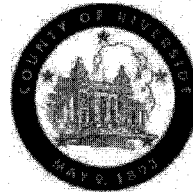


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
19.3
(ID # 8077)

MEETING DATE:

Tuesday, September 25, 2018


FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PPT180016 and PM37399 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 43055 – Applicant/Owner: W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Commercial Scenic Highway (C-P-S) - REQUEST: Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail buildings and 89,395 square feet of business park buildings on 14.06 acres. The project site will encompass seven (7) office/warehouse buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping. Tentative Parcel Map No. 37399 proposes a Schedule "E" subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size. APN: 963-060-032. [Applicant fees 100%.] (19.1 of 09/18/2018)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43055**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

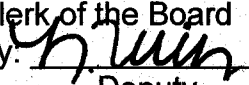
ACTION:


Charles Leach, Assistant TLMA Director 9/20/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: September 25, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE PLOT PLAN NO. 180016**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.
3. **APPROVE TENTATIVE PARCEL MAP NO. 37399**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Continuance

Since the continuance from September 18th, staff has worked with the applicant to update and clarify certain conditions of approval related to phasing of improvements. These are included in the updated attached staff report package for consideration, in particular Plot Plan Conditions of Approval 80.Transportation.1, 80.Transportation.4, 80.Transportation.14, 80.Transportation.15, 80.Transportation.16, 90.Transportation.2, 90.Transportation.4, 90.Transportation.5, 90.Transportation.6, 90.Transportation.7, 90.Transportation.8, 90.Transportation.18, and 90.Transportation.19.

Summary

On February 24, 2016, the Board of Supervisors authorized and approved Fast Track (FTA No. 2016-02) status for Conditional Use Permit No. 3777 and Tentative Parcel Map No. 37399. Pursuant to Fast Track procedures, Board policy, Fast Track items are heard directly by the Board of Supervisors. On September 6, 2017, W Development Partners, LLC, submitted a Conditional Use Permit and Tentative Parcel Map application for a proposed retail and business park commercial center. Pursuant to Ordinance No. 348, Section 9.5.A, a Plot Plan is required for the proposed shopping center; therefore the Conditional Use Permit is no longer required for the proposed land uses. The Tentative Parcel Map will remain and the Fast Track status will still apply for the Tentative Parcel Map and the Plot Plan.

On May 10, 2018, the project was heard by the Airport Land Use Commission (ALUC) and found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

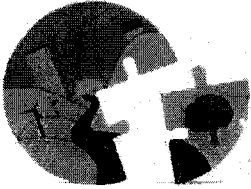
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Staff Report Package
- B. Indemnification Agreement
- C. Plot Plan Exhibits
- D. Tentative Parcel Map


Scott Bruckner

9/20/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

PROJECT CASE(S): SP 386, PM 37191, GPA 1135, CZ 7850, EA 42661

RS Mann 5-15-18 President Mann Property Company, Inc.
Property Owner(s) Signature(s) and Date Manager of W Development Partners
of Temecula, LLC

W Development Partners of Temecula, LLC
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

FRENCH VALLEY COMMONS

BENTON ROAD AND LEON ROAD, FRENCH VALLEY, CA

PLANNING REVIEW RESUBMITTAL 02 - ADDENDUM

MAY 02, 2018

APN 963-060-032

CUP-03777

PROJECT DIRECTORY

APPLICANT:
 BOB MANN
 W/DEVELOPMENT PARTNERS OF TEMECULA, LLC
 P.O. BOX 77564
 SAN FRANCISCO, CA 94107
 PHONE: (415) 990-3378

JIM ROACHE/ELC COMPANY
 W/DEVELOPMENT PARTNERS OF TEMECULA, LLC
 P.O. BOX 77564
 SAN FRANCISCO, CA 94107
 PHONE: (925) 250-7118

ENTITLEMENTS AND PLANNING:

ERIN JACKSON
 EJR GROUP
 344 20TH STREET
 OAKLAND, CA 94612
 PHONE: (415) 254-6571

CIVIL ENGINEER/SURVEY:

MICHAEL SCHWEITZER
 SWS ENGINEERING, INC.
 1500 CALIFORNIA AVENUE, SUITE C
 SAN MARCOS, CA 92069
 PHONE: (760) 444-0011

TRAFFIC ENGINEERING:

JOHN A. BOARMAN, PE (X238)
 CARA HILGESON (X232)
 LANSKOTT, LAW & GREENSPAN, ENGINEERS
 4542 RUFFNER STREET, SUITE 100
 SAN DIEGO, CA 92111
 PHONE: (619) 590-8800

BIOLOGICAL CONSULTANT:

PRINCIPLE AND ASSOCIATES
 29881 LOS NOGALES ROAD
 TEMECULA, CALIFORNIA 92591
 PHONE: (951) 699-3040

GEOTECHNICAL ENGINEER:

STEPHEN M. POOLE, PE, GE
 EARTH STRATA, INC.
 1000 CALIFORNIA AVENUE, SUITE C
 MURRETA, CA 92562
 PHONE: (951) 461-4028

CULTURAL RESOURCES CONSULTANT:

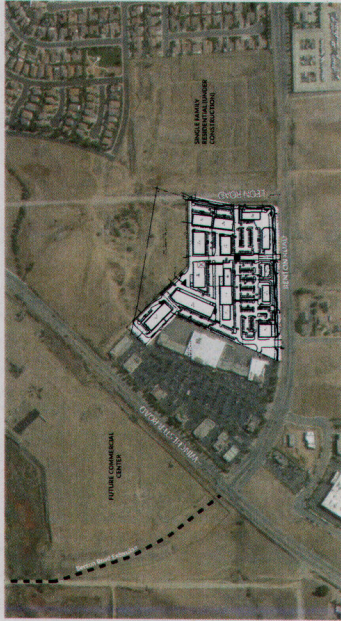
JANA A. KELLER, PH.D.
 1002 N. EL CAMINO REAL, SUITE B244
 ENCINITAS, CA 92024
 PHONE: (760) 295-9909

PHOTOMETRICS:

KURT TOMASOVICH
 IMPERIAL LIGHTING
 41905 BOARDWALK SUITE C
 PALM DESERT, CA 92211
 PHONE: (760) 636-0762

NOISE, AIR QUALITY AND GREEN HOUSE GAS CONSULTANTS:

HASEEB QURESHI
 URBAN CROSSROADS, INC.
 260 BAKERS ST E
 SAN MARCOS, CA 92546
 PHONE: (949) 336-5987



VICINITY MAP

PROJECT DATA

Site Data: 612,405 SF (14.06 AC)
 County of Riverside
 Jurisdiction: CPS Scenic - Highway Commercial
 Zoning: Commercial Retail (CP, CR)
 Land Use Designation:
 THIS PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF CALIFORNIA CONSTRUCTION CODES AND ALL COUNTY OF RIVERSIDE ORDINANCES

SHEET INDEX

NO.	TITLE SHEET
1	A0.0 PRELIMINARY SITE PLAN
2	A1.0 PRELIMINARY GRADING PLAN
3	C1.0 PRELIMINARY UTILITY PLAN
4	C2.0 WATER TABLES
5	C3.0 PRELIMINARY LANDSCAPE PLAN
6	L1.0 PHOTOMETRIC STUDY
7	L2.0 PHOTOMETRIC STUDY
8	L3.0 PHOTOMETRIC STUDY
9	L4.0 PHOTOMETRIC STUDY
10	A3.1 S1 BUILDING ELEVATIONS
11	A3.2 S2 BUILDING ELEVATIONS
12	A3.3 R1 BUILDING ELEVATIONS
13	A3.4 R2 BUILDING ELEVATIONS
14	A3.5 R3 BUILDING ELEVATIONS
15	A3.6 R4 BUILDING ELEVATIONS
16	A3.7 R5 BUILDING ELEVATIONS
17	A3.8 B1 BUILDING ELEVATIONS
18	A3.9 B2 BUILDING ELEVATIONS
19	A3.10 B3 BUILDING ELEVATIONS
20	A3.11 B4 BUILDING ELEVATIONS
21	A3.12 B5 BUILDING ELEVATIONS
22	A3.13 B6 and B7 BUILDING ELEVATIONS
23	A4.0 SITE SIGNAGE/TRASH ENCLOSURE
24	A4.1 COLOR AND MATERIALS BOARD
25	A5.0 M1 BUILDING FLOOR PLAN AND ROOF PLAN
26	A5.1 M2 BUILDING FLOOR PLAN AND ROOF PLAN
27	A5.2 M3 BUILDING FLOOR PLAN AND ROOF PLAN
28	A5.3 R1 BUILDING FLOOR PLAN AND ROOF PLAN
29	A5.4 R2 BUILDING FLOOR PLAN AND ROOF PLAN
30	A5.5 R3 BUILDING FLOOR PLAN AND ROOF PLAN
31	A5.6 R4 BUILDING FLOOR PLAN AND ROOF PLAN
32	A5.7 R5 BUILDING FLOOR PLAN AND ROOF PLAN
33	A5.8 B1 BUILDING FLOOR PLAN AND ROOF PLAN
34	A5.9 B2 BUILDING FLOOR PLAN AND ROOF PLAN
35	A5.10 B3 BUILDING FLOOR PLAN AND ROOF PLAN
36	A5.11 B4 BUILDING FLOOR PLAN AND ROOF PLAN
37	A5.12 B5 BUILDING FLOOR PLAN AND ROOF PLAN
38	A5.13 B6 and B7 BUILDING FLOOR PLAN AND ROOF PLAN

FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
 TITLE SHEET



W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 01 OF 38
 DATE: May 02, 2018
 SCALE: NTS
A0.0

Project Data

Project Address: Benton Road and Leon Road, French Valley, CA

Site Data

RETAIL PHASE 1: 251,297.64 SF (6,769 AC)
 RETAIL PHASE 2: 170,483.84 SF (3,914 AC)
 BUSINESS PARK PHASE 1: 109,161.36 SF (2,504 AC)
 BUSINESS PARK PHASE 2: 619,595.58 SF (14,184 AC)

Jurisdiction: County of Riverside
 Zoning: Specific Highway Commercial (C-P-S)
 Land Use Designation: Commercial Retail (CP-CR)
 Boundaries: Information:
 THESE PLANS HAVE BEEN PREPARED BY USING SITE DATA INFORMATION FROM GPS ENGINEERING INC.

Building/Parking Data

TOTAL GROSS FLOOR AREA: 141,265 SF

COUNTY ZONING REQUIREMENTS
 Retail Office Floor Area: 40,190 SF
 Retail Office Floor Area: 1,000 SF Floor Area
 Permitted: 27 Stalls
 Business Park Office Floor Area: 89,885 SF
 Business Park Office Floor Area: 1,000 SF Floor Area
 Permitted: 27 Stalls

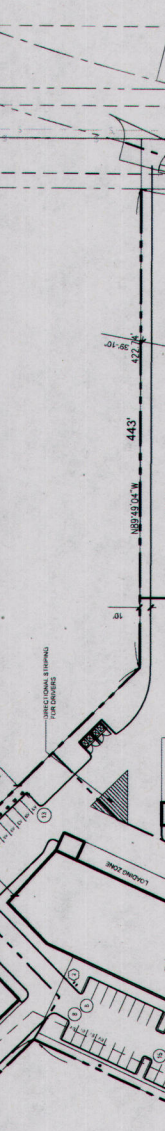
RETAIL PHASE 1:
 BUILDING AREA: 13,690 SF
 S1 = 13,690 SF
 S2 = 9,800 SF
 S3 = 7,000 SF
 S4 = 4,411 SF
 S5 = 2,691 SF
 Total: 36,100 SF
 259 CARS (7,211,000)

RETAIL PHASE 2:
 BUILDING AREA: 84 = 7,000 SF
 R4 = 7,000 SF
 Total: 13,000 SF
 78 CARS (6,811,000)

BUSINESS PARK PHASE 1:
 BUILDING AREA: B1 = 23,825 SF
 B2 = 13,690 SF
 B3 = 10,000 SF
 B4 = 11,980 SF
 B5 = 6,543 SF
 B6 = 9,170 SF
 B7 = 9,170 SF
 Total: 50,312 SF
 113 CARS (2,211,000)

BUSINESS PARK PHASE 2:
 BUILDING AREA: B8 = 6,543 SF
 B9 = 9,170 SF
 B10 = 5,800 SF
 B11 = 2,600 SF
 B12 = 2,600 SF
 B13 = 2,600 SF
 B14 = 2,600 SF
 B15 = 2,600 SF
 B16 = 2,600 SF
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 B94 = 2,600 SF
 B95 = 2,600 SF
 B96 = 2,600 SF
 B97 = 2,600 SF
 B98 = 2,600 SF
 B99 = 2,600 SF
 B100 = 2,600 SF
 Total: 331,440 SF
 84 CARS (2,241,000)

ADDITIONAL PARKING DATA
 Accessible Parking Stalls: 559 Stalls
 Total Parking Stalls: 12 Stalls
 Required: 34 Stalls (2 Min. x Standard)
 Provided: 559 Stalls
 Bicycle Parking: 28 Spaces (5% of Visitor Parking)
 Required: 28 Spaces
 Provided: 28 Spaces
 Electric Vehicle Parking: 46 Stalls (per 2016 CAL Green Code Table 5.106.5.2)
 Required: 46 Stalls
 Provided: 46 Stalls
 Electric Vehicle Charging Stations (EVCS): 34 Charging Stations
 Required: 34 Charging Stations
 Provided: 34 Charging Stations



ZONED: SPECIFIC PLANS (SP) SINGLE FAMILY HOMES UNDER CONSTRUCTION

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

DWG: 02 OF 38
 DATE: May 02, 2018
 SCALE: 1" = 50'-0"

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

FR GROUP

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

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FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

FRENCH VALLEY COMMONS DEVELOPMENT SITE PLAN

Project Data

Project Address: Benton Road and Leon Road, French Valley, CA

Site Data

RETAIL PHASE I 251,297.64 SF (6,789-AD PHASE I)
 RETAIL PHASE II 170,483.84 SF (5,444-AD PHASE II)
 BUSINESS PARK PHASE 1 109,161.36 SF (2,584-AD PHASE I)
 BUSINESS PARK PHASE 2 618,595.56 SF (14,204-AD PHASE I)
 TOTAL 1,149,538.40 SF

Jurisdiction: County of Riverside
 Zoning: Specific Highway Commercial (C-P-S)
 Land Use Designation: Commercial Retail (CP-CR)
 Boundaries Information: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWS ENGINEERING INC.

Building/ Parking Data

TOTAL GROSS FLOOR AREA: 141,262.52 SF

COUNTY PARKING REQUIREMENTS

Retail Gross Floor Area: 50,199 SF
 Retail Net Floor Area: 1,000 SF Floor Area
 Provider: 237 Spaces
 Business Park Gross Floor Area: 88,445 SF
 Business Park Net Floor Area: 1,000 SF Floor Area
 Office: 11,618 SF Floor Area
 Warehouse: 6,000 SF Floor Area
 Provider: 217 Spaces

RETAIL PHASE I:

BUILDING AREA: 58 (5,571,000)
 M1 = 10,000 SF
 S1 = 5,000 SF
 S2 = 5,000 SF
 R1 = 2,000 SF
 R2 = 2,000 SF
 R3 = 2,000 SF
 Total: 36,100 SF

PARKING PROVIDED:

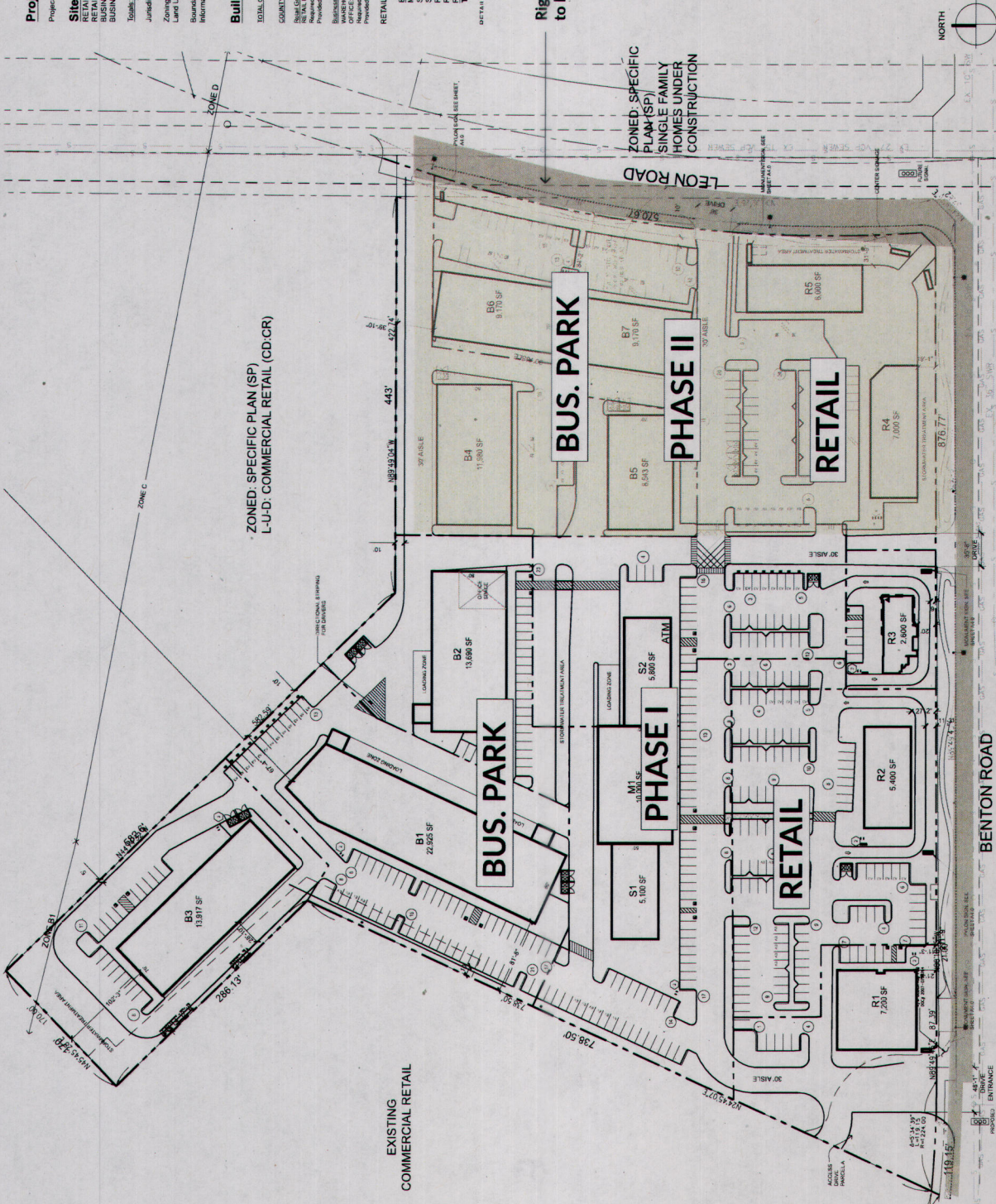
1,247
 1,325
 1,325
 9,969
 27 (10,41,100)
 259 CARS (7,21,000)
 5,768 AC

