



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 Interstates 15 and 215.

**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.

Some of the major components of the General Plan 2035 include:

1. Comprehensive documentation of existing conditions for land use within the City,
2. Update of General Plan development projections for population, residential, and non-residential development to the year 2035.
3. Additions, deletions, or modifications to the existing General Plan goals, policies, and implementation.
4. Update the Land Use Element with reorganized and new land use designations.
5. Amendment of the remaining General Plan Elements to reflect current conditions and account for development projections to year 2035.
6. Municipal and community wide greenhouse gas (GHG) inventories and a Climate Action Plan to implement General Plan policies and comply with A.B. 32 and S.B. 375.

**BACKGROUND**

A General Plan provides the City's development goals and policies related to the distribution of future land uses, along with identifying the infrastructure and programs to implement the goals.

The City of Murrieta's first General Plan was adopted in 1994 and provided for a suburban vision. Due to the City's significant growth in a short period, the goals of the 1994 General Plan were reached many years sooner than expected. This growth and the economic strategy identified by the City Council, as well as changes in environmental regulations have resulted in the need to comprehensively update the City's General Plan.

The General Plan Update commenced on August 18, 2009, when the City Council adopted Resolution No. 09-2357, awarding RBF Consulting a contract to provide professional services in the preparation of a Comprehensive General Plan Update and a Focused Redevelopment Area Land Use Analysis. An aggressive time-frame was established for an April 2011 completion. The project has remained on



schedule, with the Public Review Draft General Plan and Draft Environmental Impact Report (DEIR) distributed on February 7, 2011. Throughout the process, public outreach and participation have been valuable and important components to the Plan's timely completion.

During Visioning and Community Workshops and online surveys, community members were asked to describe their vision for Murrieta. Through this effort, ten Community Priorities were established. These ten priorities, included in Attachment 1, provide the foundation for the General Plan 2035 Vision.

### **GENERAL PLAN HEARING PROCESS**

This Planning Commission hearing is the first of several meetings to review the draft for General Plan 2035 and the Draft Environmental Impact Report (DEIR), along with the technical appendices.

The Planning Commission is charged with making recommendations to the City Council on legislative matters such as the update of the General Plan, which requires the Commission to recommend either approval, approval with changes, or denial of the project as presented by staff.

The Draft General Plan and the Draft Environmental Impact Report (DEIR) was previously transmitted to the Planning Commission. A compact disc, which included the technical appendices and Climate Action Plan (CAP) was also transmitted.

Staff is recommending approval of the seven items listed at the beginning of the staff report. The recommendations will be taken to a City Council hearing, following recommendation by the Planning Commission.

The following meeting schedule is proposed for the Planning Commission review of the General Plan and Draft Environmental Impact Report and preparing their recommendation to the City Council. The City Council action is scheduled for May 2011:

- |                                   |  |
|-----------------------------------|--|
| • March 9, 2011                   | Planning Commission Public Hearing                 |
| • March 23, 2011                  | Planning Commission Public Hearing                 |
| • March 24, 2011                  | Due Date for Response to comments on the Draft EIR |
| • April 6 or 13, 2011 (tentative) | Final Planning Commission Hearing                  |

### **ANALYSIS**

#### **GENERAL PLAN**

*Government Code* Section 65300 requires that each jurisdiction prepare and adopt a comprehensive, long-term plan for the physical development of the county or city. *Government Code* Section 65302 provides that "the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

The General Plan will include the following elements. The seven elements marked with a star are required by State Law.

- |                        |                     |
|------------------------|---------------------|
| • Land Use*            | • Circulation*      |
| • Economic Development | • Healthy Community |



- Conservation\*
- Recreation and Open Space\*
- Infrastructure
- Air Quality
- Noise\*
- Safety\*
- Housing\*

Although each element varies in length, and the number of tables and exhibits, their basic structure is outlined below:

- Introduction of the Element
- Authority for the Element (Government Codes and statutes)
- Key Issues
- Vision
- Goals and Policies
- Implementation

Key to each element are the goals and policies, which provide the basis for the General Plan being a long-range policy document. Many of the goals and policies from the 1994 General Plan, which provided the foundation for Murrieta are still applicable today and are therefore, reflected in the 2035 Plan.

