) 452-3997

U.S. Fish & Wildlife Service
Ecological Svcs - Carlsbad Field Office
6010 Hidden Valley Rd
Carlsbad, CA 92011
Attn: Michelle Shaughnessy
(760) 431-9440

CALTRANS District 8
Planning & Local Assistance
464 W. 4th Street, 6th Fl. MS 722
San Bernardino, CA 92401-1400
(909) 388-1095

California Department of Fish and Game
Attn: Leslie MacNair
3602 Inland Empire Blvd #C-220
Ontario, CA 91764
(909) 484-0167

Regional Water Quality Control Board
Santa Ana Region (8)
3737 Main Street, Suite 500
Riverside, CA 92501-3339
Attn: Kurt Berchtold
(909) 782-4130

Dept. of Toxic Substances Control
CEQA Tracking Center
8800 Cal Center Drive
Sacramento, CA 95624
(916) 255-3545

State of California
Dept. of Toxic Substance Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 816-1978

Regional Water Quality Control Board
San Diego Region (9)
9174 Sky Park Court, Suite 100
San Diego, CA 92123
(858) 467-2952

Air Resources Board
Ray Menebroker
1001 I Street
Sacramento, CA 95812
(916) 322-2990

State of California
Department of Conservation
801 K Street, MS 13-71
Sacramento, CA 95814-3500
(916) 322-1080

Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor, MS 1032
Riverside, CA 92501-3609
Attn: Rick Bishop
(951) 258-5077

South Coast AQMD
21865 East Copley Drive
Diamond Bar, CA 91765-4182
Attn: Steve Smith, Program Supervisor
Local Government-CEQA
(909) 396-2000

Southern California Assoc. of Governments
818 West 7th St, 12th floor
Los Angeles, CA 90017-3435
Attn: Inter-governmental Review
(213) 236-1800

SCAG Riverside County Regional Office
3403 10th Street, Suite 805
Riverside, CA 92501
(951) 784-1513

County of Riverside Transportation Dept.
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
Attn: Trans. Planning Manager
(951) 955-1800

Airport Land Use Commission
c/o Riverside County Planning
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Attn: John Guerin
(951) 955-3200

County of Riverside
Dept. of Environmental Health
4065 County Circle Drive
Riverside, CA 92503
(951) 358-5172

Riverside Transit Agency
1825 Third Street
Riverside, CA 92507
Attn: Michael McCoy
(909) 684-0850

Riverside County Planning Dept.
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
Attn: Carolyn Syms-Luna, Planning Director
(951) 955-3200

Riverside Co Flood Control District
1995 Market Street
Riverside, CA 92501
Attn: Shaheen Mooaman
(951) 955-1200

Riverside County Transportation Commission
4080 Lemon Street, 3rd Floor
PO Box 12008
Riverside, CA 92502-2208
Attn: Shirley Medina
(951) 787-7141

City of Murrieta Fire Department
41825 Juniper St
Murrieta, CA 92562
Attn: Gary Whisenand, Division Chief
(951) 677-2688

City of Murrieta Police Department
24701 Jefferson Ave.
Murrieta, CA 92562
Attn: Lt. Dennis Vrooman
(951) 696-3600

City of Temecula / Planning Department
43200 Business Park Drive
Temecula, CA 92590
Attn: Patrick Richardson
(951) 694-6400

City of Lake Elsinore
Community Development Department
130 South Main Street
Lake Elsinore, CA 92530
Attn: Robert Brady
(951) 674-3124

Western Municipal Water District
450 E. Alessandro Boulevard
Riverside, CA 92508
Attn: Keith G. Owens
(951) 789-5029

Metropolitan Water District of SCA
700 N. Alameda Street
Los Angeles, CA 90012
(213) 217-6000

Waste Management of Inland Valley
800 S. Temescal Street
Corona, CA 92879-2858
(866) 656-0191

Adelphia Cable
26495 Ynez Rd.
Temecula, CA 92590
(888) 892-2253

San Bernardino County Museum
2024 Orange Tree Lane
Redlands, CA 92374
Attn: Scott Springer
(909) 307-2669

Endangered Habitats League
8424 Santa Monica Blvd, Suite A-592
Los Angeles, CA 90069-4267
Attn: Dan Silver
(213) 804-2750

Menifee Valley Un-inc. Community
33320 Merritt Rd.
Menifee, CA 92584
Attn: Mark Miller

Anna Hoover, Cultural Resources
Pechanga Band of Luiseno Indians
P O Box 1477
Temecula, CA 92593

City of Menifee
Community Development Department
29714 Haun Road
Menifee, CA 92586
Attn: Carmen Cave
(951) 672-6777

Murrieta Valley Unified School District
41870 McAlby Court
Murrieta, CA 92562
Attn: Charlene Stone
(951) 304-1623

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
Attn: Andy Webster
(951) 296-6900

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570
Attn: Warren Beck, P.E.
(951) 928-3777

Southern California Gas Co.
Engineering Dept.
3460 Orange Street
Riverside, CA 92501
Attn: Technical Supervisor

University of California Riverside
Eastern Information Center
Anthropology Department
900 University Avenue
Riverside, CA 92521-0418
(951) 827-1012

Audubon Society
3969 Linwood Place
Riverside, CA 92506
Attn: Larry LaPre
(916) 929-6623

Elsinore-Murrieta-Anza Resource
Conservation District
29071 Calle Del Buho
Murrieta, CA 92563-5650
Robert D. Wheeler, Director

Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Attn: Matthew Bassi
(951) 677-7751

Menifee Union School District
30205 Menifee Rd
Menifee, CA 92584
Attn: Robert Wolfe
(951) 672-1851

Elsinore Valley Municipal Water District
31315 Chaney Street
Lake Elsinore, CA 92531
(951) 674-3146

Southern California Edison
26100 Menifee Road
Romoland, CA 92588
Attn: Robert Lopez
(951) 928-8208

Verizon of California
1980 Orange Tree Lane, Ste 100
Redlands, CA 92374
Attn: Houston Henderson
(909) 798-1662

Cal-Tech/Mount Palomar Observatory
1200 E. California Road, M.S. 105-24
Pasadena, CA 91125
Attn: Robert Brucato, Assistant Director
(626) 395-6811

Union for a River
Greenbelt Environment
26785 Camino Seco
Temecula, CA 92590
Attn.: Ray Johnson

Building Industry Association
3600 Lime Street, Ste 312
Riverside, CA 92501
Attn: Mark Knorringa
(951) 781-7310

Soboba Indian Reservation
PO Box 487
San Jacinto, CA 92383