DRIVE THRU QUEUE

12 CARS
 7.5 CARS

DETAIL PHASE 1:

Right of Way Work and Drive Aisle to be Done by Developer



FRENCH VALLEY COMMONS
 PHASING PLAN

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

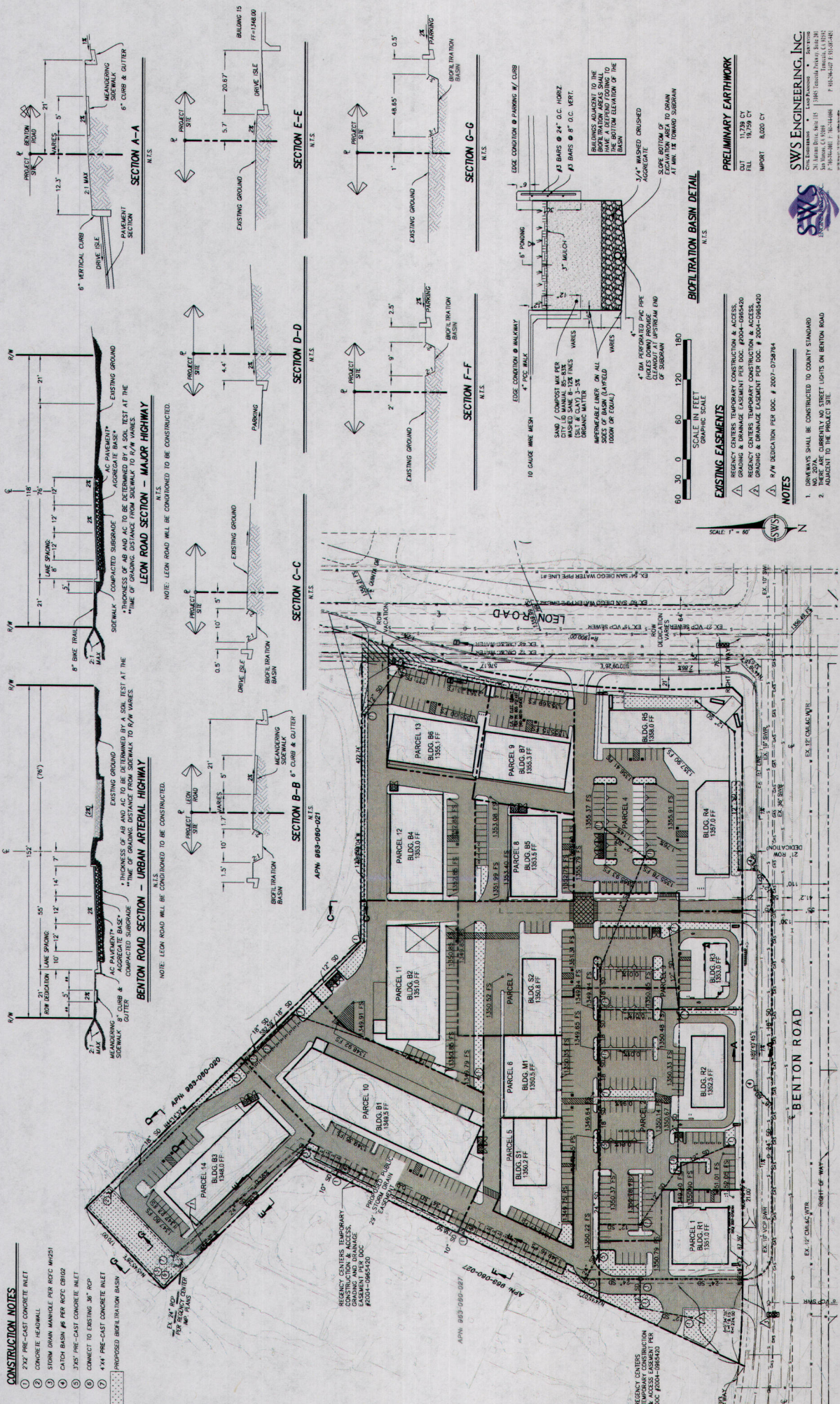


DWG: 03 OF 38
 DATE: May 02, 2018
 SCALE: 1" = 20'-0"

A1.1

CONSTRUCTION NOTES

- 1 2'x2' PRE-CAST CONCRETE INLET
- 2 CONCRETE HEADWALL
- 3 STORM DRAIN MANHOLE PER RDC# W0201
- 4 CATCH BASIN #6 PER RDC# 0202
- 5 2'x2' PRE-CAST CONCRETE INLET
- 6 CONNECT TO EXISTING 36" RCP
- 7 4'x4' PRE-CAST CONCRETE INLET
- 8 PROPOSED BIOFILTRATION BASIN



BENTON ROAD SECTION - URBAN ARTERIAL HIGHWAY
 N.T.S.
 *THICKNESS OF AB AND AC TO BE DETERMINED BY A SOIL TEST AT THE TIME OF GRADING DISTANCE FROM SIDEWALK TO R/W VARIES.
 *THICKNESS OF AB AND AC TO BE DETERMINED BY A SOIL TEST AT THE TIME OF GRADING DISTANCE FROM SIDEWALK TO R/W VARIES.

LEON ROAD SECTION - MAJOR HIGHWAY
 N.T.S.
 *THICKNESS OF AB AND AC TO BE DETERMINED BY A SOIL TEST AT THE TIME OF GRADING DISTANCE FROM SIDEWALK TO R/W VARIES.
 *THICKNESS OF AB AND AC TO BE DETERMINED BY A SOIL TEST AT THE TIME OF GRADING DISTANCE FROM SIDEWALK TO R/W VARIES.

SECTION B-B - 6" CURB & GUTTER
 N.T.S.
 NOTE: LEON ROAD WILL BE CONDITIONED TO BE CONSTRUCTED.

SECTION C-C
 N.T.S.

SECTION D-D
 N.T.S.

SECTION E-E
 N.T.S.

SECTION F-F
 N.T.S.

SECTION G-G
 N.T.S.

BIOFILTRATION BASIN DETAIL
 N.T.S.
 SCALE IN FEET GRAPHIC SCALE
 0 30 60 120 180

EXISTING EASEMENTS
 REGISTRY CENTERS TEMPORARY CONSTRUCTION & ACCESS.
 GRADING & DRAINAGE EASEMENT PER DOC. #2004-008540
 REGISTRY CENTERS TEMPORARY CONSTRUCTION & ACCESS.
 GRADING & DRAINAGE EASEMENT PER DOC. # 2004-008540
 REGISTRY CENTERS TEMPORARY CONSTRUCTION & ACCESS.
 GRADING & DRAINAGE EASEMENT PER DOC. # 2007-075874

NOTES
 1. DRIVEWAYS SHALL BE CONSTRUCTED TO COUNTY STANDARD
 2. THERE ARE CURRENTLY NO STREET LIGHTS ON BENTON ROAD ADJACENT TO THE PROJECT SITE.

SWS ENGINEERING, INC.
 CIVIL ENGINEERING LAND PLANNING SURVEYING
 13801 Central Expressway, Suite 100
 San Ramon, CA 94583
 P: 925-342-1100 F: 925-342-1101
 www.sws-engineering.com

PRELIMINARY EARTHWORK
 CUT 11,739 CY
 FILL 13,739 CY
 IMPORT 8,000 CY

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

FRENCH VALLEY COMMONS
 FRENCH VALLEY, CALIFORNIA
 PRELIMINARY GRADING PLAN

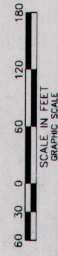
DWG: 04 OF 38
 DATE: May 02, 2018
 SCALE: NTS

PUBLIC WATER DATA TABLE		
SYM	LENGTH	DELTA/BRCG DESCRIPTION
1	54.96	S89°49'10"W 10" SDI 40 PVC
2	97.39	N00°10'50"W 10" SDI 40 PVC
3	101.06	N00°11'07"W 8" C-800 PVC
4	101.06	S00°11'07"E 8" C-800 PVC

SEWER DATA TABLE		
SYM	LENGTH	BEARING DESCRIPTION
1	274.97	S00°00'00"E 8" SBR-35
2	41.25	N00°00'00"W 8" SBR-35
3	58.57	S89°49'44"W 8" SBR-35
4	241.91	N00°00'00"W 8" SBR-35
5	59.37	N00°00'00"E 8" SBR-35
6	140.63	N00°00'00"E 8" SBR-35
7	100.00	N00°00'00"E 8" SBR-35
8	69.89	N00°00'00"E 8" SBR-35
9	79.95	N00°00'00"E 8" SBR-35
10	44.40	S00°00'00"E 8" SBR-35
11	132.78	S00°10'18"E 8" SBR-35
12	43.54	S00°00'00"E 8" SBR-35
13	51.98	S00°00'00"E 8" SBR-35
14	129.39	N00°00'00"E 8" SBR-35
15	123.54	S00°00'00"E 8" SBR-35
16	10.97	N00°00'00"W 8" SBR-35
17	189.90	N00°00'00"E 8" SBR-35
18	194.28	N00°00'00"W 8" SBR-35
19	22.65	N00°00'00"E 8" SBR-35
20	15.46	N00°00'00"W 8" SBR-35
21	26.84	S89°49'44"W 8" SBR-35
22	92.02	N89°49'04"W 8" SBR-35
23	140.07	N44°4'13"W 8" SBR-35
24	141.37	N44°4'13"W 8" SBR-35
25	11.97	N45°42'28"E 8" SBR-35
26	11.97	N45°42'28"E 8" SBR-35

- CONSTRUCTION NOTES**
- 1 WATER METER & BACKFLOW PREVENTER
 - 2 FIRE HYDRANT
 - 3 POC & PIV
 - 4 4" SEWER CLEANOUT
 - 5 6" SEWER CLEANOUT
 - 6 8" GATE VALVE
 - 7 SS MANHOLE
 - 8 CONNECT TO EXISTING 12" O.M.A.C
 - 9 4" SS P.O.C TO BUILDING
 - 10 1" DOMESTIC WATER P.O.C TO BUILDING

NOTE: SEE SHEET 2 FOR WATER AND FIRE SERVICE DATA TABLES



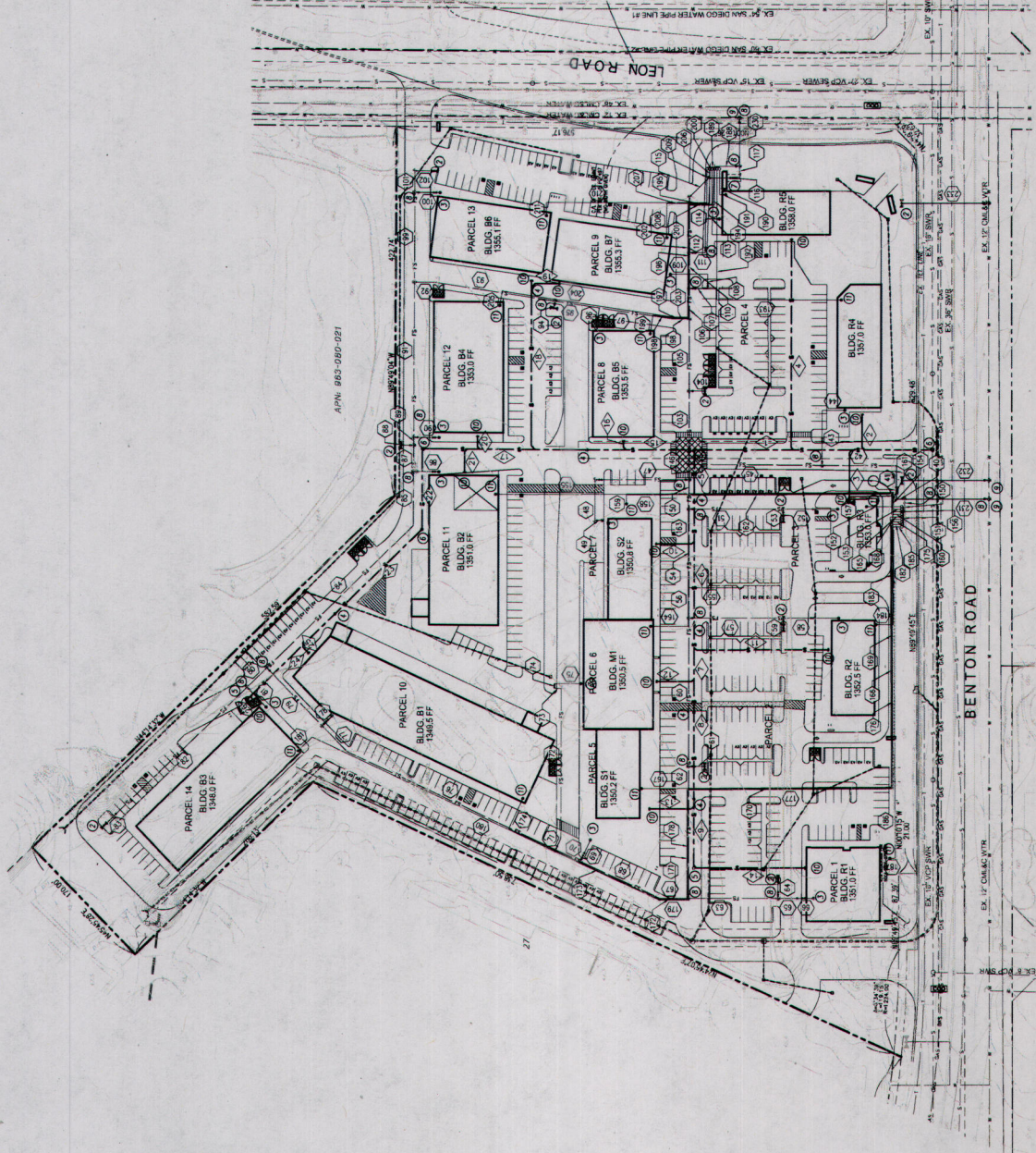
SWS ENGINEERING, INC.
 21140 Via Arroyo, Suite 100
 San Juan Capistrano, CA 92675
 Phone: 949.261.1400 | Fax: 949.261.1401

DWG: 05
 DATE: May 02, 2018
 SCALE: NTS

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

FRENCH VALLEY COMMONS CALIFORNIA

FRENCH VALLEY COMMONS PRELIMINARY UTILITY PLAN



DRP/IMINARY UTILITY

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
60	9.16'	N00°05'52"W	8" C-800 PVC
61	38.09'	N00°00'00"E	8" C-800 PVC
62	66.17'	N00°04'47"W	8" C-800 PVC
63	63.11'	N00°00'00"E	8" C-800 PVC
64	261.18'	N00°00'00"E	8" C-800 PVC
65	153.42'	N00°04'47"E	8" C-800 PVC
66	17.66'	N00°00'00"E	8" C-800 PVC
67	108.15'	S00°00'00"E	8" C-800 PVC
68	46.38'	N00°00'00"E	8" C-800 PVC
69	7.90'	N00°00'00"E	8" C-800 PVC
70	33.45'	N00°00'00"E	8" C-800 PVC
71	108.71'	N00°00'00"E	8" C-800 PVC
72	62.68'	N00°00'00"E	8" C-800 PVC
73	111.3'	N00°00'00"E	8" C-800 PVC
74	90.10'	N00°00'00"E	8" C-800 PVC
75	63.41'	N00°00'00"E	8" C-800 PVC
76	146.88'	N00°00'00"E	8" C-800 PVC
77	109.17'	N00°00'00"E	8" C-800 PVC
78	63.52'	N00°00'00"E	8" C-800 PVC
79	111.3'	N00°00'00"E	8" C-800 PVC
80	189.94'	N00°00'00"E	8" C-800 PVC
81	18.95'	N00°00'00"E	8" C-800 PVC
82	191.31'	N00°00'00"E	8" C-800 PVC
83	103.47'	N00°00'00"E	8" C-800 PVC
84	24.65'	N00°00'00"E	8" C-800 PVC
85	8.83'	S00°00'00"E	8" C-800 PVC
86	22.04'	N00°00'00"E	8" C-800 PVC
87	20.13'	N00°00'00"E	8" C-800 PVC
88	33.04'	S00°00'00"E	8" C-800 PVC
89	100.60'	S24°45'07"W	8" C-800 PVC
90	27.22'	N55°14'53"W	8" C-800 PVC

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
72	31.67'	N24°45'37"E	8" C-800 PVC
73	141.17'	N65°14'53"W	8" C-800 PVC
74	172.44'	S89°35'29"E	8" C-800 PVC
75	7.81'	S00°04'31"W	8" C-800 PVC
76	5.53'	N80°00'00"E	8" C-800 PVC
77	32.14'	S00°00'00"E	8" C-800 PVC
78	264.81'	N24°45'37"E	8" C-800 PVC
79	41.51'	N45°45'28"E	8" C-800 PVC
80	16.04'	N44°14'52"W	8" C-800 PVC
81	91.47'	N45°45'28"E	8" C-800 PVC
82	31.85'	N44°14'52"W	8" C-800 PVC
83	31.63'	S45°45'28"W	8" C-800 PVC
84	210.78'	N44°14'52"W	8" C-800 PVC
85	20.01'	N44°14'52"W	8" C-800 PVC
86	235.50'	N44°14'52"W	8" C-800 PVC
87	61.73'	S89°49'04"E	8" C-800 PVC
88	29.32'	N00°00'00"E	8" C-800 PVC
89	30.01'	S89°49'04"E	8" C-800 PVC
90	15.18'	S00°13'58"W	8" C-800 PVC
91	9.24'	S89°49'04"E	8" C-800 PVC
92	29.32'	N00°00'00"E	8" C-800 PVC
93	177.88'	S89°49'04"E	8" C-800 PVC
94	24.03'	N00°00'00"E	8" C-800 PVC
95	136.61'	S89°38'20"W	8" C-800 PVC
96	8.83'	S79°24'51"E	8" C-800 PVC
97	51.52'	S89°38'20"W	8" C-800 PVC
98	23.59'	S81°33'21"E	8" C-800 PVC
99	86.23'	S89°38'20"W	8" C-800 PVC
100	18.45'	S00°00'00"E	8" C-800 PVC
101	102.68'	S89°49'04"E	8" C-800 PVC