The intent is that this General Plan will provide much of that policy direction for the next 20-25 years. The projections for population, housing and job growth being used to prepare the document extend out to the year 2035. The table below provides the existing conditions and projections for the year 2035 buildout.

**General Plan 2035 Growth Assumptions**

| Description                               | Existing Conditions (2009) <sup>1</sup> | General Plan 2035 Buildout <sup>1</sup> | Change     |
|---|---|---|------------|
| Population (persons)                      | 101,253                                 | 133,452                                 | 32,199     |
| Housing (dwelling units)                  | 33,750                                  | 44,484                                  | 10,734     |
| Household Size (persons/household)        | 3.0                                     | 3.0                                     | N/A        |
| Non-Residential Development (square feet) | 13,978,895                              | 50,189,652                              | 36,210,757 |
| Employment (jobs)                         | 19,878                                  | 130,153                                 | 110,275    |
| Vacant Acreage (acres)                    | 7,750.10                                | N/A                                     | N/A        |

1. The planning horizon for the proposed General Plan 2035 extends from 2009 to 2035.

Each element also provides the statute(s) that require or justify its inclusion in the General Plan document. In addition the State Office of Planning and Research (OPR) provides guidelines to local jurisdictions for preparation of General Plans, guidelines for the inclusion of information to meet requirements for S.B. 18 (Tribal Notification), guidelines for Community and Military Compatibility Planning, and guidelines for Environmental Justice.

The Infrastructure and Healthy Community Elements are two new elements being added to the General Plan. These elements also enable the City to meet the Environmental Justice guidelines provided by OPR. These guidelines provide a framework for policies that promote sustainable development and green building practices, and reduce greenhouse gas emissions.

**LAND USE MAP/ZONING**

The main areas for land use changes are the Redevelopment Focus Areas located on the I-15 and I-215 corridors, which are suitable for major land development and redevelopment to carry out the City's economic development strategy. The three "Focus Areas" that were targeted for land use changes include:

- North Murrieta Business Corridor
- Golden Triangle North (Central Murrieta)
- South Murrieta Business Corridor

In addition, the review included specific rural residential areas north of Clinton Keith Road that are both adjacent to major new development along I-215, or surrounded by more urban development.

Through the General Plan 2035 outreach process, three additional Focus Areas were identified:

- Multiple Use Area 3 (MU-3)
- Los Alamos Hills
- Historic Downtown Murrieta

No land use changes are currently proposed for Los Alamos Hills or Historic Downtown Murrieta, however, it is recognized that subsequent plans should be considered. Thereby, policies were included in the General Plan to maintain consistency, with opportunities to consider future changes.

The primary land use changes in the Focus Areas guided many of the public meetings. The changes proposed are geared toward promoting office, research, and technology and establishing Murrieta as a job center for the region. Importantly, the foundation of the General Plan 2035 and accompanying EIR are designed to facilitate future development.

A new feature of General Plan 2035 will be the separate mapping of land use for the General Plan and a separate zoning map. Currently land use and zoning are on one map, and each land use has a compatible zoning designation. The new General Plan land use map will have few land use designations, that are described in general categories. The Proposed Land Use map is included as Attachment 2 and the Proposed Land Use Designations are included as Attachment 3.

The new zoning map will have specific zoning, which will more clearly define the zoning for a specific property. Use of two maps will help streamline future zone changes, when they are consistent with the General Plan land use map. Following adoption of the General Plan and certification of the EIR, a new zoning map will be taken to hearing before the Planning Commission and City Council.

**GENERAL PLAN ELEMENTS**

In order to effectuate, the land use goals that provide for both a build-out population and economic development opportunities, along with the quality of life and work environment desired, it is necessary to identify the objectives of multiple disciplines to achieve these goals.

Though the Land Use Element is the driving force, it is important to recognize the interplay of all the elements that address various goals, such as park facilities and programs, public safety, and infrastructure, to achieve a successful vision.



The purpose of each the General Plan Elements are summarized below:

**Land Use Element** – provides the primary guidance for the growth of Murrieta over the next 25 years.

**Economic Development Element** – identifies current economic development conditions, and provides policies to promote fiscal stability and expansion of the City’s employment base.

