



Murrieta General Plan Update

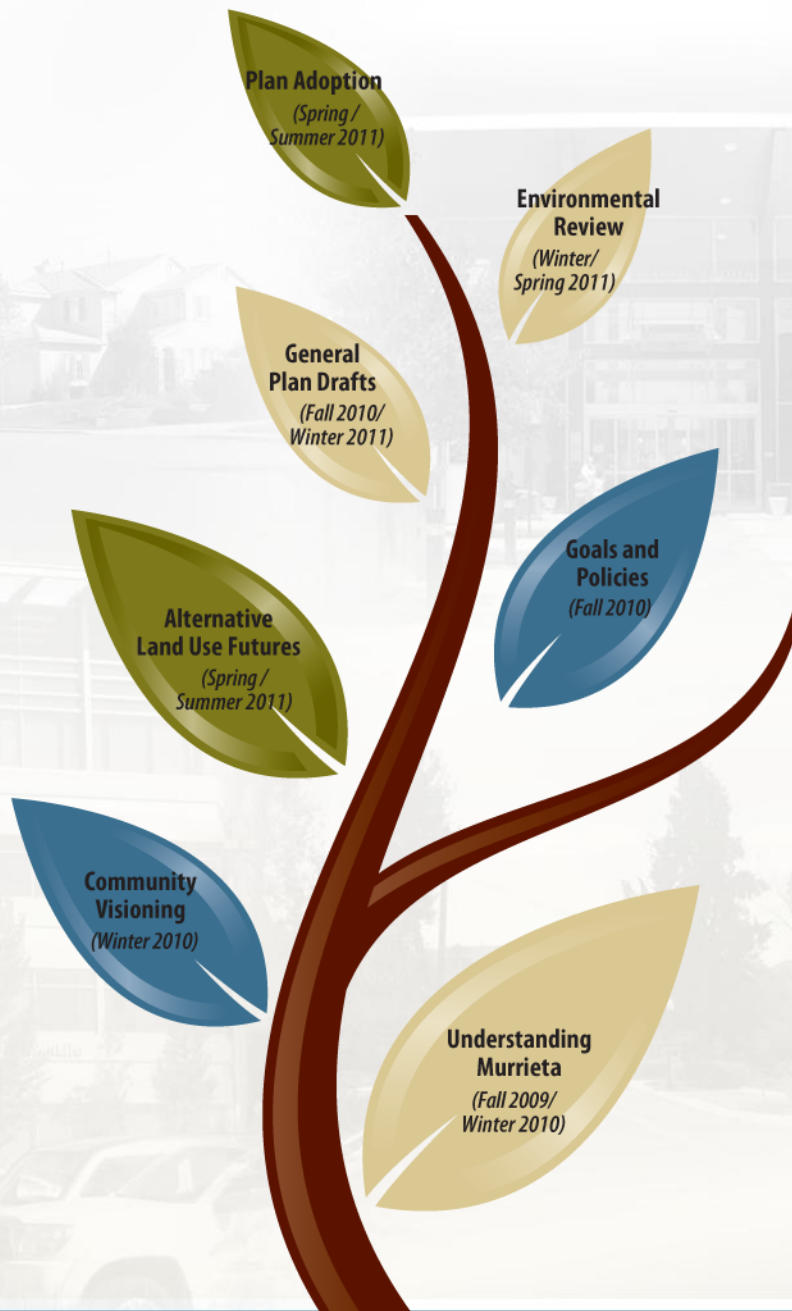
PLANNING COMMISSION

June 8, 2011

Agenda

- Recap of General Plan 2035 Process
- Whitewood Extension
- Airport Land Use Commission
- Planning Commission and Public Comments on the General Plan
- EIR Response to Comments





The Update Process



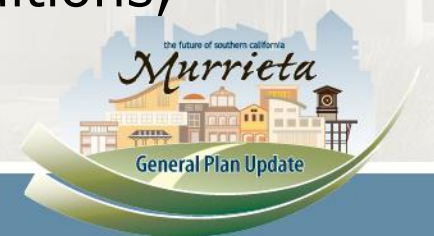
Murrieta General Plan Update

- Began in Fall 2009
- General Plan Update
 - Setting Vision and Policy for next 20-25 years for City.
 - Intent is to facilitate future development in City over those next 20-25 years.
- City Council Objective - Economic Development
 - Must be Good for the City
 - Must Produce Jobs
 - Must Generate Revenue
- Focus on the Freeway Corridors and Future Economic Vitality



Murrieta General Plan Update

- Great Places Evolve Over Time
 - The General Plan provides the plan and foundation for a Great Murrieta!
- The General Plan
 - Sets Vision and Policy for next 20-25 years.
 - Focus on the Economic Development!
- General Plan as a Living Document
 - Can change over time.
 - Maintains clarity of the vision, but flexibility on how to get there.
 - Keeps up with new technology, market conditions, and community desires.