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
102	29.32'	N00°00'00"E	8" C-800 PVC
103	24.65'	S89°49'04"E	8" C-800 PVC
104	22.39'	N00°00'00"E	8" C-800 PVC
105	84.20'	N80°00'00"E	8" C-800 PVC
106	17.25'	S00°00'00"E	8" C-800 PVC
107	82.99'	N80°00'00"E	8" C-800 PVC
108	34.23'	N80°00'00"E	8" C-800 PVC
109	21.11'	N00°00'00"E	8" C-800 PVC
110	18.27'	N80°00'00"E	8" C-800 PVC
111	44.50'	N00°00'00"E	8" C-800 PVC
112	40.82'	N80°00'00"E	8" C-800 PVC
113	18.28'	N00°00'00"E	8" C-800 PVC
114	38.81'	N80°00'00"E	8" C-800 PVC
115	16.10'	S00°00'00"E	8" C-800 PVC
116	63.91'	N80°00'00"E	8" C-800 PVC
117	31.06'	N45°00'00"W	8" C-800 PVC
118	35.75'	N00°00'00"E	8" C-800 PVC
119	13.32'	N89°49'10"E	8" C-800 PVC
120	15.75'	S89°38'20"W	8" C-800 PVC
121	23.12'	S89°38'20"W	8" C-800 PVC
122	39.77'	N00°00'00"E	8" C-800 PVC
123	8.50'	N00°21'40"W	8" C-800 PVC
124	19.36'	S89°38'20"W	8" C-800 PVC
125	457.49'	N00°21'40"W	8" C-800 PVC
126	9.50'	N00°21'40"W	8" C-800 PVC
127	21.28'	S89°38'20"W	8" C-800 PVC
128	307.18'	S00°21'40"E	8" C-800 PVC
129	10.28'	S89°38'20"W	8" C-800 PVC
130	103.50'	N00°21'40"W	8" C-800 PVC
131	23.20'	S89°38'20"W	8" C-800 PVC

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
132	23.97'	S00°21'40"E	8" C-800 PVC
133	146.88'	N80°00'00"E	8" C-800 PVC
134	43.14'	S00°00'00"E	8" C-800 PVC
135	12.50'	N00°21'40"W	8" C-800 PVC
136	358.35'	N89°38'20"E	8" C-800 PVC
137	288.65'	S00°21'40"E	8" C-800 PVC
138	11.50'	N00°21'40"W	8" C-800 PVC
139	307.43'	N89°38'20"E	8" C-800 PVC
140	237.10'	S00°21'40"E	8" C-800 PVC
141	176.27'	N80°00'00"E	8" C-800 PVC
142	31.26'	S00°00'00"E	8" C-800 PVC
143	191.46'	S24°45'07"W	8" C-800 PVC
144	38.40'	N55°14'53"W	8" C-800 PVC
145	10.50'	N00°21'40"W	8" C-800 PVC
146	305.75'	N89°38'20"E	8" C-800 PVC
147	237.10'	S00°21'40"E	8" C-800 PVC
148	126.27'	N80°00'00"E	8" C-800 PVC
149	32.48'	S00°00'00"E	8" C-800 PVC
150	441.03'	S24°45'07"W	8" C-800 PVC
151	22.55'	S44°12'33"E	8" C-800 PVC
152	9.50'	N00°21'40"W	8" C-800 PVC
153	114.81'	N89°38'20"E	8" C-800 PVC
154	18.53'	S00°10'47"E	8" C-800 PVC
155	8.50'	N00°21'40"W	8" C-800 PVC
156	379.74'	N89°38'20"E	8" C-800 PVC
157	5.94'	N00°00'00"E	8" C-800 PVC
158	27.25'	S00°10'50"E	8" C-800 PVC
159	14.60'	N00°00'00"E	8" C-800 PVC
160	28.13'	N80°00'00"E	8" C-800 PVC
161	6.97'	N00°00'00"E	8" C-800 PVC

WATERLINE AND FIRE SERVICE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
162	146.88'	N80°00'00"E	8" C-800 PVC
163	143.43'	N00°00'00"E	8" C-800 PVC
164	40.39'	N80°00'00"E	8" C-800 PVC
165	43.14'	S00°00'00"E	8" C-800 PVC
166	29.98'	S00°00'00"E	8" C-800 PVC
167	129.02'	N80°00'00"E	8" C-800 PVC
168	17.38'	S00°00'00"E	8" C-800 PVC
169	24.86'	S89°38'20"W	8" C-800 PVC
170	21.37'	S81°33'21"E	8" C-800 PVC
171	38.39'	S00°00'00"E	8" C-800 PVC
172	26.04'	S00°00'00"E	8" C-800 PVC
173	128.02'	N80°00'00"E	8" C-800 PVC
174	16.30'	S00°00'00"E	8" C-800 PVC
175	199.81'	S89°38'20"W	8" C-800 PVC
176	16.80'	S81°33'21"E	8" C-800 PVC
177	38.39'	N80°00'00"W	8" C-800 PVC
178	49.27'	S00°00'00"E	8" C-800 PVC
179	38.17'	N80°00'00"E	8" C-800 PVC
180	37.39'	N80°00'00"W	8" C-800 PVC
181	182.24'	S00°00'00"E	8" C-800 PVC
182	14.98'	N80°00'00"E	8" C-800 PVC

FRENCH VALLEY COMMONS
PRELIMINARY WATER TABLE

W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 06
OF 38
DATE: May 02, 2018
SCALE: NTS

C3.0



SWS ENGINEERING, INC.
311 Main Street, Suite 115 | 78162 Temecula, California 92592
Tel: 951-261-1111 | Fax: 951-261-1112 | www.sws-engineering.com

Preliminary Planting Legend:

Symbol	Botanical / Common Name	Size	Spacing (OC)	W/COLS	Comments
	<i>Olea europaea</i> / Olive	24" Box	As Shown	L	Standard
	<i>Lagerstroemia speciosa</i> / Lagerstroemia	24" Box	As Shown	M	Standard
	<i>Ulmus parviflorus</i> / Elm	24" Box	As Shown	M	Standard
	<i>Platanus occidentalis</i> / Sycamore	24" Box	As Shown	L	Standard
	<i>Arctostaphylos</i> / Toyon	5 gal	3'	M	
	<i>Arctostaphylos</i> / Toyon	1 gal	4'	L	
	<i>Arctostaphylos</i> / Toyon	1 gal	5'	L	
	<i>Arctostaphylos</i> / Toyon	1 gal	6'	L	
	<i>Arctostaphylos</i> / Toyon	1 gal	5'	M	
	<i>Arctostaphylos</i> / Toyon	1 gal	6'	L	
	<i>Arctostaphylos</i> / Toyon	1 gal	6'	L	
	<i>Arctostaphylos</i> / Toyon	1 gal	18"	M	
	<i>Arctostaphylos</i> / Toyon	1 gal	18"	L	
	<i>Arctostaphylos</i> / Toyon	1 gal	18"	M	
	<i>Arctostaphylos</i> / Toyon	1 gal	3'	M	
	<i>Arctostaphylos</i> / Toyon	1 gal	3'	M	
	<i>Arctostaphylos</i> / Toyon	1 gal	3'	M	
	<i>Arctostaphylos</i> / Toyon	1 gal	3'	M	

Stormwater Treatment Areas:

Tree	Planting Notes
	<i>Quercus virginiana</i> / Heritage / Southern Live Oak (to be planted at top of Stormwater Treatment Area)
	<i>Perennial / Ornamental Grasses:</i>
	<i>Centella asiatica</i> / Centella
	<i>Festuca californica</i> / River House Blues / California Fescue
	<i>Arthrochloa rigens</i> / Deer Grass
	<i>Chamaecrista</i> / California Red Clover / Feather Reed Grass

Landscape Data:

Total Site Area: 612,465 SF
 Landscaped Area Required: 67,264 SF (50% spaces = 11% landscape)
 Landscape Area Provided: 167,171 SF (27%)
 Landscape Shading Requirement: 272 parking stalls (50% spaces = 50% of uncovered parking stalls)
 Shade Calk based on a 15 year Mortality

Notes:

- The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth. The system will be designed to allow for seasonal adjustments to watering schedules. The system will be programmable, allowing operation during late night and early morning hours, with multiple start times per cycle. The system will be designed with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).
- MAMA: 3.553245
ETWU complies with MAVA
- Prior to project construction, agree to submit a complete Landscape Construction Document Package that complies with the 461 project conditions of approval and in substantial conformance with the approved Landscape Concept Plan. Should the conditions be revised, plans may be subject to change.
- Planting Legend Plants are all found on the County of Riverside California Friendly Plant List.
- Per Ordinance 946 Section 15.112 a 17' concrete walkway shall be constructed along end parking stalls adjacent to parking spaces.
- Plant material within sight distance restricted zones will consist of plant material that naturally grows no taller than 12' in height per directive of Engineering Department. If a not approved maintenance is required to maintain at 12' or less, typical



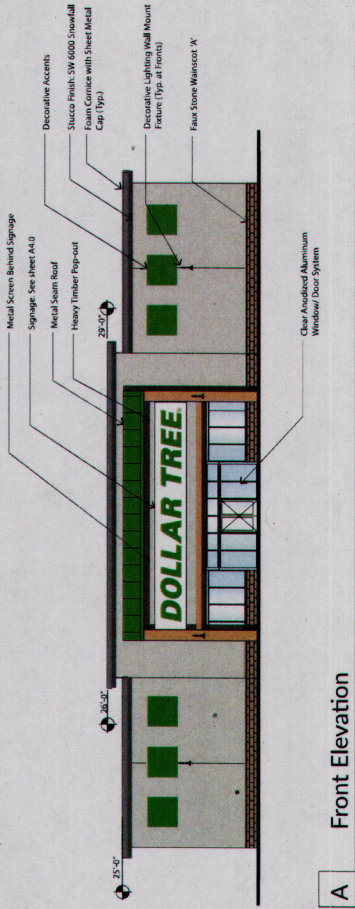
FRENCH VALLEY COMMONS LANDSCAPE PLAN

FRENCH VALLEY, CALIFORNIA

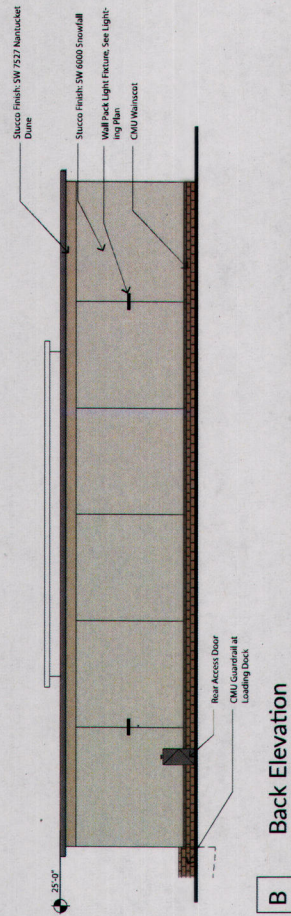
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DATE: May 02, 2018
 SCALE: 1" = 50'-0"

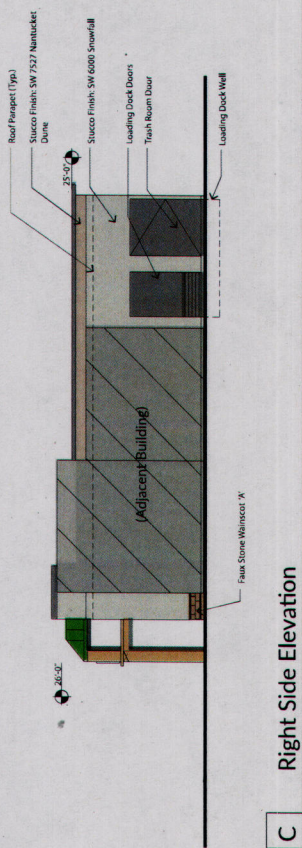
DWG: 07 OF 38
L1.0



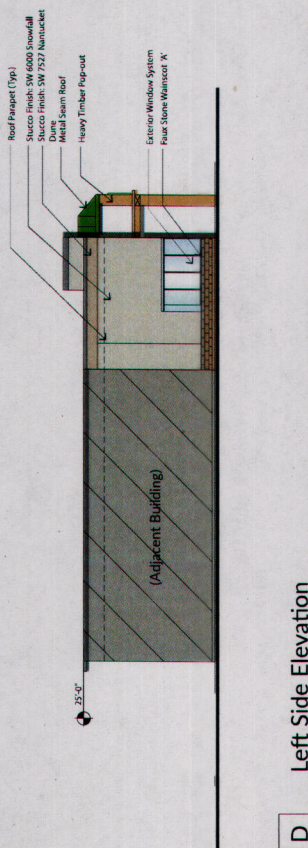
A Front Elevation



B Back Elevation

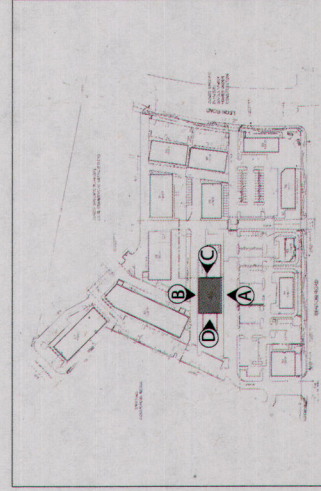


C Right Side Elevation



D Left Side Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

FRENCH VALLEY COMMONS
M1 BUILDING ELEVATIONS

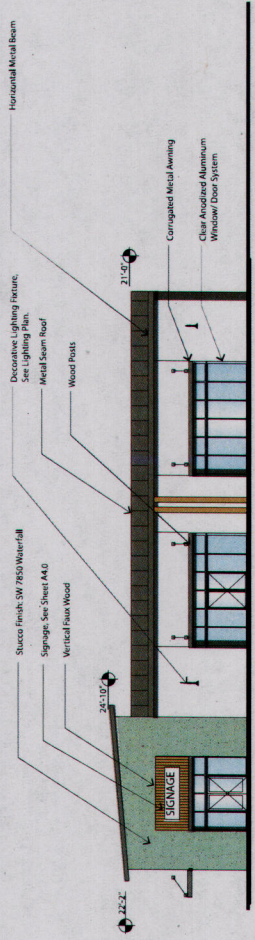
FRENCH VALLEY, CALIFORNIA

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

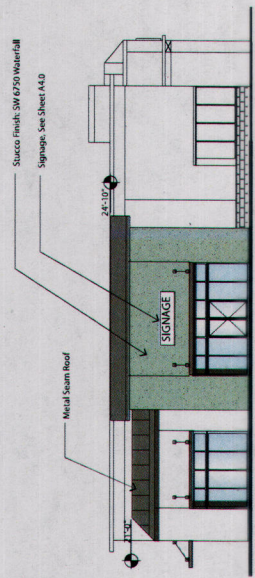
EJR GROUP

DWG: 02 OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"

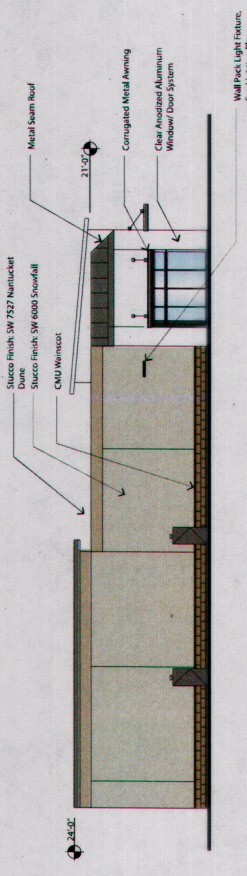
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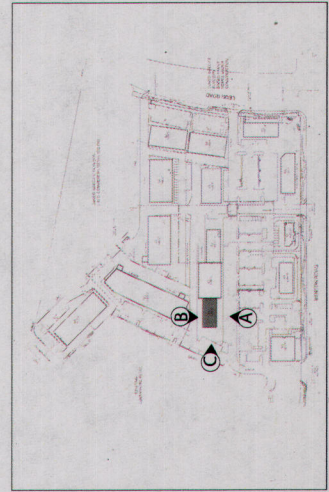
A Front Elevation



C Side Elevation



B Back Elevation



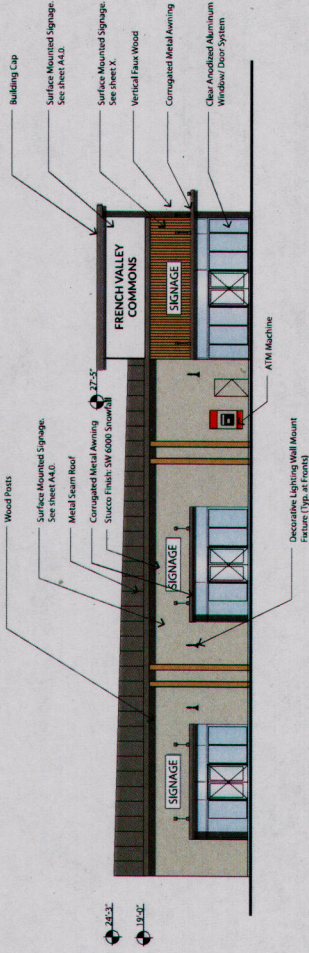
KEY MAP

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.