**Circulation Element** – provides goals and policies to achieve a balanced transportation system that adequately serves the anticipated residential and employment needs and growth of the area.

**Infrastructure Element** – identifies the facilities provided by the utility purveyors that serve Murrieta, and provides goals for the implementation of infrastructure with new development.

**Healthy Community Element** – identifies the connection between health and physical, social and economic environment, for achieving and maintaining a healthy community for residents and employees.

**Conservation Element** – identifies the natural and cultural environment of the community, and identifies methods for maintaining, preserving, or conserving these resources.

**Recreation and Open Space Element** – promotes opportunities for recreation, outdoor activities, and the enjoyment of natural resources.

**Air Quality Element** – establishes policies and implementation measures to support the South Coast Air Basin to attain Federal and State air quality standards, along with a Climate Action Plan, that addresses global climate change issues and the reduction of greenhouse gas emissions,

**Noise Element** – identifies noise sources and identifies methods to reduce existing and potential noise impacts.

**Safety Element** – addresses geologic, seismic, flood, and fire hazards, along with programs to respond to emergencies.

**Housing Element** – the Housing Element is currently being updated separately, and once adopted will be incorporated into the General Plan 2035 document.

#### ***ENVIRONMENTAL IMPACT REPORT/CEQA***

Any action taken (public or private) that is determined to be a project under the California Environmental Quality Act (CEQA) is required to consider the potential impacts and whether those impacts can be mitigated to a level of insignificance. It was determined early on that an Environmental Impact Report was required. Details of the Environmental Determination are discussed below. In addition, CEQA requires that alternatives, including the “no project” alternative, be evaluated for the proposed project.

Three alternatives to the proposed project were evaluated; the “no project” alternative, Scenario “A” and Scenario “B”. Both Scenario “A” and Scenario “B” would have resulted in increased residential development in several of the “focus areas”. It should also be noted that Scenario “A” was the environmentally superior alternative, but both “A” and “B” would not meet the economic development goals set for General Plan 2035.

The CEQA analysis for General Plan 2035 showed that some impacts would still be significant, even with mitigation measures. Those items are Land Use, Traffic and Circulation, Air Quality, Noise, and Parks and Recreation. The “no project” alternative is not feasible because the General Plan Update is



required by state law. In addition, General Plan 2035 is being prepared to comply with the City Council emphasis on policies to promote economic development, and to comply with other recent statutory requirements like Assembly Bill 32 and Senate Bill 375, which are geared toward reducing greenhouse gas emissions.

### **ASSEMBLY BILL 32**

California adopted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, which requires California to reduce statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. The California Air Resources Board (CARB) encourages local governments to adopt a reduction goal for municipal operations emissions and move toward establishing similar goals for community emissions that parallel the State commitment to reduce GHGs. As part of the General Plan 2035 process, the City also decided to undertake development of its first Climate Action Plan (CAP). Development of the CAP occurred simultaneously with the General Plan 2035 to ensure that the CAP was synchronized with the direction of the Plan. The CAP is an important implementing action of the Plan that must reflect and be consistent with the overall goals of the General Plan 2035.

### **EXISTING MASTER DEVELOPMENT AND FRAMEWORK PLANS**

The City has utilized Master Development and Framework Plans to facilitate development. These plans are all ten years and older, and though the documents served a useful purpose in their time, the documents are either out-of-date with current environmental regulations, or not in keeping with the current economic strategy. The Land Use section of the EIR identifies the following four Land Use Plans proposed for rescission. It is anticipated that the new land use designations will more appropriately guide future development for these areas.

- Golden Triangle Development Framework Plan (Ordinance 200-99)
- Jefferson Avenue Business Corridor Master Plan (Ordinance 243-01)
- Retail Corridor Action Plan (Ordinance 145)
- Sharp Hospital (Rancho Springs) Master Development Plan (Ord. 125)

Discussion of the four Plans is scheduled for the March 23, 2011 Planning Commission Meeting. Additional information will be provided to the Planning Commission in advance of that meeting.