General Plan 2035



General Plan 2035 Elements

- Introduction
- Vision
- Land Use Element *
- Economic Development Element
- Circulation Element *
- Infrastructure Element
- Healthy Community Element
- Conservation Element *
- Recreation and Open Space * Element
- Air Quality Element
- Noise Element *
- Safety Element *
- Housing Element *

* Required by State Law



Focus Areas

- North Murrieta Business Corridor
 - Office and Research Park and Commercial
- Clinton Keith/Mitchell
 - Large Lot Residential, Single-Family and Multiple-Family Residential Transition, and Office and Research Park
- Golden Triangle North (Central Murrieta)
 - Office and Research Park
- South Murrieta Business Corridor
 - Office and Research Park and Business Park
- Multiple Use 3
 - Commercial, Office and Research Park, and Multiple-Family Residential
- Added Area
 - Los Alamos Hills Area
 - General Plan Goals and Policies

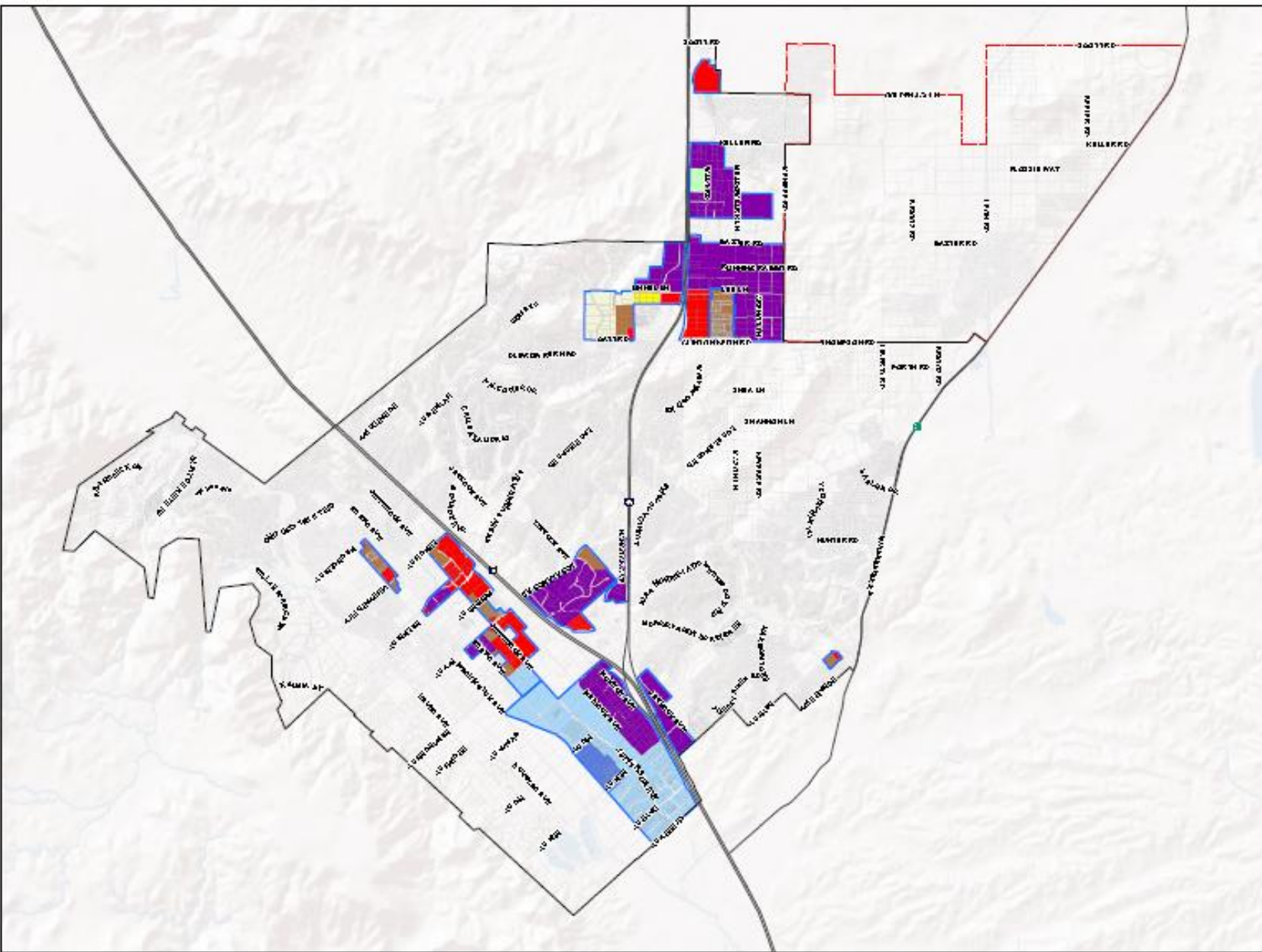






LEGEND

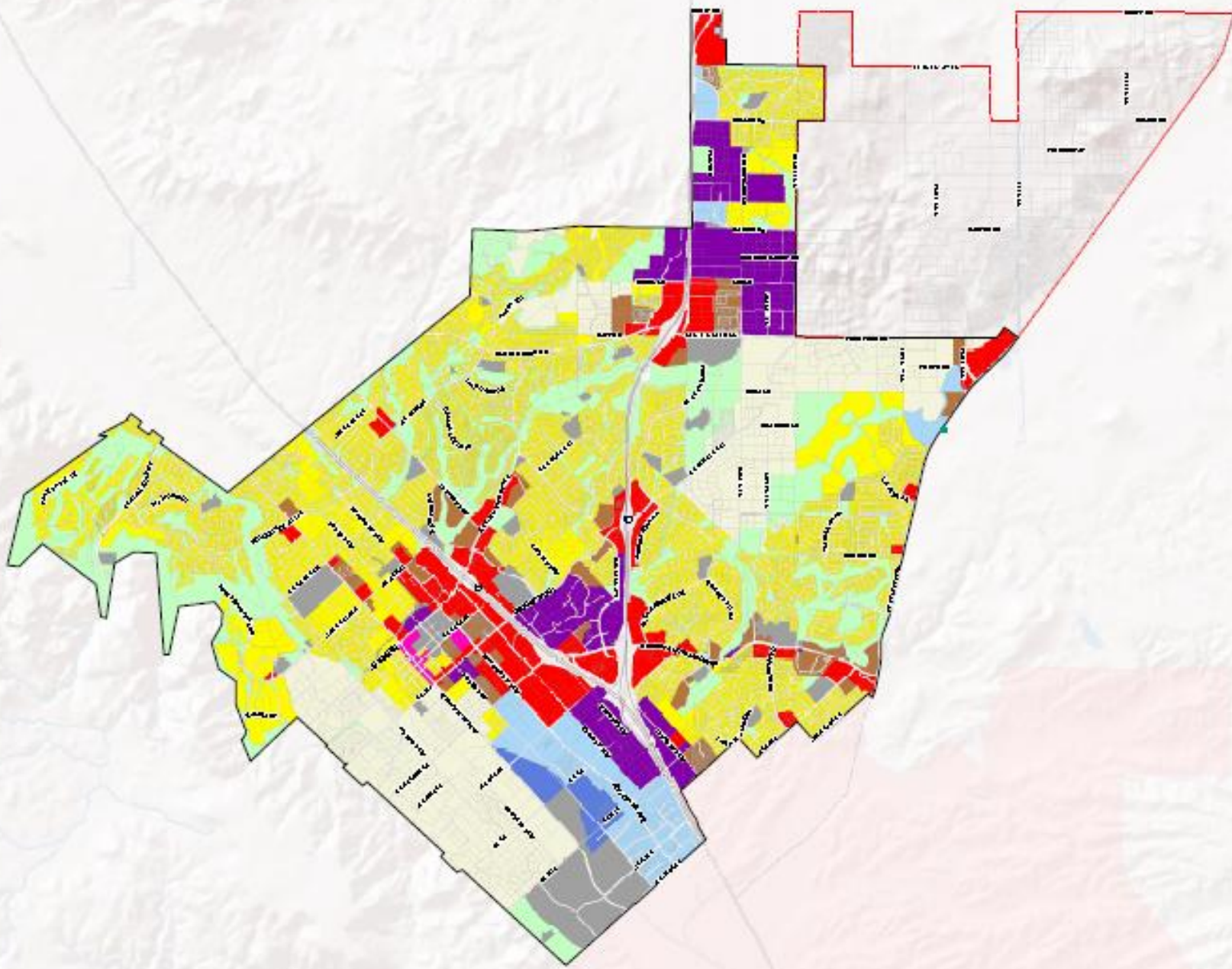
-  Rural Residential
-  Single-Family Residential
-  Multiple-Family Residential
-  Commercial
-  Office and Research Park
-  Business Park
-  Industrial
-  Civic and Institutional
-  Mixed Use
-  Parks and Open Space
-  Parks
-  Focus Areas
-  Sphere of Influence
-  City Boundary