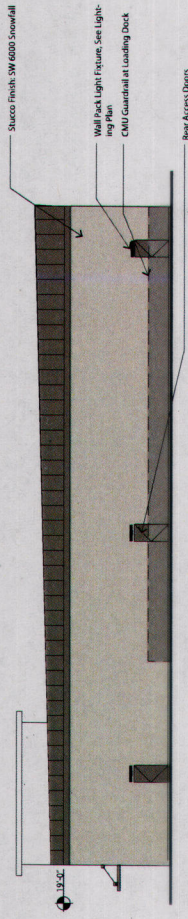
FRENCH VALLEY COMMONS
S 1 BUILDING ELEVATIONS

EJR GROUP
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

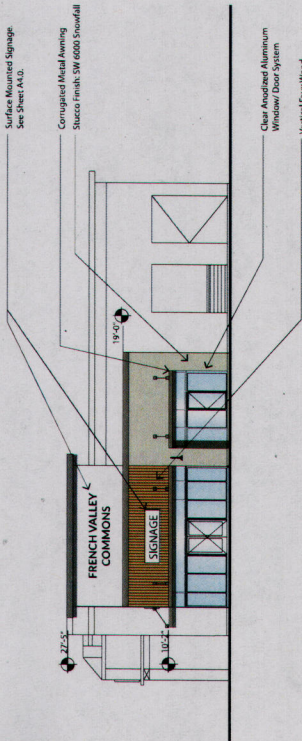
DWG: 10 OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"
A3.1



A Front Elevation

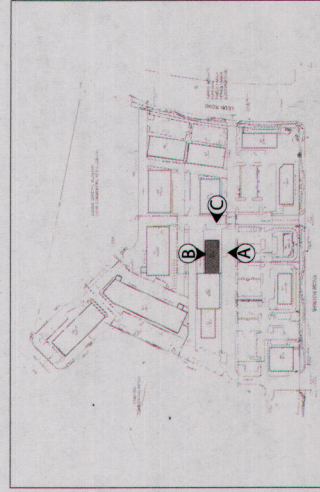


B Back Elevation



C Side Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

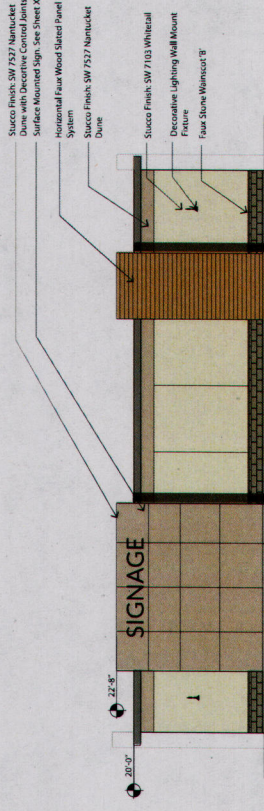
FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
S 2 BUILDING ELEVATIONS

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

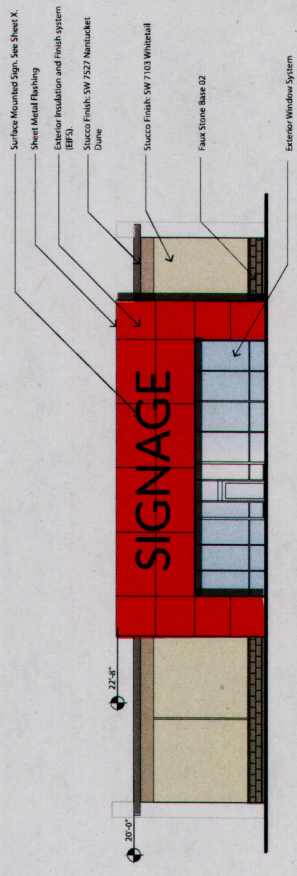


DWG: 11 OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"

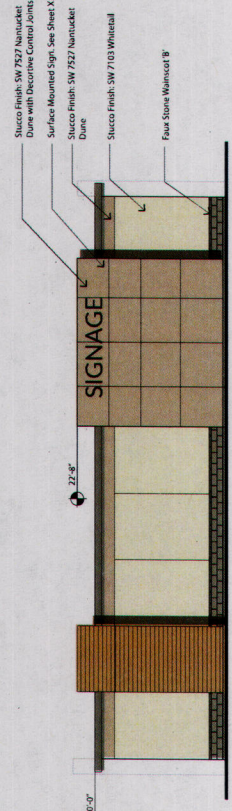
A3.2



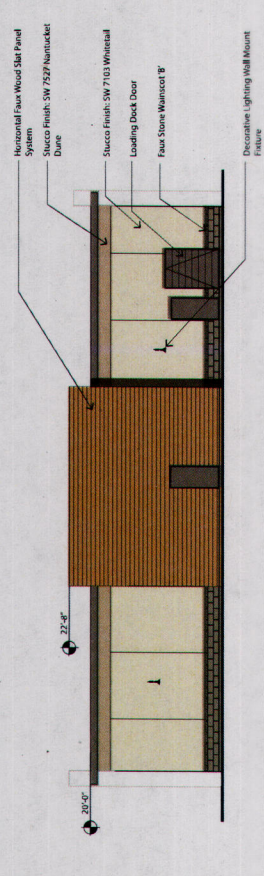
C Rear Elevation (Street)



A Front Elevation

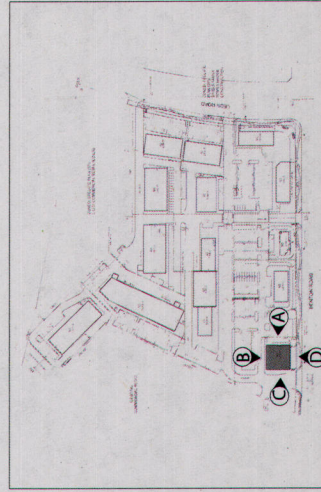


D Left Side Elevation



B Right Side Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.

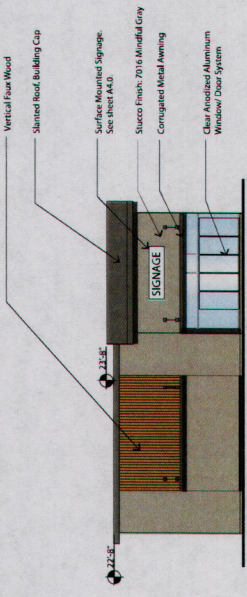


KEY MAP

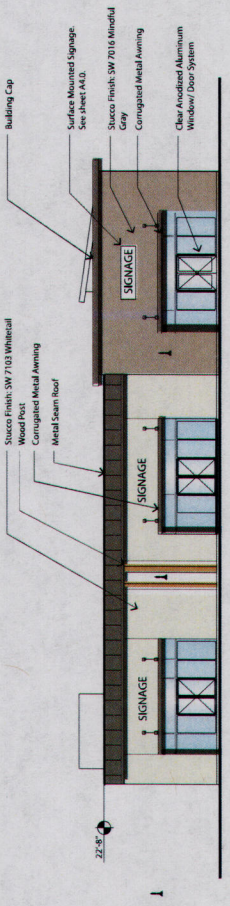
FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
R1 BUILDING ELEVATIONS

EJR
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

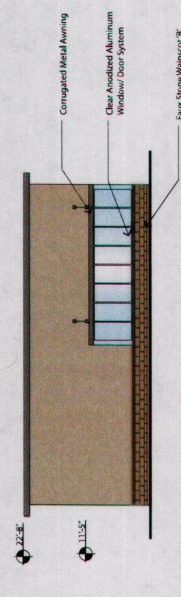
DWG: 12 OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"
A3.3



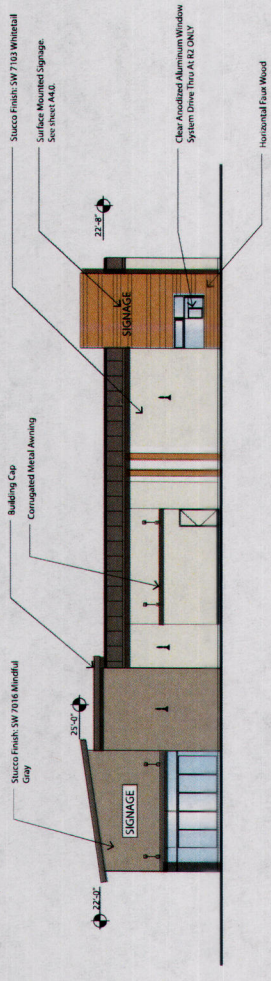
C Left Side Elevation (Bldg. R2 - Reversed)



A Elevation

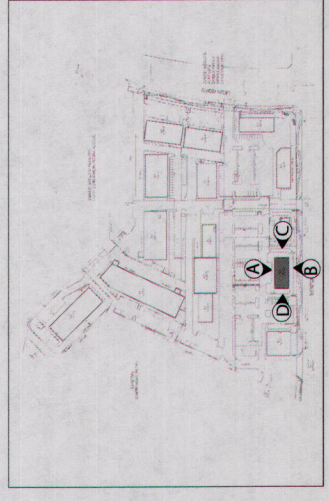


D Right Side Elevation (Bldg. R2 - Reversed)

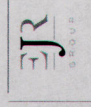


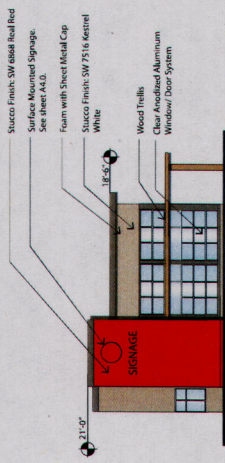
B Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.

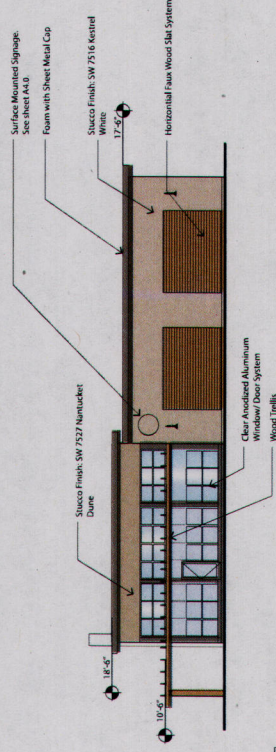


KEY MAP

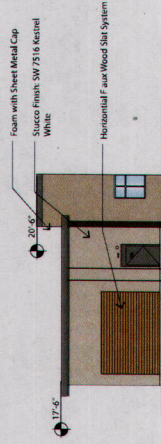




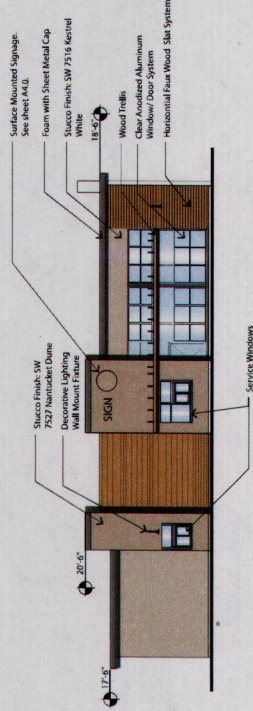
C Right Side Elevation



A Front Entry Elevation

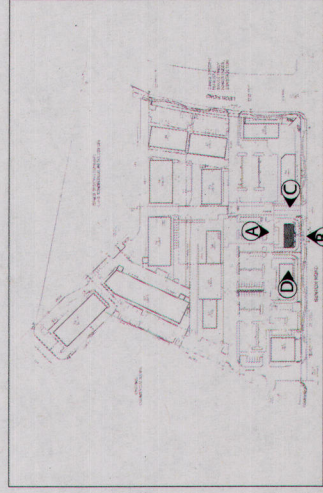


D Left Side Elevation



B Rear Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

FRENCH VALLEY COMMONS
R3 BUILDING ELEVATIONS
FRENCH VALLEY, CALIFORNIA

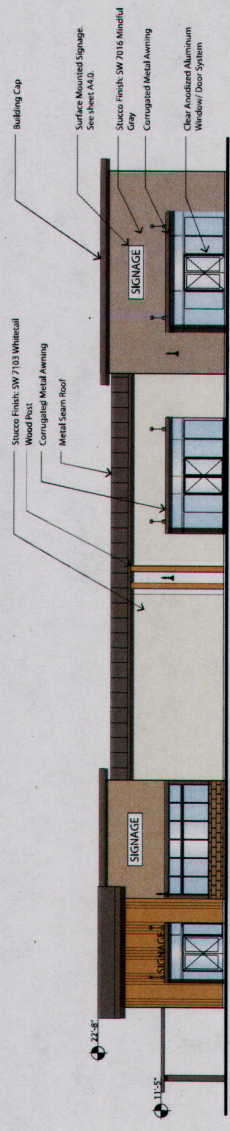
W DEVELOPMENT PARTNERS OF TEMECULA, LLC



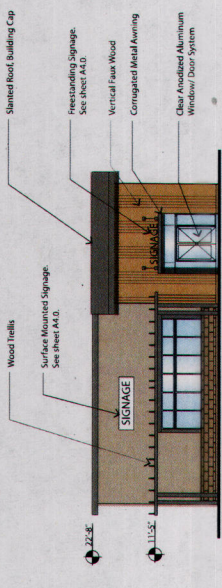
DWG: 14 OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"
A3.5



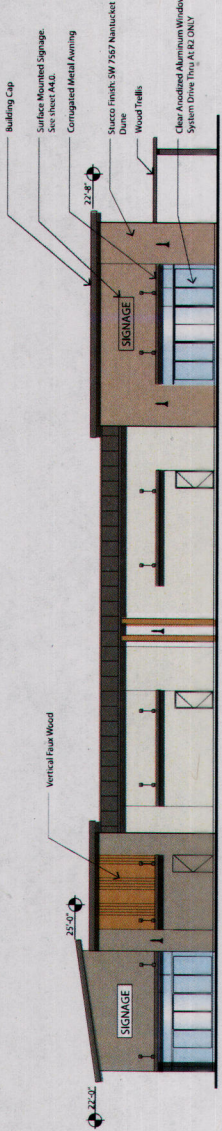
C Left Side Elevation (Bldg. R2 - Reversed)



A Elevation

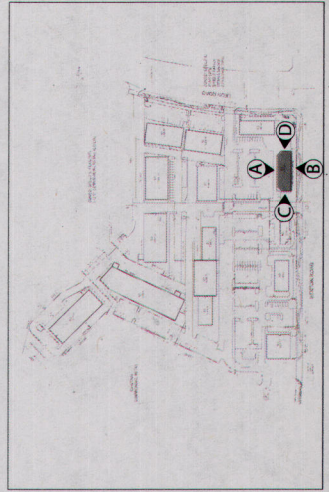


D Right Side Elevation (Bldg. R2 - Reversed)



B Elevation

NOTES:
SEE SHEET A4-1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

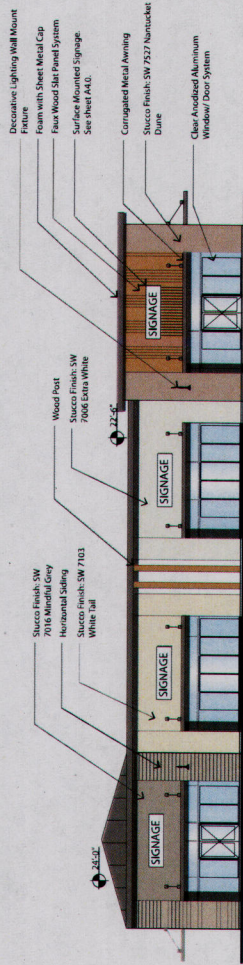
FRENCH VALLEY COMMONS
R4 BUILDING ELEVATIONS

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

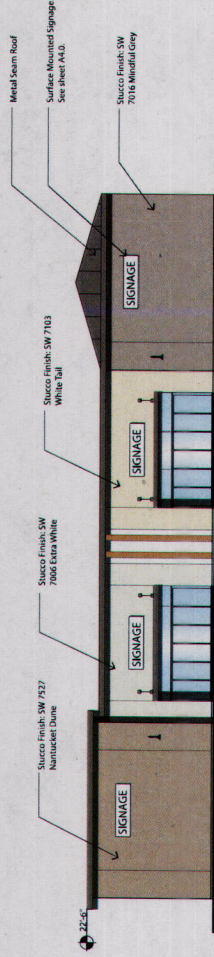


DWG: 15
DATE: May 02, 2018
SCALE: 1" = 10'-0"

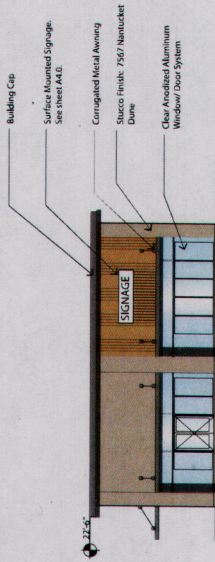
A3.6
OF 38



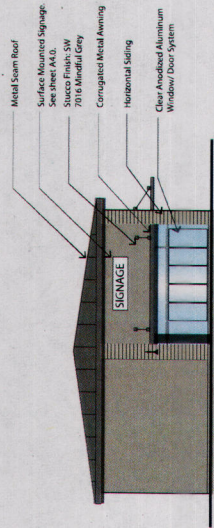
A Front Elevation



B Back Elevation

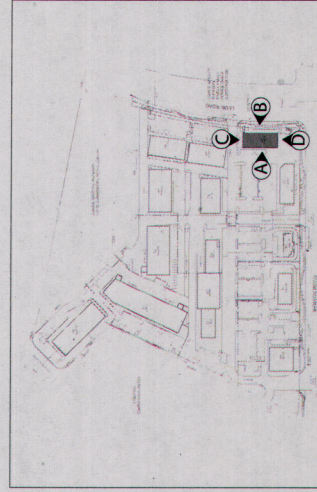


C Side Elevation



D Side Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

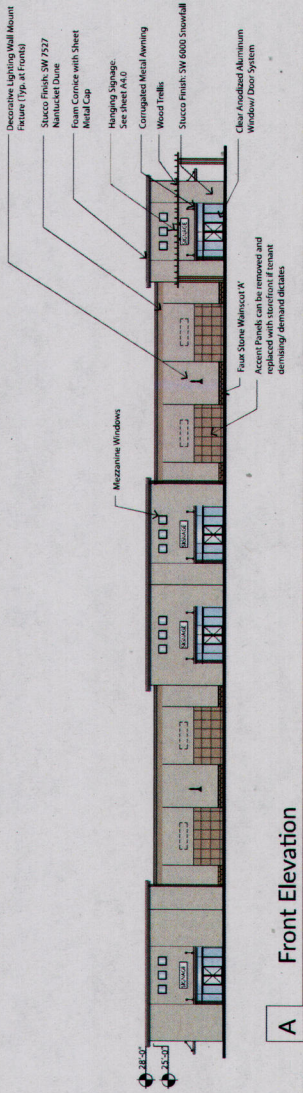
FRENCH VALLEY COMMONS
R5 BUILDING ELEVATIONS | FRENCH VALLEY, CALIFORNIA

W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

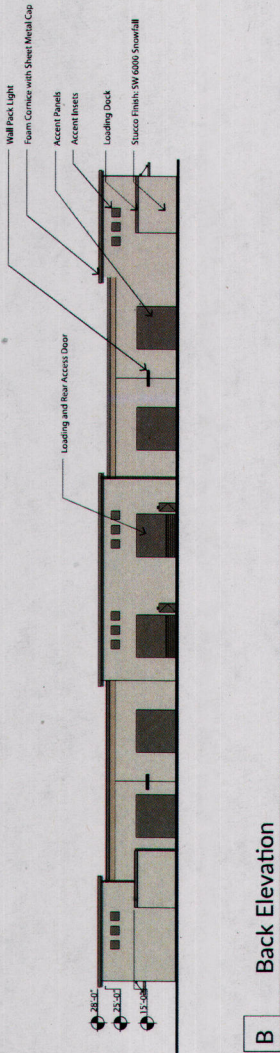


DWG: 16
OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"