### **ENVIRONMENTAL DETERMINATION**

The City of Murrieta is the Lead Agency under *CEQA* and is responsible for preparing the Program EIR for the Murrieta General Plan 2035 (State Clearinghouse No. 20100111084). This Program EIR has been prepared in conformance with *CEQA* (*California Public Resources Code* [PRC] Section 21000 et seq.); *CEQA Guidelines* (*California Code of Regulations* [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of *CEQA*, as adopted by the City of Murrieta. The principal *CEQA Guidelines* sections governing content of this document are Sections 15120 through 15132 (Contents of Environmental Impact Reports), and Section 15168 (Program EIR).

The City has prepared a Draft Environmental Impact Report (DEIR) to address significant impacts that that were identified; including Land Use, Traffic and Circulation, Air Quality, Noise, and Parks and Recreation. A Statement of Overriding Considerations will be required to address those impacts that cannot be mitigated to a level of insignificance.




The DEIR is also being prepared with the intent that future development may tier from the CEQA document and the proposed mitigation, unless it is determined that any future proposed project presents significant impacts not considered and/or mitigated by this EIR. Tiering involves the use of a previous, and usually more complete, analysis that allows a proposed project to comply with CEQA regulations because the previous analysis addressed issues that could impact the proposed project.

A Notice of Availability (NOA)/Notice of Completion (NOC) was issued on February 7, 2011, and the 45-day review period ends on March 24, 2011. At the end of the 45-day review period, comments and responses to those comments will be incorporated into the document for the Final Environmental Impact Report (FEIR). This is the document the City Council will consider for certification.

**NOTICING/PUBLIC OUTREACH**

A key component to any process for preparing and/or updating a General Plan is to provide opportunities for public outreach and citizen participation in the process. Community outreach for the General Plan Update process was extensive. A website was created for the sole purpose of providing information about the General Plan, soliciting opinion, and providing updates. Workshops and meetings were conducted throughout the process, beginning with visioning in January 2010, community workshops, land use meetings, during spring and summer of 2010, and City Council and Commissions workshops in winter 2010/2011. In addition, several area specific workshops were conducted citywide, including the Los Alamos Hills area community. Attachment 4 includes a listing of all meetings and workshops held.

The project was noticed in accordance with Section 16.76 of the Development Code with a display notice in The Californian and The Press Enterprise newspapers for a minimum of 10 days prior to the hearing, and the posting of notices at City Hall as well as the main Fire Station and the Library. Notices were also mailed to property owners and the surrounding property owners for parcels included in the focus areas where land use changes are proposed.

|   |  |
|---|--|
| <p><b>Prepared by:</b></p>  <hr/> <p>Greg Smith<br/>Associate Planner</p>                  | <p><b>Reviewed by:</b></p>  <hr/> <p>Cynthia Kinser<br/>City Planner</p> |
| <p><b>Approved by:</b></p>  <hr/> <p>Mary E. Lanier<br/>Community Development Director</p> |  |



**ATTACHMENTS**

1. Community Priorities
2. Land Use Map
3. Proposed Land Use Designations
4. General Plan Meetings and Workshops
5. Draft General Plan (previously transmitted)
6. Draft Environmental Impact Report (previously transmitted)