LEGEND

- Flat Farmland
- Single Family Farmland
- Multi-Family Farmland
- Commercial
- Office/Professional
- Industrial
- Medium Density Residential
- High Density Residential
- Public
- Special Use
- Forest
- Other
- City Boundary



Planning Commission and Public Comments on General Plan

- Whitewood Road Extension
- McElwain Road Extension
- Riverside County Airport Land Use Commission – Consistency with Airport Land Use Compatibility Plan
- Individual Property Owners Requests to Not Change Land Use Designations
- Los Alamos Hills Area



Errata for Final General Plan 2035

- Attachment 4 of Packet lists the text and exhibit changes for the final document by chapter.
 - Includes refinements or additions based upon direction from the Planning Commission, City Staff, or Agencies



General Plan 2035 Implementation

- The General Plan 2035 Sets the Stage for Future Action Items
 - Development Code Amendments
 - Zone Changes
 - Master Plans for Specific Areas (i.e., North Murrieta Business Corridor)
 - Projects to Include in Capital Improvements Program



General Plan Program Environmental Impact Report



Analysis in EIR

- Land Use
- Population, Employment & Housing
- Aesthetics
- Traffic*
- Air Quality*
- Greenhouse Gas Emissions
- Noise*
- Geology & Seismic Hazards
- Cultural Resources
- Biological Resources
- Agricultural Resources
- Mineral Resources
- Hydrology & Water Quality
- Hazards & Hazardous Materials
- Water Supply
- Wastewater
- Fire Protection
- Police Protection
- Schools
- Parks and Recreation*
- Electricity & Natural Gas
- Solid Waste
- Cumulative Impacts
- Alternatives



Final EIR

- Final EIR includes:
 - Draft EIR
 - Mitigation Monitoring and Reporting Program
 - Comments and Responses
 - Errata for Final EIR



Comments on Draft EIR

- Received 19 Comment Letters
 - 18 During the 45-Day Public Review Period (February 7 to March 24, 2011)
 - 1 After the Close of the 45-Day Public Review Period
- Draft Responses to Comments Prepared
 - Included in Final EIR Document
 - None of the comments warranted new analysis or recirculation
 - Responses are draft and will be finalized and sent out 10 days prior to the EIR City Council Hearing



Comments on Draft EIR

- Traffic
 - Whitewood Road Extension
 - Scott Road and I-215 Interchange
- Alternatives
- Water Supply
- Cultural Resources
- Biological Resources
- Air Quality
- Los Alamos Hills Area



Comments Received for this Meeting

- Citizens for Quality of Life (2)
- Pechanga Tribe
- City of Menifee



Tonight's Meeting

- Take Public Testimony on New Information Presented to Planning Commission
 - Final EIR
 - General Plan Comments and Responses
 - General Plan Errata
- Planning Commission Discussion and Recommendation(s) to City Council



Planning Commission Recommendation

- Adopt the Resolution Recommending that the City Council:
 1. Certify the Final Environmental Impact Report for Murrieta General Plan 2035 (SCH NO. 2010111084);
 2. Adopt the Mitigation, Monitoring and Reporting Program;
 3. Adopt the Statement of Facts and Findings and Statement of Overriding Considerations;
 4. Adopt the Climate Action Plan included as Appendix P to the EIR; and
 5. Adopt proposed General Plan 2035 as presented to the Planning Commission at this hearing.