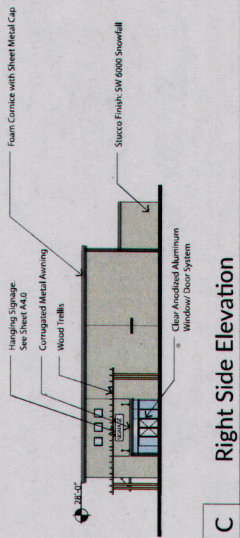
A3.7



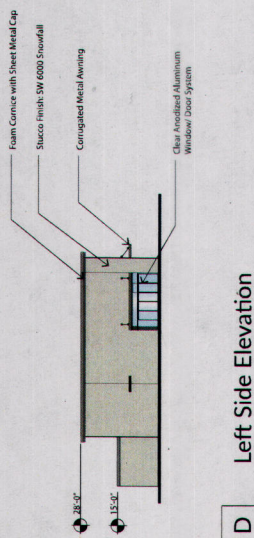
A Front Elevation



B Back Elevation

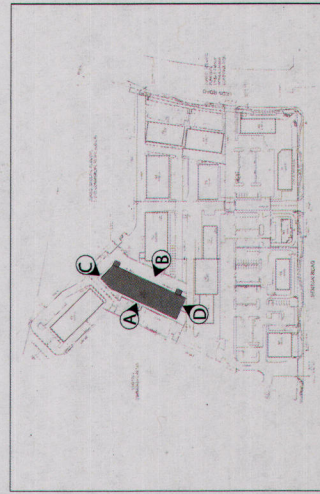


C Right Side Elevation



D Left Side Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



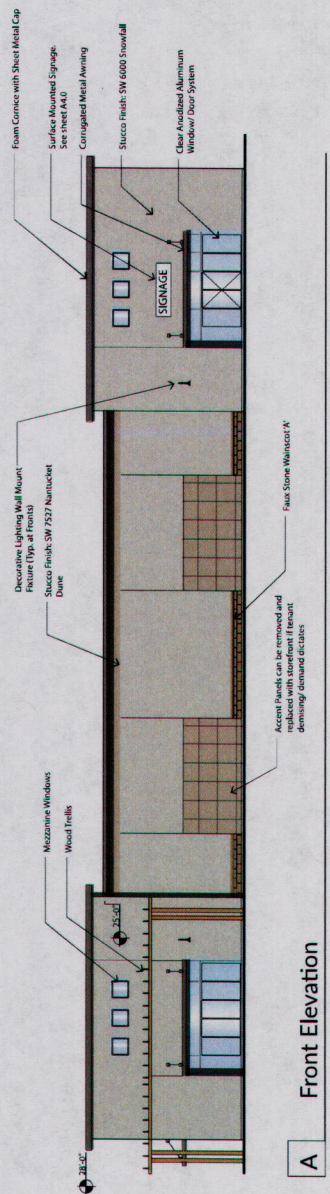
KEY MAP

FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
B1 BUILDING ELEVATIONS

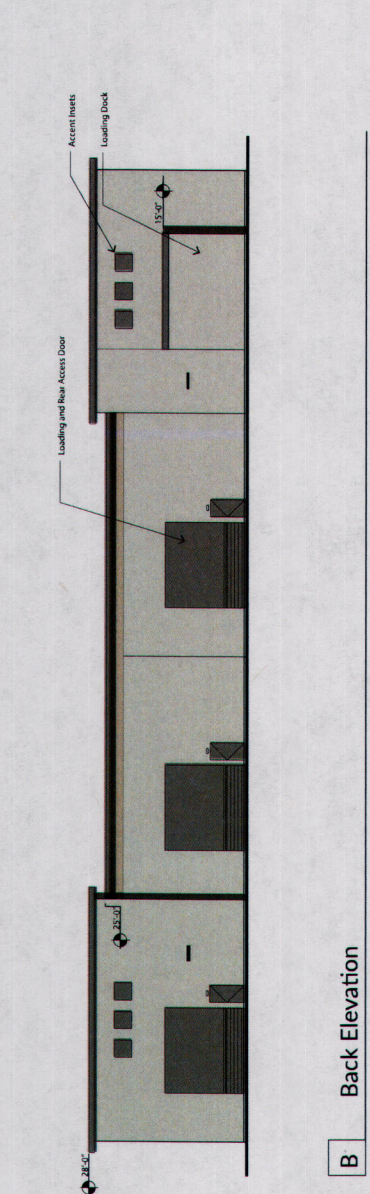
W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC



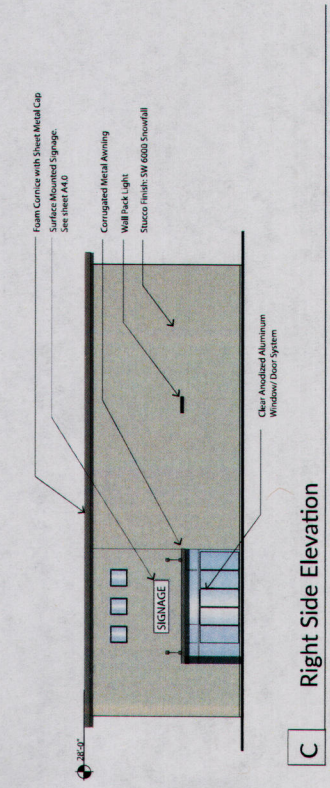
DWG: 17 | **A3.8**
OF 38
DATE: May 02, 2018
SCALE: 1" = 20'-0"



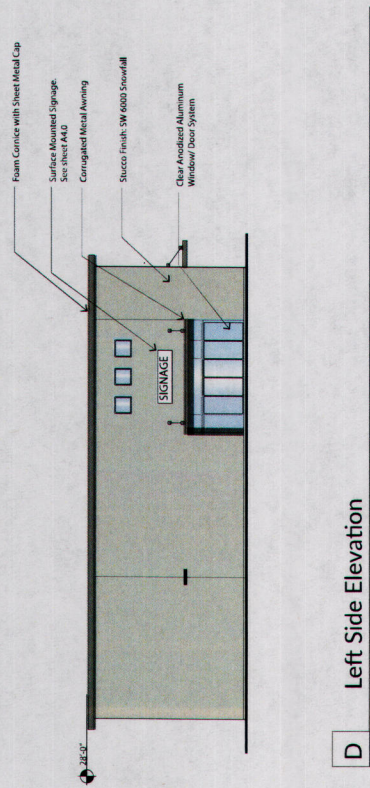
A Front Elevation



B Back Elevation

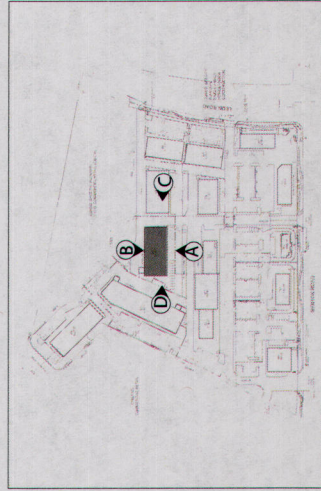


C Right Side Elevation



D Left Side Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR MORE INFORMATION.



KEY MAP

FRENCH VALLEY COMMONS
B2 BUILDING ELEVATIONS

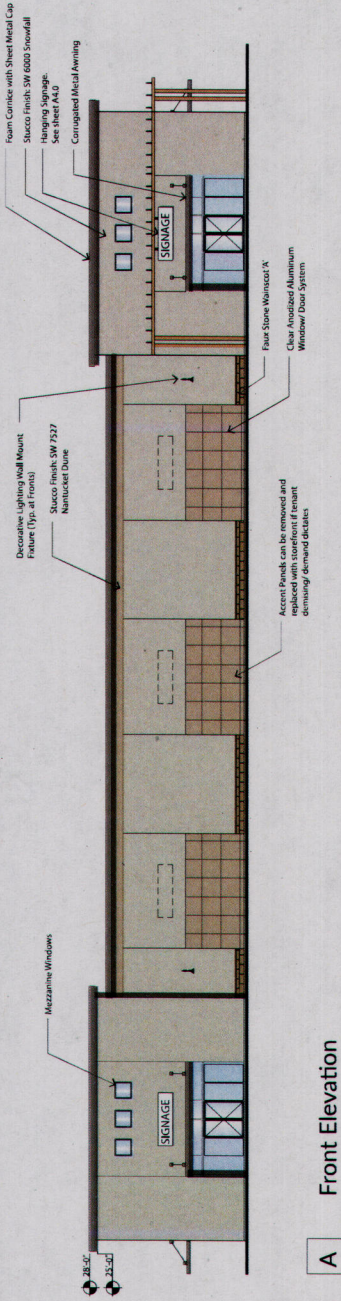
FRENCH VALLEY, CALIFORNIA

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

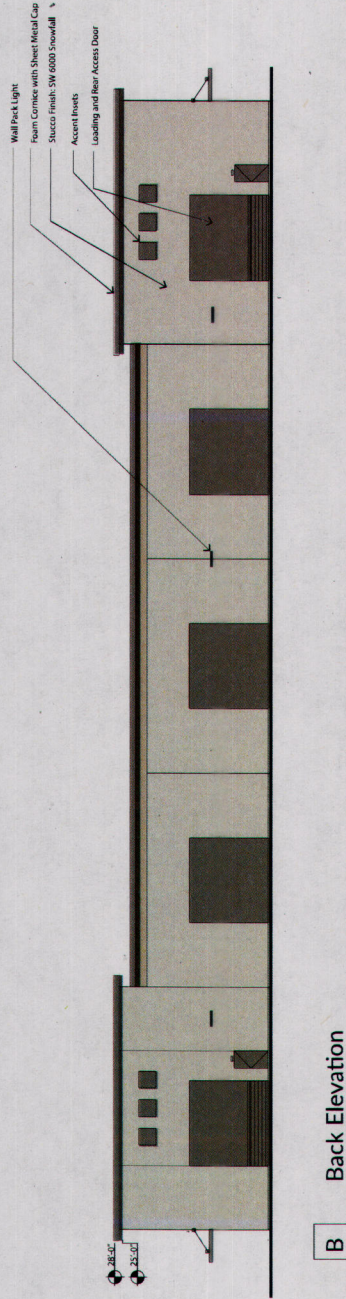
EJR GROUP

DWG: 18
OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"

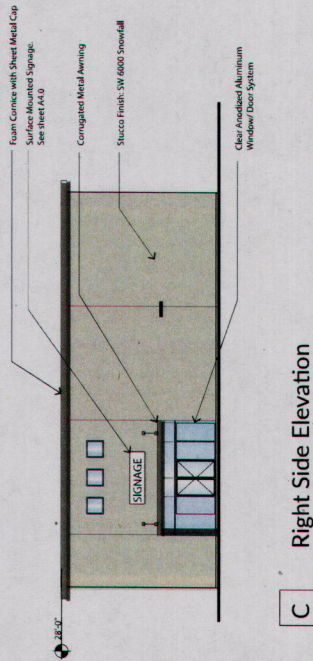
A3.9



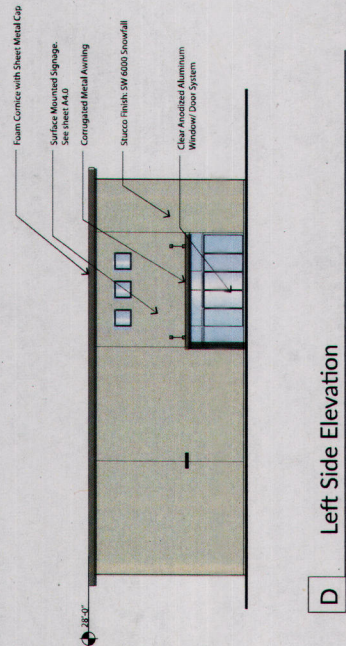
A Front Elevation



B Back Elevation

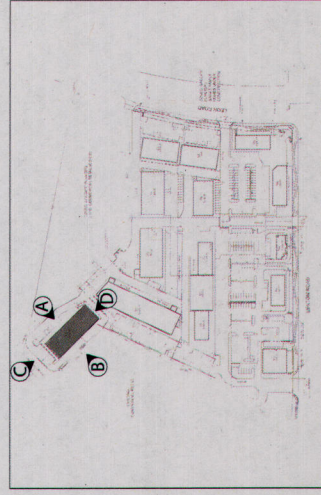


C Right Side Elevation



D Left Side Elevation

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

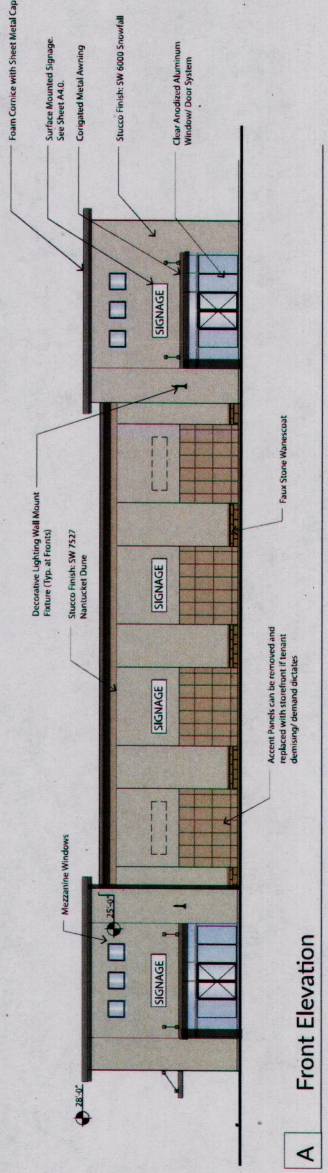
FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA
B3 BUILDING ELEVATIONS

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

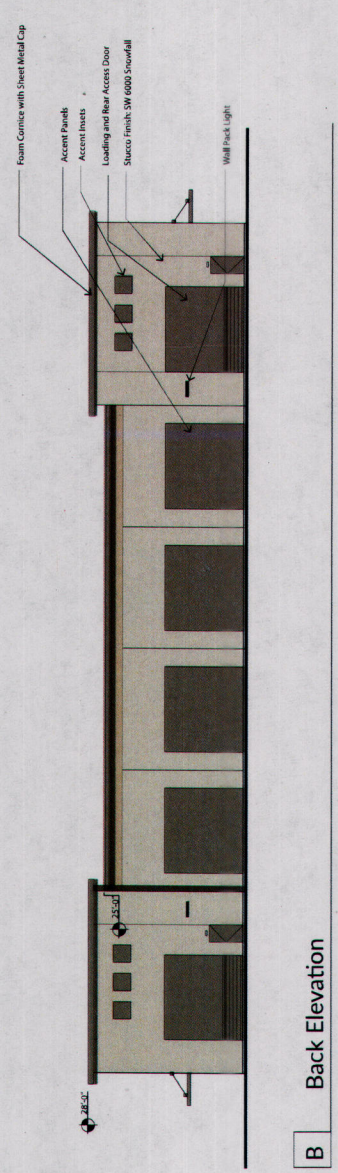


DWG: 19 OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"

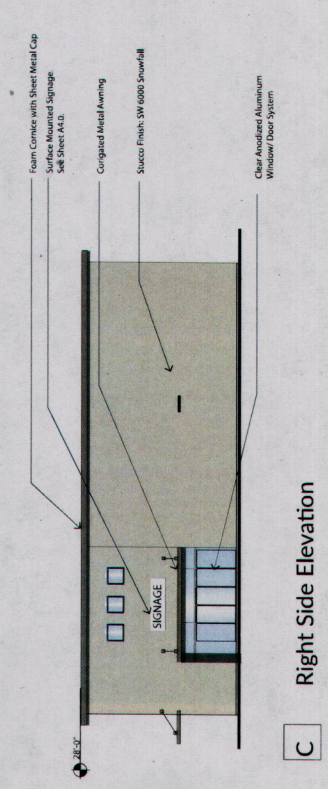
A3.10



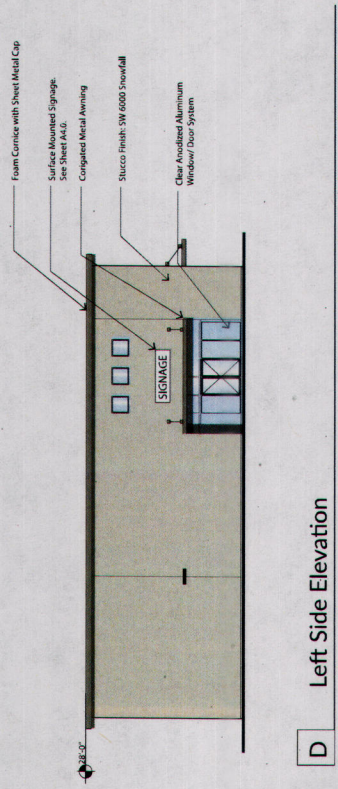
A Front Elevation



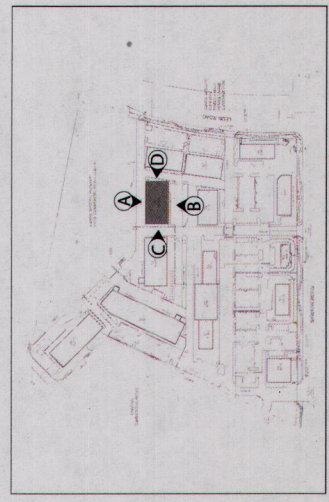
B Back Elevation



C Right Side Elevation



D Left Side Elevation



KEY MAP

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.