**Attachment 1**

**Community Priorities**

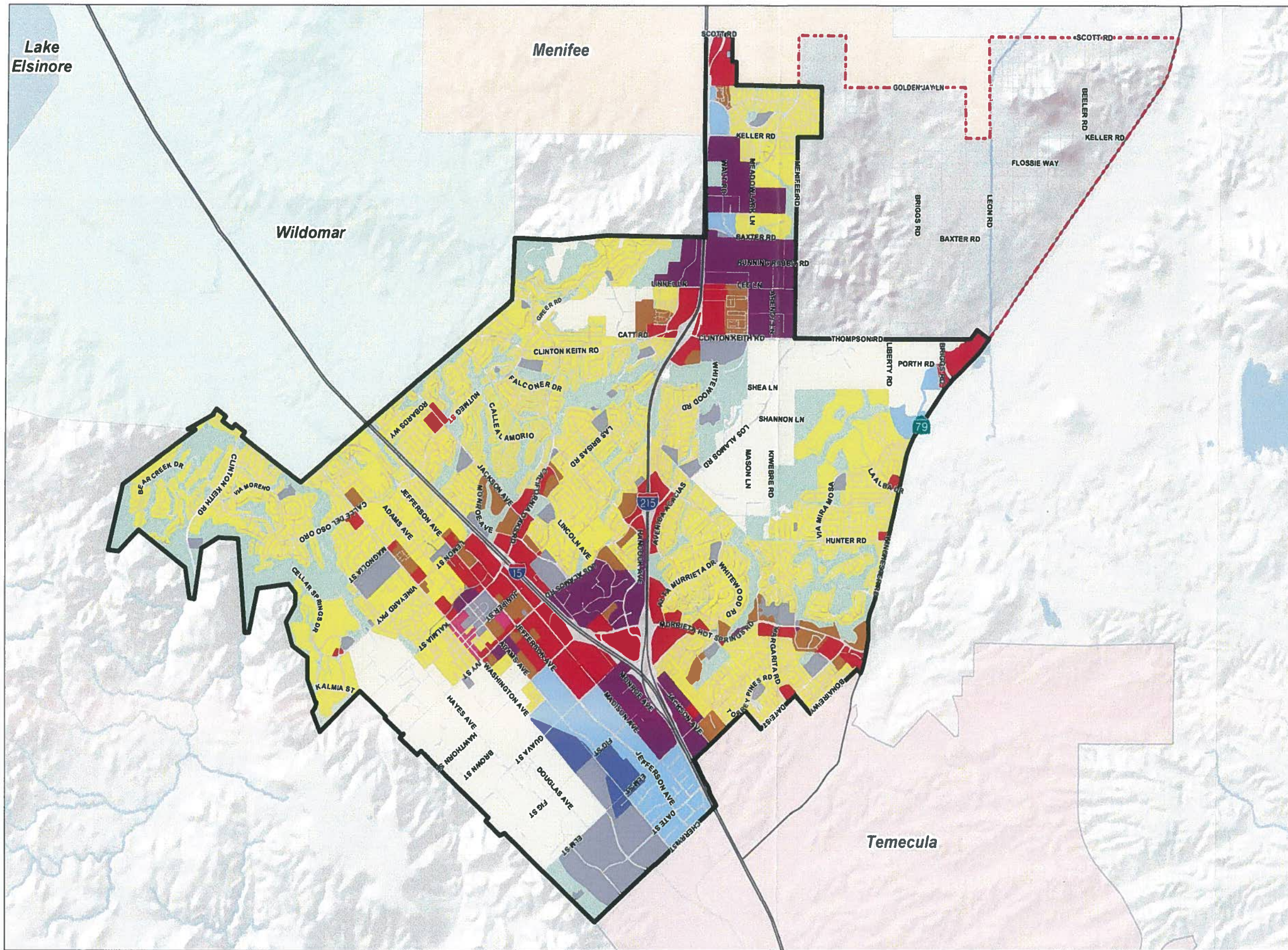
# Community Priorities

Public comments submitted in the surveys and workshops were carefully reviewed to identify areas of agreement about the future of Murrieta. The 10 community priorities below describe the vision that members of the public provided for the future of their community.

A vision is an aspiration; it describes what people hope to see in the future, not necessarily what is true today. Pursuing the vision means translating these broad priorities into more particular policies and actions. This will require a balancing between priorities that may sometimes come into conflict. By continuing to seek dialogue with the community, the City can learn how best to uphold the values that are important to the people of Murrieta.

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

**Attachment 2**  
**Land Use Map**



**LEGEND**

- Rural Residential
- Single-Family Residential
- Multiple-Family Residential
- Commercial
- Office and Research Park
- Business Park
- Industrial
- Civic and Institutional
- Mixed Use
- Parks and Open Space
- City of Murrieta
- Murrieta Sphere of Influence
- Temecula
- Lake Elsinore
- Menifee
- Wildomar



Source: City of Murrieta.