FRENCH VALLEY COMMONS
B4 BUILDING ELEVATIONS

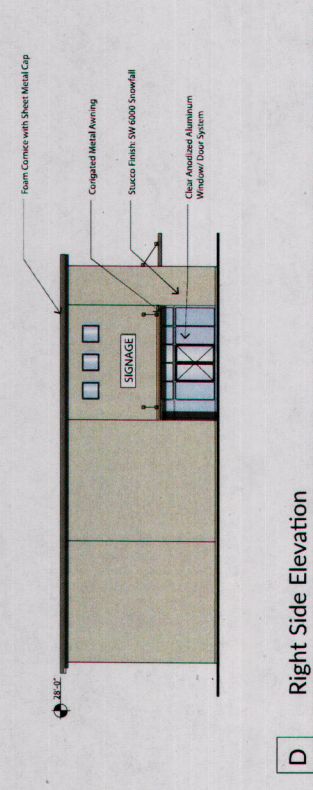
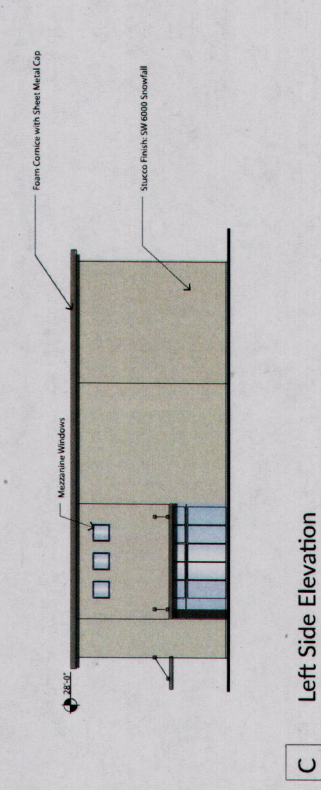
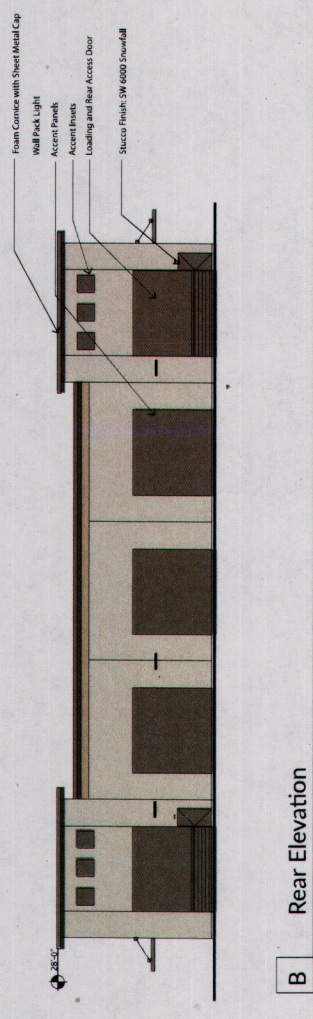
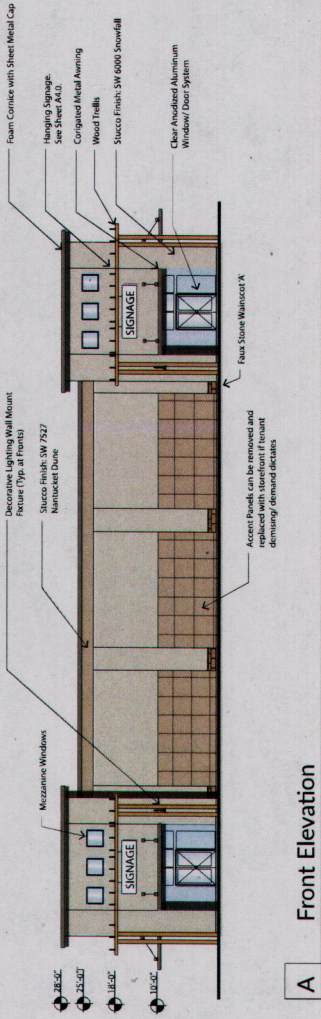
FRENCH VALLEY, CALIFORNIA

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

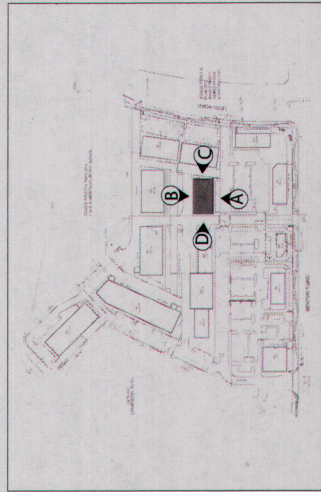
EJR GROUP

DWG: 20 OF 38
DATE: May 02, 2018
SCALE: 1" = 10'-0"

A3.11



NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



FRENCH VALLEY COMMONS
B 5 BUILDING ELEVATIONS

FRENCH VALLEY, CALIFORNIA

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

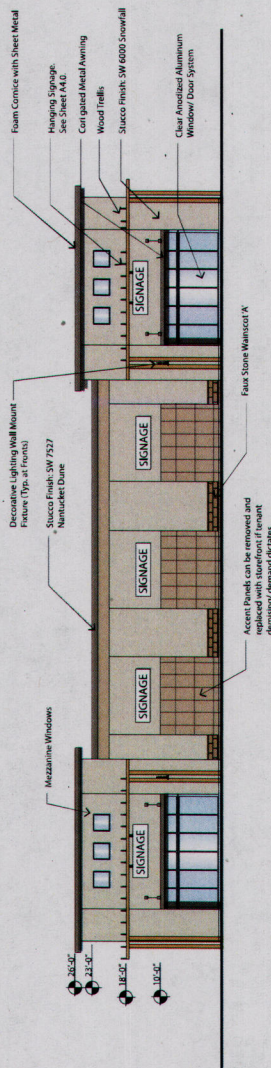
EJR GROUP

SCALE: 1" = 10'-0"

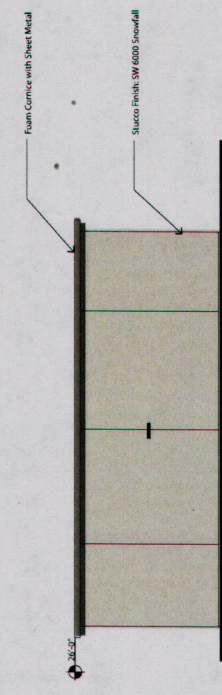
DATE: May 02, 2018

DWG: 21 OF 38

A3.12



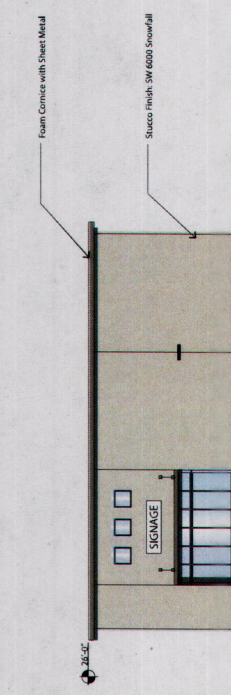
A Front Elevation



C Side Elevations

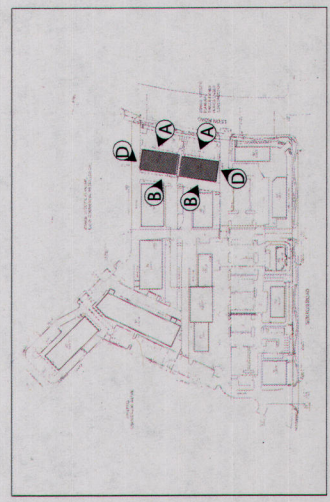


B Rear Elevation



D Side Elevations

NOTES:
SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.

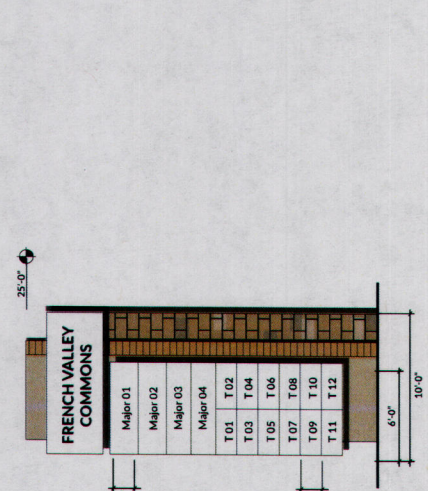


KEY MAP

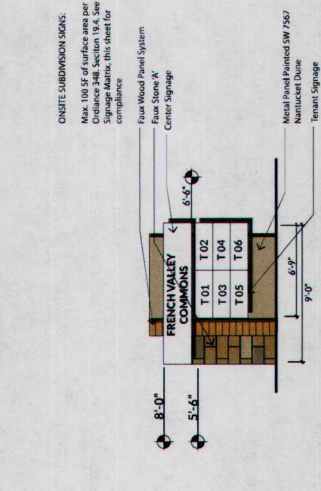
SIGNAGE MATRIX

French Valley Commons Signage Categories	Total Proposed Signage	Building Wall Dimensions	Total Wall Square Footage	Total Signage Allowed
M1 - Front Sign A	25.3	96'4" x 21'	1988	198.8
Pad B1 Front Sign A	64.5	74' x 11'	1524	152.4
Pad B1 Front Sign B	34.3	96'4" x 21'	1988	198.8
Pad B1 Front Sign C	64.5	74' x 11'	1524	152.4
Pad B1 Front Sign D	115.5	81' x 22.8"	1827.9	182.79
Pad B1 Front Sign E	71	81' x 20"	1700	170.0
Pad B1 Shipping Container Side Sign C	86	110' x 21'	2300	230.0
Pad B2 Entry Signage	24	21' x 60'	1260	126.0
Pad B3 Main Signage	24	21' x 60'	1260	126.0
Pad B3 Main Signage A	13.2	18' x 60'	1080	108.0
Pad B3 Main Signage B	11.1	15' x 60'	900	90.0
Pad B3 Main Signage C	10.0	15' x 60'	900	90.0
Pad B3 Main Signage D	29.4	18' x 60'	1080	108.0
Pad B4 Entry Signage	80	117' x 3.02'	3513.2	351.32
Pad B4 Main Signage	20	29' x 38.4"	1117.9	111.79
Pad B4 Main Signage A	40	107' x 3.02'	3240.2	324.02
Pad B4 Main Signage B	36	110' x 2.1'	2316	231.6
Pad B4 Main Signage C	24	21' x 60'	1260	126.0
Pad B4 Main Signage D	24	21' x 60'	1260	126.0
Pad B4 Main Signage E	200	300' x 2.02'	6060	606.0
Pad B4 Main Signage F	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage G	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage H	156	171.2' x 2.5'	4278.1	427.81
Pad B4 Main Signage I	130	171.2' x 2.5'	4278.1	427.81
Pad B4 Main Signage J	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage K	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage L	125	158' x 2.52'	3925	392.5
Pad B4 Main Signage M	125	158' x 2.52'	3925	392.5
Pad B4 Main Signage N	100	146' x 2.02'	2916	291.6
Pad B4 Main Signage O	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage P	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage Q	145	127' x 1.42'	3062	306.2
Pad B4 Main Signage R	145	127' x 1.42'	3062	306.2
Pad B4 Main Signage S	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage T	125	158' x 2.52'	3925	392.5
Pad B4 Main Signage U	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage V	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage W	135	153' x 2.52'	3405	340.5
Pad B4 Main Signage X	135	153' x 2.52'	3405	340.5
Pad B4 Main Signage Y	25	80' x 2.02'	1608	160.8
Pad B4 Main Signage Z	25	80' x 2.02'	1608	160.8
TOTAL	1,109.93		11,309.20	1,109.93

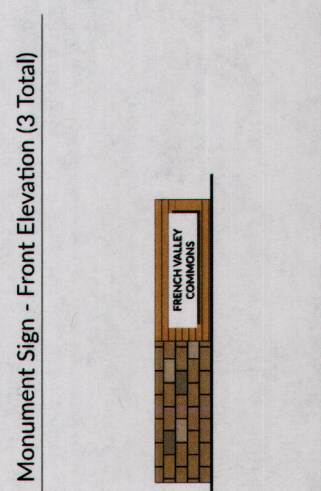
NOTES:
 1. SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.
 2. SIGNS ARE NOT BOX SIGNS; INDIVIDUAL CHANNEL LETTERS OR HANGIN SIGNS.



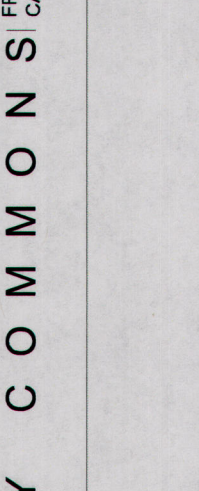
A Pylon Sign - Front and Back Elevations (2 Locations)



B Monument Sign - Front Elevation (3 Total)



C Center ID Signage



D Trash Enclosure - Front Elevation

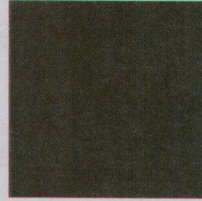


Standing Seam Metal Roof
 Manufacturer: Bertridge
 Manufacturing or Equal
 Color Name: Charcoal Grey



**Heavy Timber/ Glu-Jam
 Beam 4x Timber**
 Color: Natural Stain

Precedent Image



Foam with Sheet Metal Cap
 Paint:
 Brand: Sherwin Williams
 Brand Number: SW 7006
 Color Name: Westchester
 Gray



Precedent Imagery

A

Metal Seam Roof

B

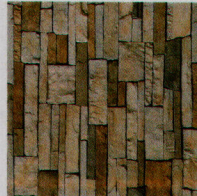
Heavy Timber Pop-out

C

Foam Cornice with Sheet Metal Cap

D

Corrugated Metal Awning



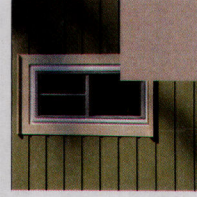
Faux Stone Wainscot 'A'
 Manufacturer: Cultured
 Stone by Borl
 Country Redgestone
 Color: Aspen



Faux Stone Wainscot 'B'
 Manufacturer: Cultured
 Stone by Borl
 Country Redgestone
 Color: Chardonnay



**Faux Wood Slat Panel
 System**
 Manufacturer: Nichiha
 Product: Vintage Wood
 Color: Cedar



Horizontal Siding
 Manufacturer: Boral
 Product: Channeled Siding
 Paint
 Brand: Sherwin Williams
 Brand Number: SW 7006
 Color Name: Colonnade Gray

Precedent Image

E

Faux Stone Wainscot 'A'

F

Faux Stone Wainscot 'B'

G

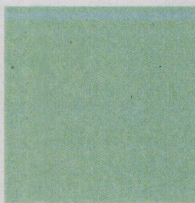
Faux Wood Slat Panel System

H

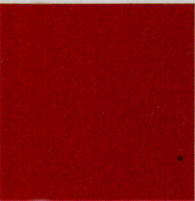
Horizontal Siding



Stucco Finish
 Paint
 Brand: Sherwin Williams
 Brand Number: SW 6000
 Color Name: Snowfall



Stucco Finish
 Paint
 Brand: Sherwin Williams
 Brand Number: SW 6750
 Color Name: Waterfall



Stucco Finish
 Paint
 Brand: Sherwin Williams
 Brand Number: SW 6868
 Color Name: Real Red



Stucco Finish
 Paint
 Brand: Sherwin Williams
 Brand Number: SW 7006
 Color Name: Extra White

I

Stucco Finish - SW 6000

J

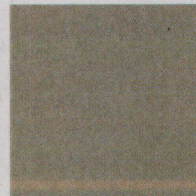
Stucco Finish - SW 6750

K

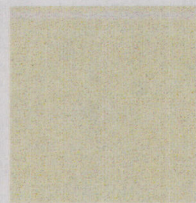
Stucco Finish - SW 6868

J

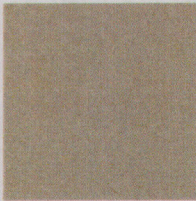
Stucco Finish - SW 7006



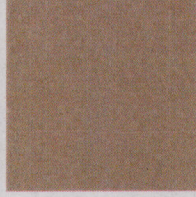
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 Brand: Sherwin Williams
 Brand Number: SW 7016
 Color Name: Mindful Gray



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 Paint
 Brand: Sherwin Williams
 Brand Number: SW 7103
 Color Name: Whitefall



Stucco Finish
 Paint
 Brand: Sherwin Williams
 Brand Number: SW 7516
 Color Name: Nestrel White



Stucco Finish
 Paint
 Brand: Sherwin Williams
 Brand Number: SW 7567
 Color Name: Nantucket Dune

L

Stucco Finish - SW 7016

M

Stucco Finish - SW 7103

N

Stucco Finish - SW 7516

O

Stucco Finish - SW 7567

FRENCH VALLEY COMMONS
 COLOR AND MATERIALS

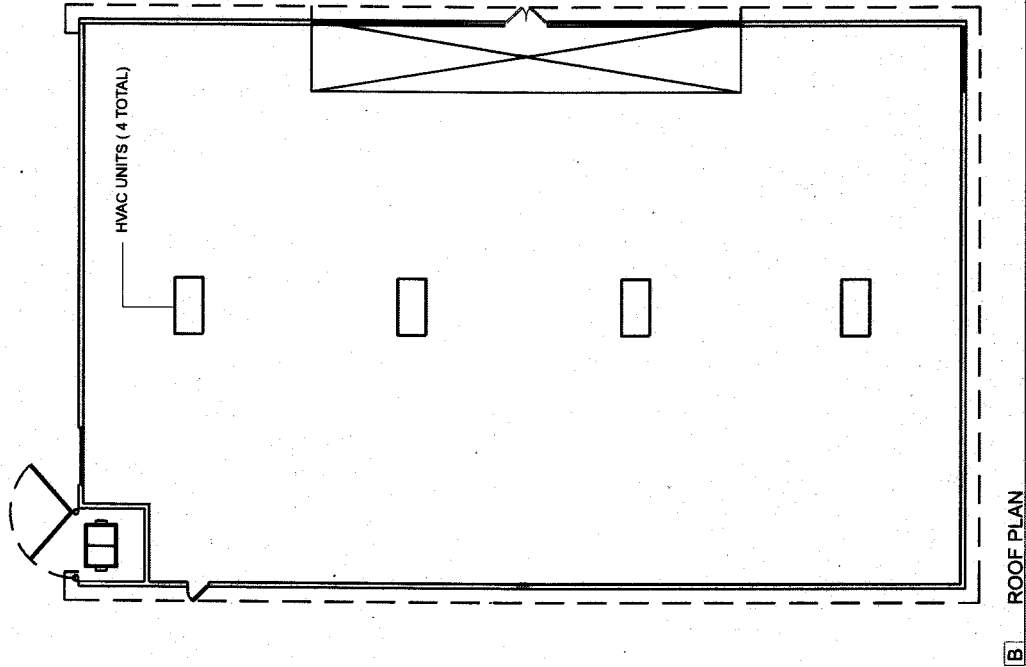
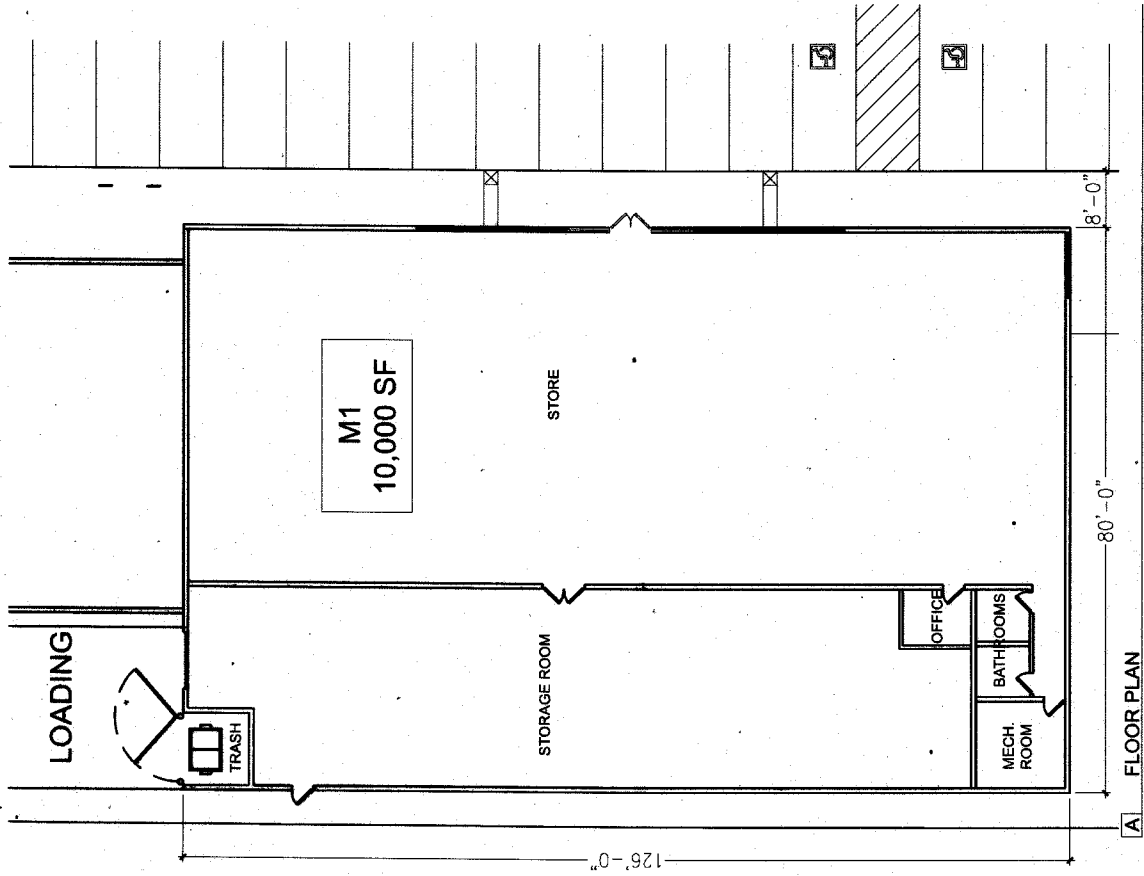
FRENCH VALLEY,
 CALIFORNIA



W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

DWG: 24
 OF 38
 DATE: May 02, 2018
 SCALE: NTS

A4.1



- NOTES:
1. SINGLE TENANT - NON FOOD/RETAIL
 2. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



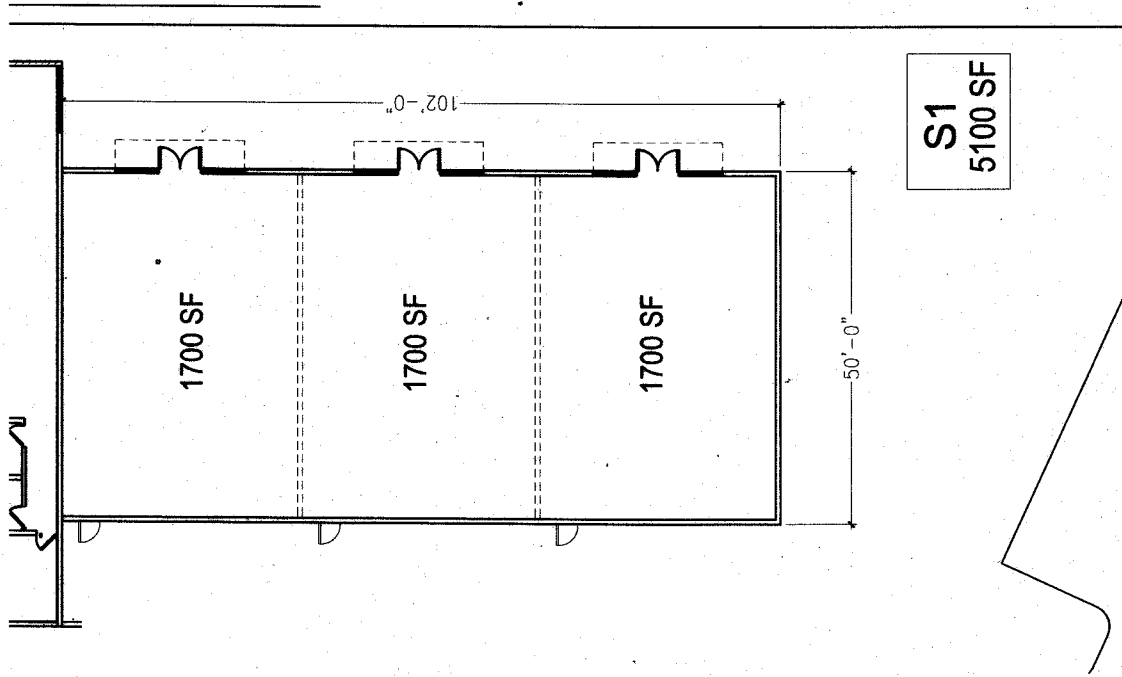
FRENCH VALLEY COMMONS
 M1 BUILDING FLOOR AND ROOF PLANS

EJR GROUP

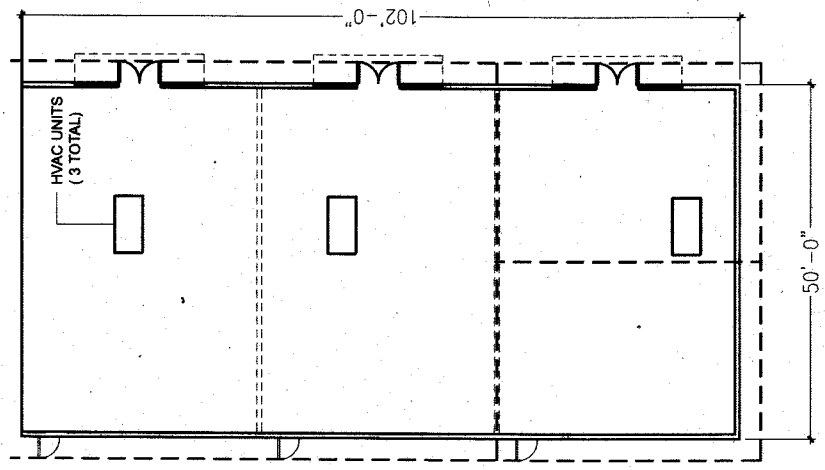
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 25 OF 38
 DATE: May 02, 2018
 SCALE: 1" = 1'-0"

A5.0



A FLOOR PLAN



B ROOF PLAN

- NOTES:
1. MULTIPLE TENANT - NON FOOD/RETAIL
 2. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



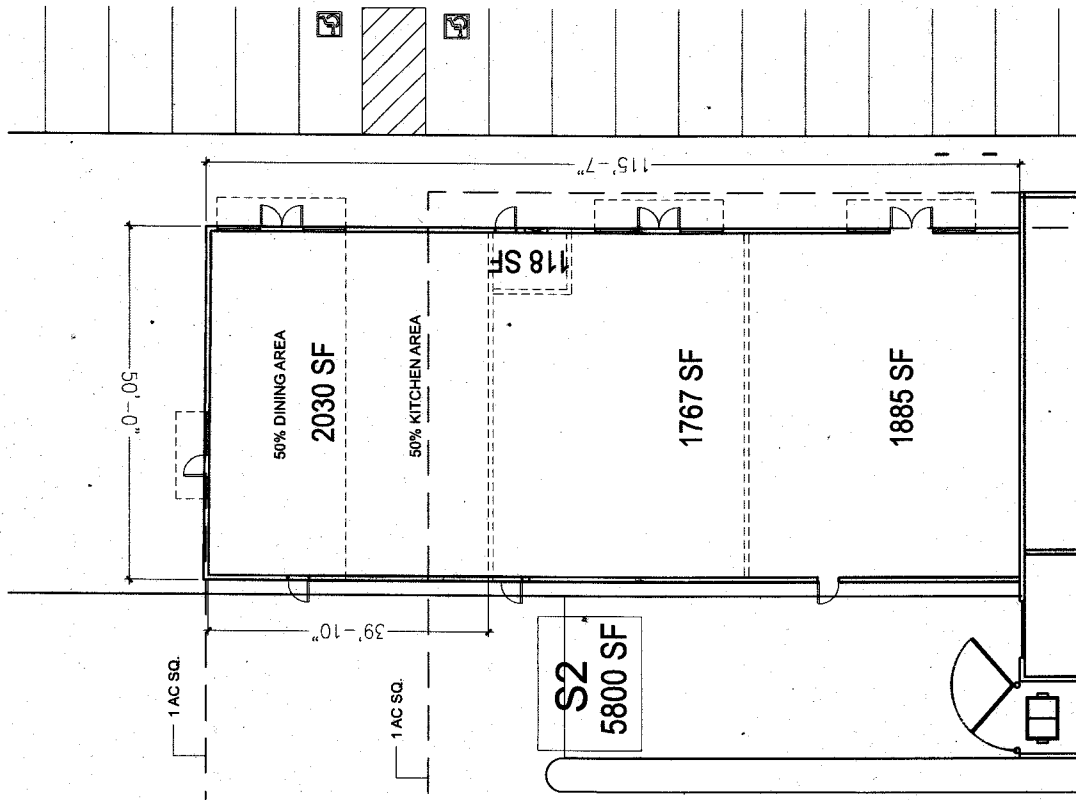
FRENCH VALLEY COMMONS
S1 BUILDING FLOOR AND ROOF PLANS

W/ DEVELOPMENT PARTNERS OF TEMECULA, LLC

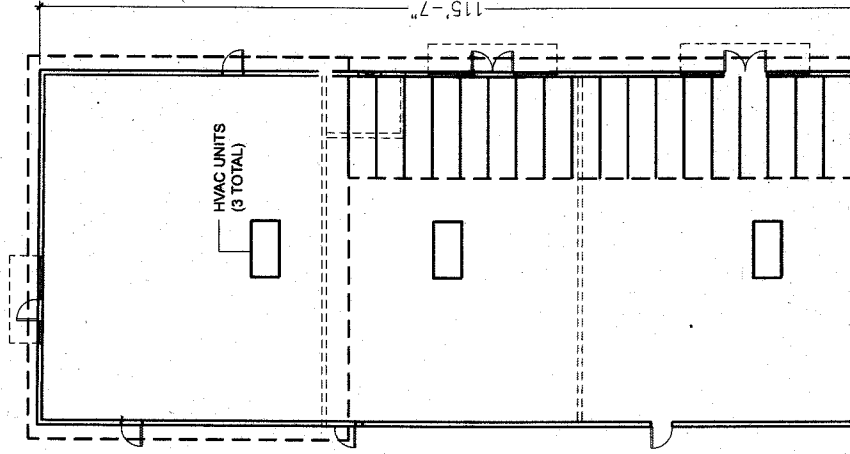
EJR GROUP

DATE: May 02, 2018
SCALE: 1" = 1'-0"

DWG: 26
OF 38
A5.1



A FLOOR PLAN



B ROOF PLAN

- NOTES:
- MULTIPLE TENANTS:
35% FOOD (2,030 SF MAX)
65% NON-FOOD/RETAIL (3,700 SF MAX)
SEE SHEET A1.0 FOR ALL PARKING INFORMATION
 -



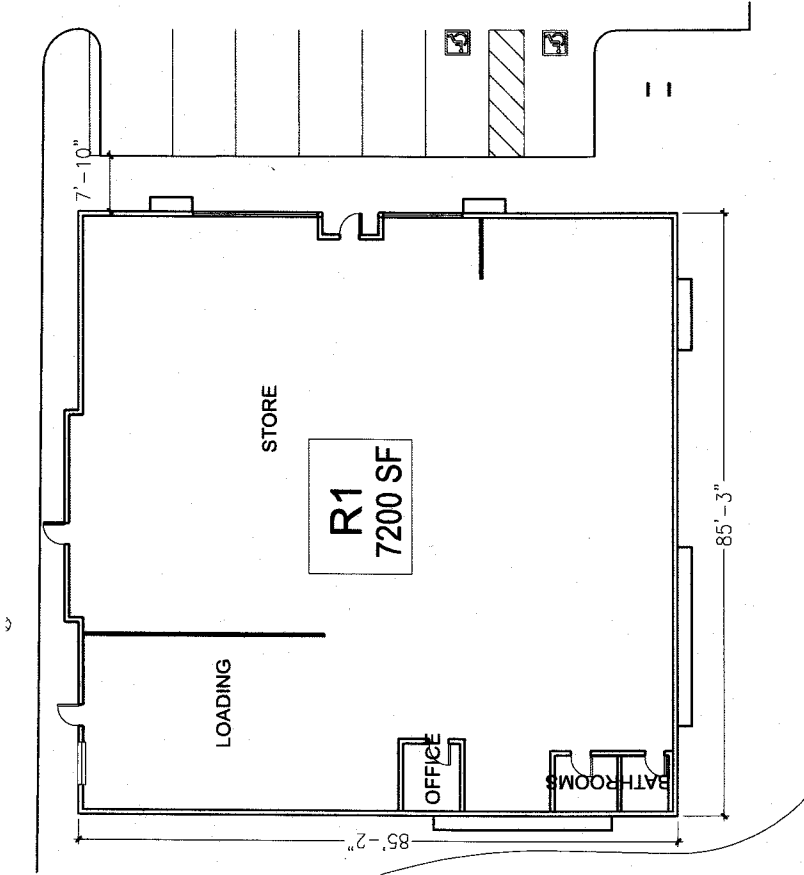
FRENCH VALLEY COMMONS
S2 BUILDING FLOOR AND ROOF PLANS

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

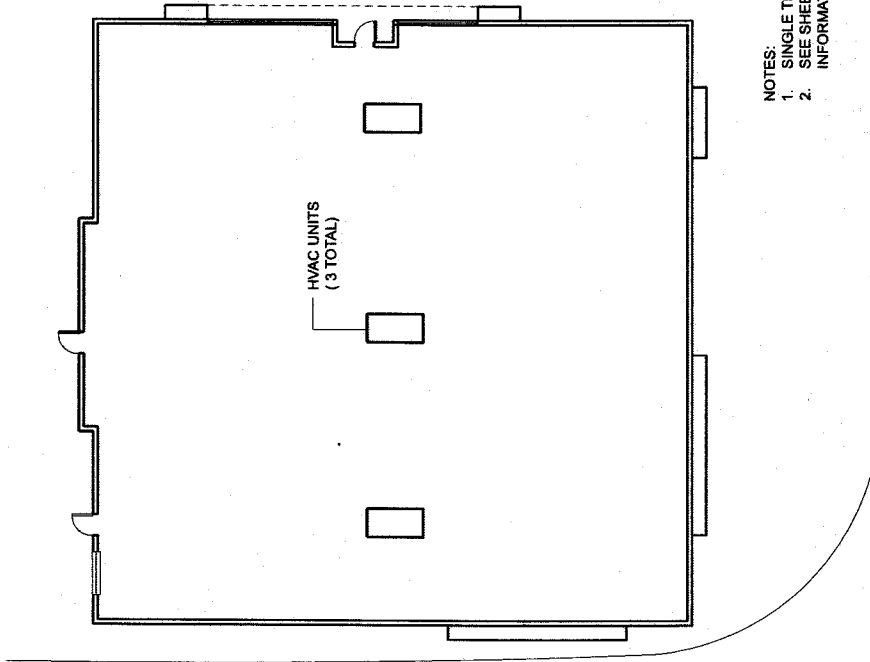
EJR
ARCHITECTS

DWG: 27
OF 38
DATE: May 02, 2018
SCALE: 1" = 1'-0"

A5.2



A FLOOR PLAN



B ROOF PLAN

NOTES:
 1. SINGLE TENANT - NON-FOOD/RETAIL
 2. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



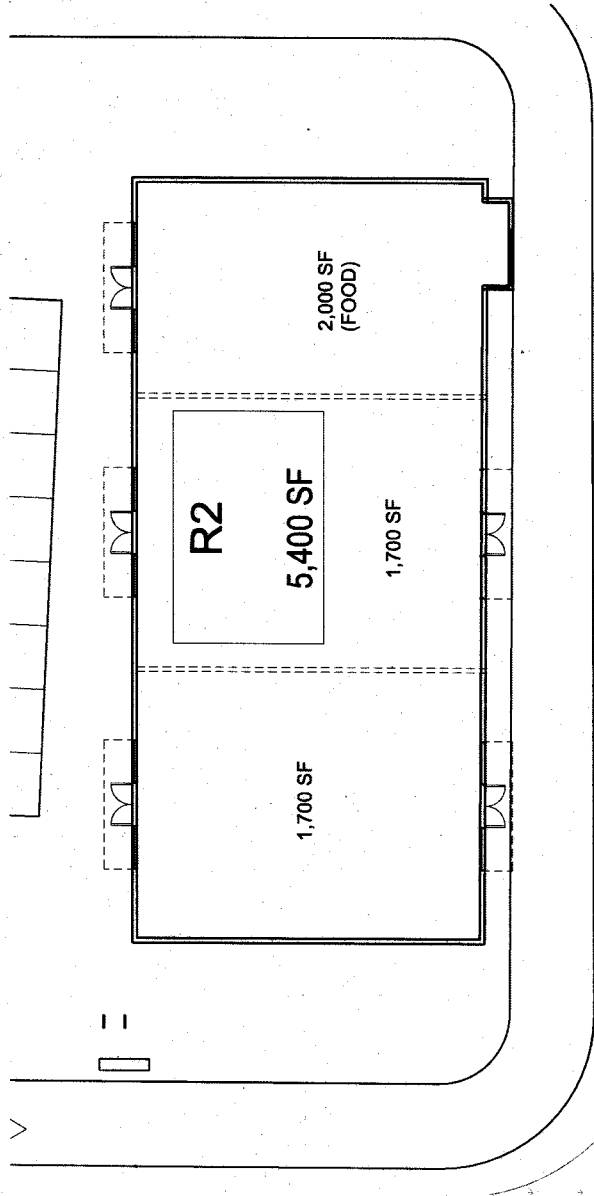
FRENCH VALLEY COMMONS
 R1 BUILDING FLOOR AND ROOF PLANS

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

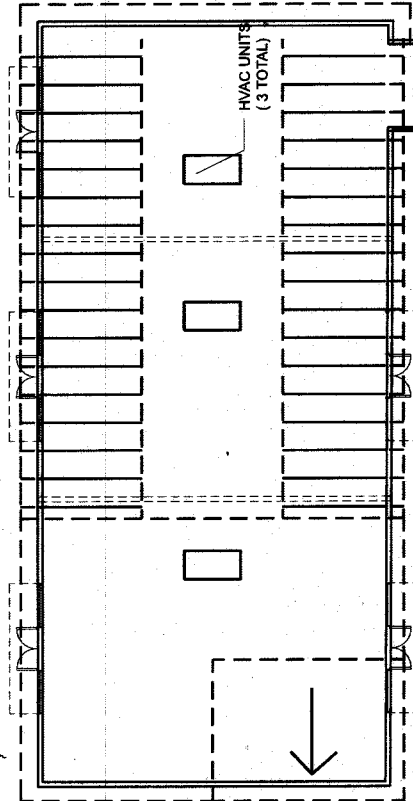
EJR GROUP

DWG: 28 OF 38
 DATE: May 02, 2018
 SCALE: 1" = 1'-0"