**Attachment 3**

**Proposed Land Use Designations**

# Proposed Murrieta General Plan Update Land Use Designations

| Existing General Plan Land Uses / Zoning   | New General Plan Land Uses                  | Zoning Districts For New General Plan Land Uses | Density - Intensity Standard | Designation Description   |
|--|---|---|------------------------------|---|
| <b>RESIDENTIAL USES</b>  |   |   |                              |   |
| <ul style="list-style-type: none"> <li>▪ Rural Residential (RR)</li> <li>▪ Estate Residential 1 (ER-1)</li> </ul>  | <b>Rural Residential</b><br>[ RR ]          | RR<br>ER-1                                      | 0.4 - 1.0<br>du/ac.          | <b>Rural Residential</b> provides for very-low density residential development on land that may have limited access to urban services. Typical development consists of single-family detached housing and accessory buildings, often with the keeping of horses and other farm animals and/or small agricultural plantings.                                     |
| <ul style="list-style-type: none"> <li>▪ Estate Residential 2 (ER-2)</li> <li>▪ Estate Residential 3 (ER-3)</li> <li>▪ Single-Family 1 Res. (SF-1)</li> <li>▪ Single-Family 2 Res. (SF-2)</li> </ul> | <b>Single-Family Residential</b><br>[ SFR ] | ER-2<br>ER-3<br>SF-1<br>SF-2                    | 2.0 - 10.0<br>du/ac.         | <b>Single-Family Residential</b> provides for traditional single-family detached and attached housing. Typical development consists of a single-family detached home for each legal lot. The Single-Family Residential designation also provides for small lot development such as zero lot line.   |
| <ul style="list-style-type: none"> <li>▪ Multi-Family 1 Res. (MF-1)</li> <li>▪ Multi-Family 2 Res. (MF-2)</li> </ul>   | <b>Multi-Family Residential</b><br>[ MFR ]  | MF-1<br>MF-2<br>MF-3                            | 10 - 30<br>du/ac.            | <b>Multi-Family Residential</b> provides for attached and detached apartments and condominiums. Typical development consists of townhomes, condominiums, apartments, senior housing, and stacked flats. Multiple-Family Residential encourages the development of integrated projects that provide complementary open spaces and amenities on-site.             |
| <b>NON-RESIDENTIAL USES</b>  |   |   |                              |   |
| <ul style="list-style-type: none"> <li>Neighborhood Commercial (NC)</li> <li>Community Commercial (CC)</li> <li>Recreation/Resort Comm. (RRC)</li> <li>Regional Commercial (RC)</li> </ul>           | <b>Commercial</b><br>[ C ]                  | NC<br>CC<br>RC                                  | 0.25 - 0.5<br>FAR            | The <b>Commercial</b> designation provides for a broad mix of commercial retail, service and office uses that serve the local and regional consumer. Typical uses include retail stores, personal services, restaurants, motor fuels, business offices and lodging intended to meet the needs of city residents, travelers and the daily employment population. |

|   |  |  |               |   |
|---|--|--|---------------|---|
| Professional Commercial (PC)  | Office and Research Park [ ORP ]             | Office: "O"<br>Office & Research Park: "ORP" | 0.6 - 2.5 FAR | The <b>Office and Research Park</b> designation provides for a variety of employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, and technological advancement. Retail and service uses are limited to those that best meet the needs of the local businesses and their employees. Development will reflect the high freeway visibility of the areas and the appropriate buffering of adjacent residential areas.  |
| Business Park (BP)<br>Multiple Use-2 (MU-2)   | Business Park [ BP ]                         | BP   | 0.4 - 0.6 FAR | The <b>Business Park</b> designation provides for employment uses, including office, research and development, educational facilities and light manufacturing. Development should create a campus-like business or industrial park setting. Retail and service uses are typically limited to areas along major streets.   |
| <ul style="list-style-type: none"> <li>▪ General Industrial (GI)</li> <li>▪ General Industrial - A (GI - A)</li> </ul>  | Industrial [ IND ]                           | GI<br>GI-A                                   | 0.4 - 0.5 FAR | The <b>Industrial</b> designation provides for both indoor and outdoor employment intensive industrial uses, including product assembly, warehousing/distribution and manufacturing. The designation also provides for more intensive uses, some of which may introduce potential environmental impacts such as noise, dust and other nuisances. Impacts should be mitigated through site design and appropriate screening and buffering.   |
| <ul style="list-style-type: none"> <li>▪ Civic and Institutional (C I)</li> </ul>   | Civic and Institutional [ C & I ]            | C & I  | 0.5 - 1.0 FAR | The <b>Civic and Institutional</b> designation provides for public and quasi-public uses such as hospitals, government offices, schools, museums, libraries, public safety facilities, water and sewer treatment plants and publicly or privately owned places intended for public assembly.  |
| <ul style="list-style-type: none"> <li>▪ Parks &amp; Recreation (P&amp;R)</li> <li>▪ <del>Private Recreation (PR)</del></li> <li>▪ Open Space (OS)</li> </ul> | Parks, Recreation & Open Space [ P, R & OS ] | P & R<br>O S                                 | N/A           | The <b>Parks, Recreation and Open Space</b> designation provides for public parks and recreational activities, private recreational facilities and passive open space areas. The designation is intended to provide for the preservation of natural open spaces, protection of wildlife habitats, maintenance of natural and scenic resources, greenbelts and protection from fire and other natural hazards. The designation includes facilities generally accessible to the public such as bicycle paths, pedestrian trails, swimming pools, golf courses, equestrian centers, playgrounds, picnic areas and sports recreational facilities.. |

**Attachment 4**

**General Plan Meetings and Workshops**

**CITY OF MURRIETA  
GENERAL PLAN UPDATE  
COMMUNITY MEETINGS AND WORKSHOPS**

| <b>DATE</b>       | <b>TYPE OF MEETING</b>                        | <b>LOCATION</b>               |
|-------------------|---|-------------------------------|
| January 14, 2010  | Chamber of Commerce Presentation              | Black Angus                   |
| January 22, 2010  | Youth Visioning Workshop                      | Vista Murrieta High School    |
| January 25, 2010  | Brokers Meeting                               | Murrieta Public Library       |
| January 25, 2010  | Rotary Presentation                           | Sizzler                       |
| January 28, 2010  | Visioning Workshop                            | Murrieta Mesa High School     |
| January 30, 2010  | Visioning Workshop                            | Murrieta Mesa High School     |
| March 23, 2010    | North Murrieta Business Corridor Area Meeting | Rail Ranch Elementary School  |
| March 25, 2010    | Clinton Keith/Mitchell Area Meeting           | Fire Station #4               |
| March 27, 2010    | Land Use Workshop                             | Murrieta Senior Center        |
| March 29, 2010    | South Murrieta Business Corridor Area Meeting | Citizens Bank Conference Room |
| April 13, 2010    | Los Alamos Area Meeting                       | Rail Ranch Elementary School  |
| April 22, 2010    | MU-3 Area Meeting                             | Murrieta Public Library       |
| May 3, 2010       | Golden Triangle North Area Meeting            | Murrieta Public Library       |
| June 2, 2010      | North Murrieta Business Corridor area Meeting | Council Chambers              |
| June 7, 2010      | MU-3 Area Meeting                             | Council Chambers              |
| June 8, 2010      | Clinton Keith/Mitchell Area Meeting           | Council Chambers              |
| June 10, 2010     | Golden Triangle North Area Meeting            | Council Chambers              |
| June 23, 2010     | Joint CC/PC Land Use Workshop                 | Council Chambers              |
| July 7, 2010      | Joint CC/PC Land Use Workshop                 | Council Chambers              |
| October 21, 2010  | Healthy Community Workshop                    | Library                       |
| November 30, 2010 | Joint CC/PC General Plan Workshop             | Council Chambers              |
| December 2, 2010  | Los Alamos Area Meeting                       | Library                       |
| January 10, 2011  | Historic Commission                           | Council chambers              |
| January 11, 2011  | Joint CC/PC Workshop                          | Council Chambers              |
| January 19, 2011  | Joint PC/Transportation Meeting               | Council Chambers              |

**Attachment 5**

**Draft General Plan 2035 (previously transmitted)**

**Attachment 6**

**Draft Environmental Impact Report (previously transmitted)**