A5.3



A FLOOR PLAN

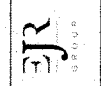


B ROOF PLAN

- NOTES:
1. R2, MULTIPLE TENANTS:
37% FOOD (2,000 SF MAX)
63% NON-FOOD/RETAIL (3,400 SF MIN)
 2. SEE SHEET A1.0 FOR ALL PARKING INFORMATION

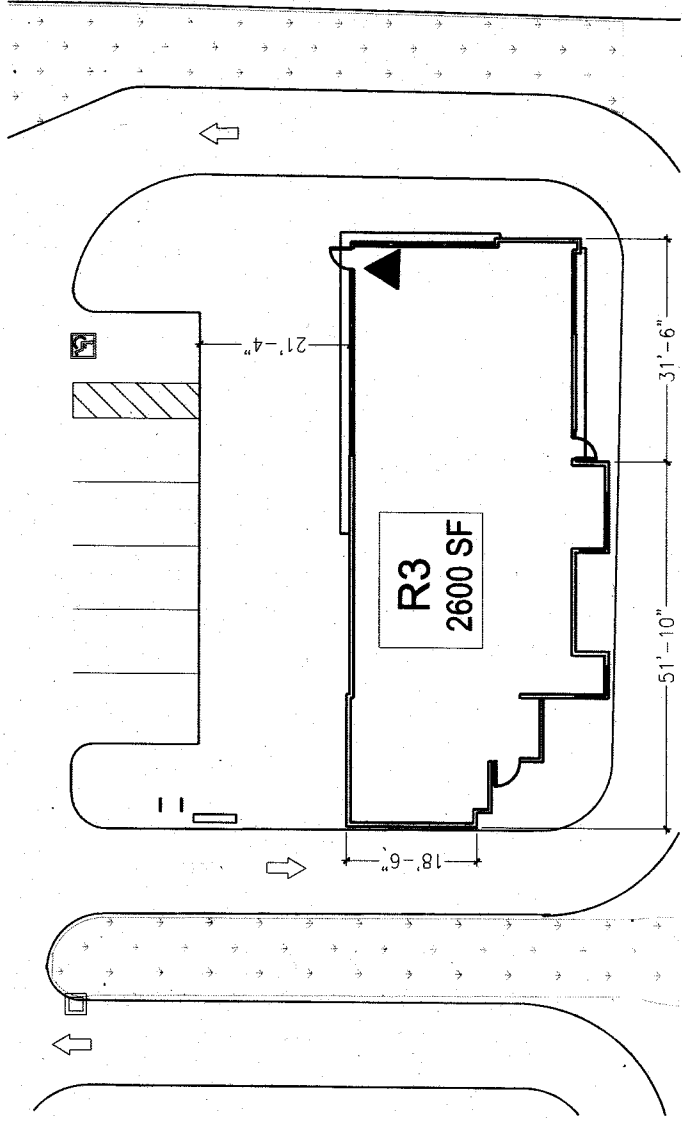


FRENCH VALLEY COMMONS
R2 BUILDING FLOOR AND ROOF PLANS

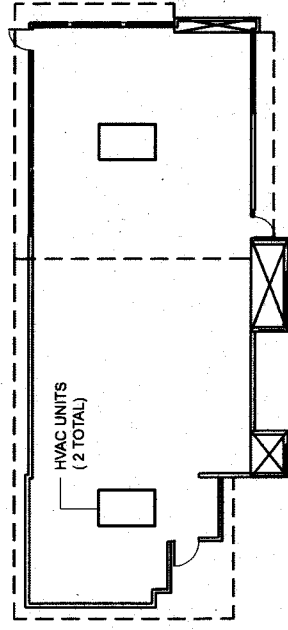


W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 29
OF 38
DATE: May 02, 2018
SCALE: 1"=1'-0"
A5.4



A FLOOR PLAN



B ROOF PLAN

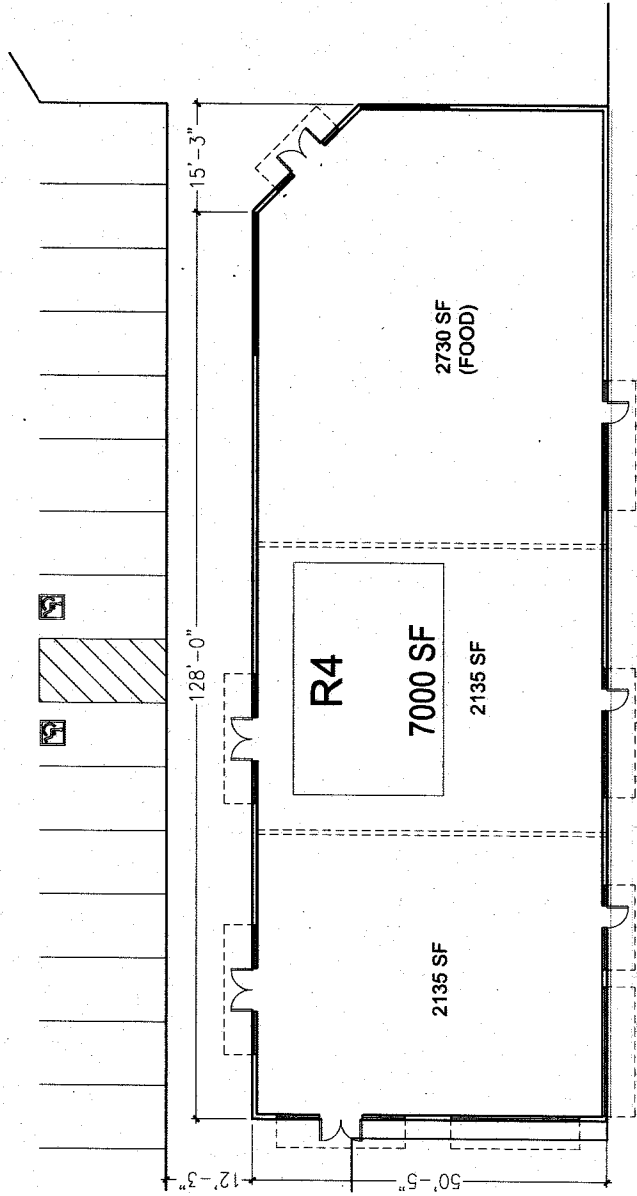
NOTES:
1. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



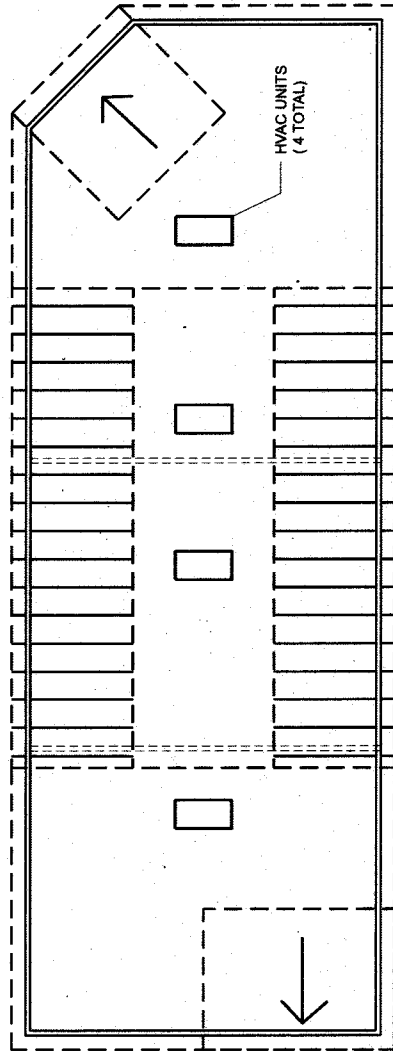
FRENCH VALLEY COMMONS
R3 BUILDING FLOOR AND ROOF PLANS

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 30
OF 36
A5.5
DATE: May 02, 2018
SCALE: 1/4" = 1'-0"



A FLOOR PLAN



B ROOF PLAN

- NOTES:
1. R4 - MULTIPLE TENANTS:
21% FOOD (2,730 SF MAX)
79% NON-FOOD/RETAIL (4,270 SF MIN)
SEE SHEET A1.0 FOR ALL PARKING INFORMATION
 2. INFORMATION

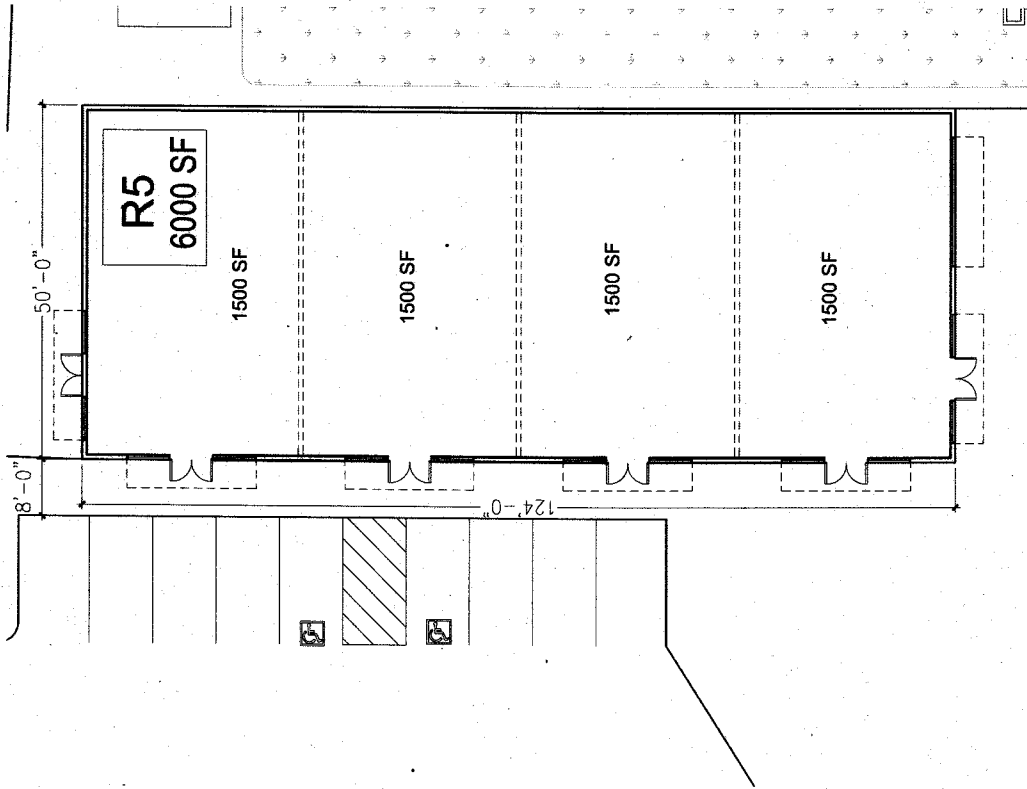


J.R. DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: 31
OF 38

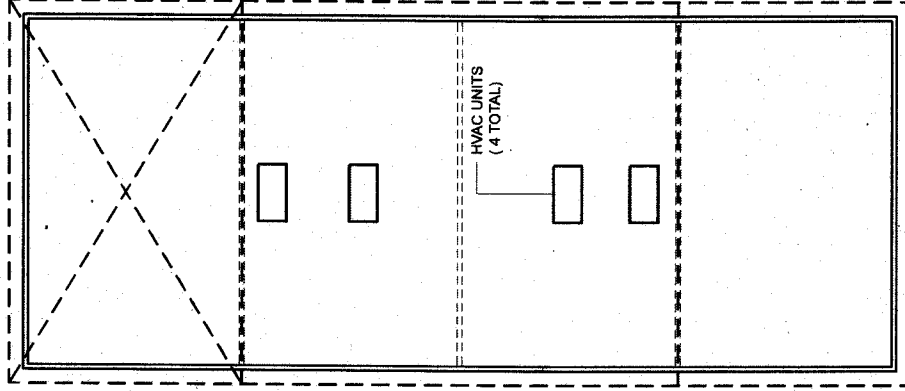
DATE: May 02, 2018
SCALE: 1/4" = 1'-0"

A5.6

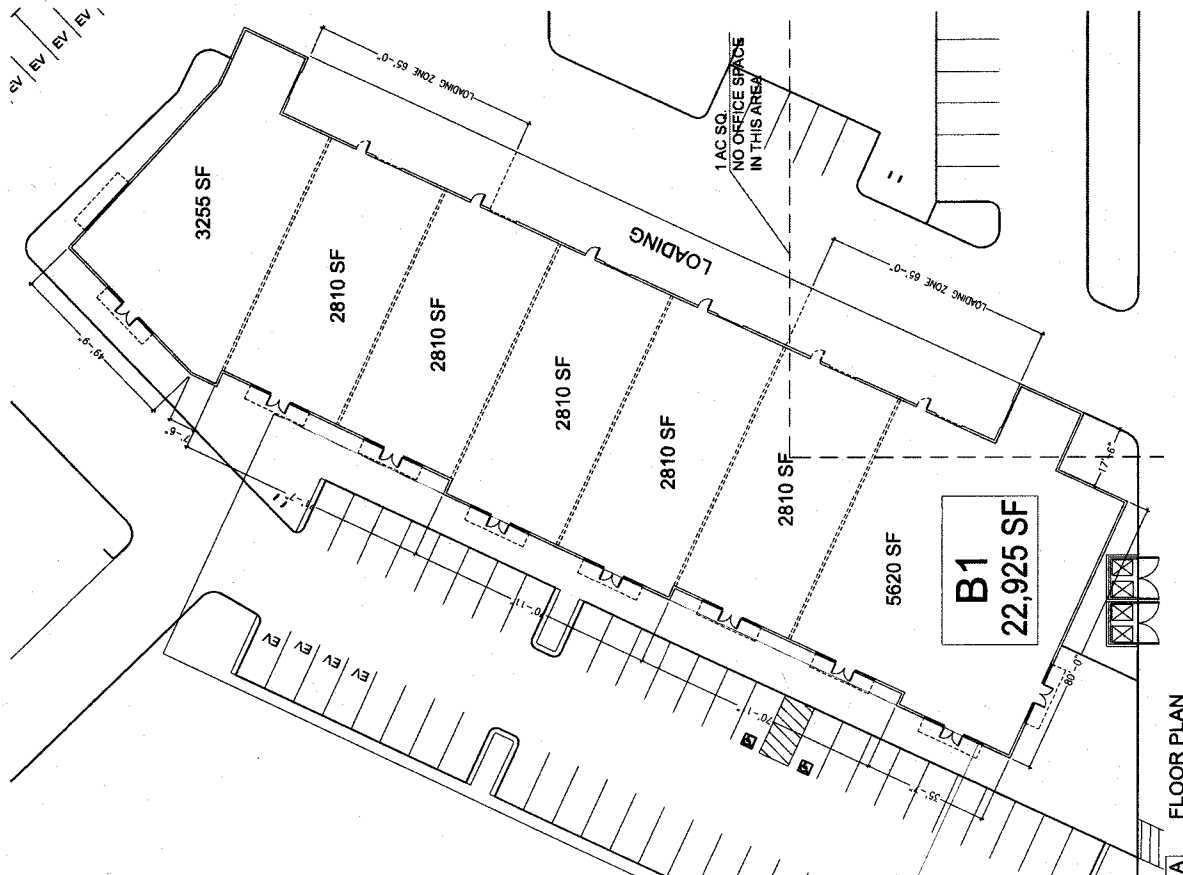


[A] FLOOR PLAN

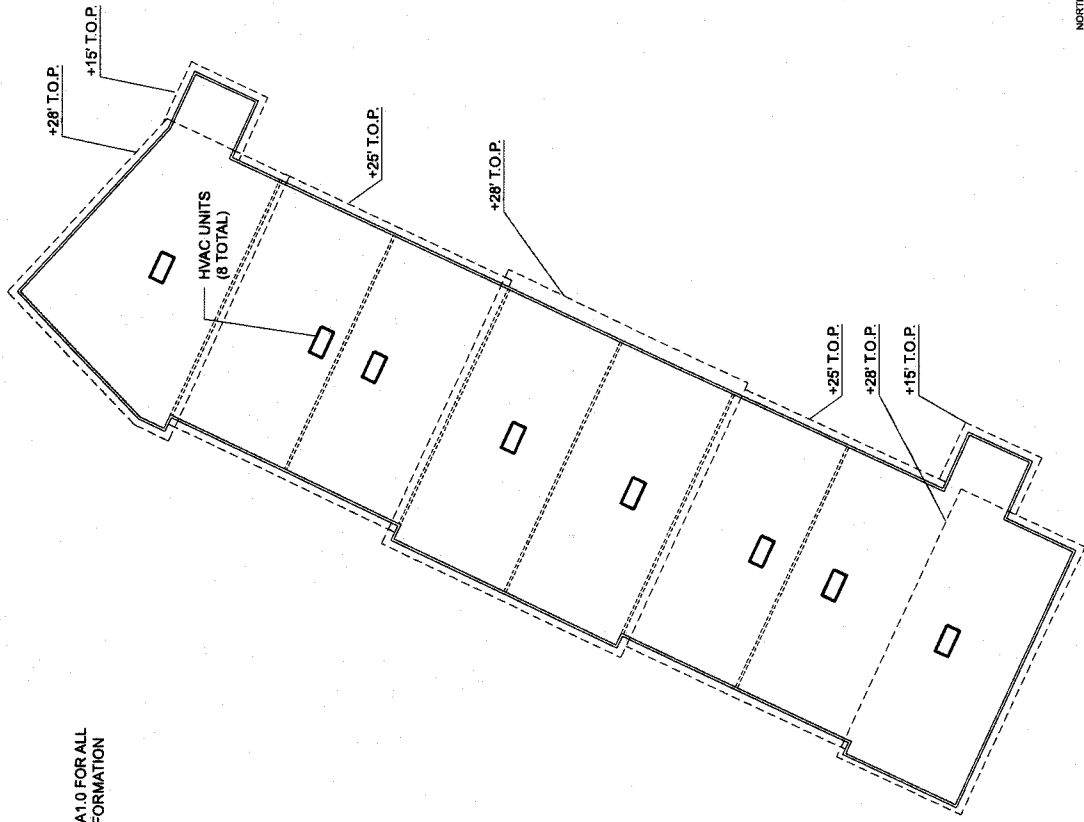
- NOTES:
1. R5 - MULTIPLE TENANTS (FLEX WITH R4):
21% FOOD ALL ON R4
79% NON-FOOD/RETAIL
 2. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



[B] ROOF PLAN



NOTES:
 1. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



B ROOF PLAN

A FLOOR PLAN

FRENCH VALLEY COMMONS
 B1 BUILDING FLOOR AND ROOF PLANS

W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

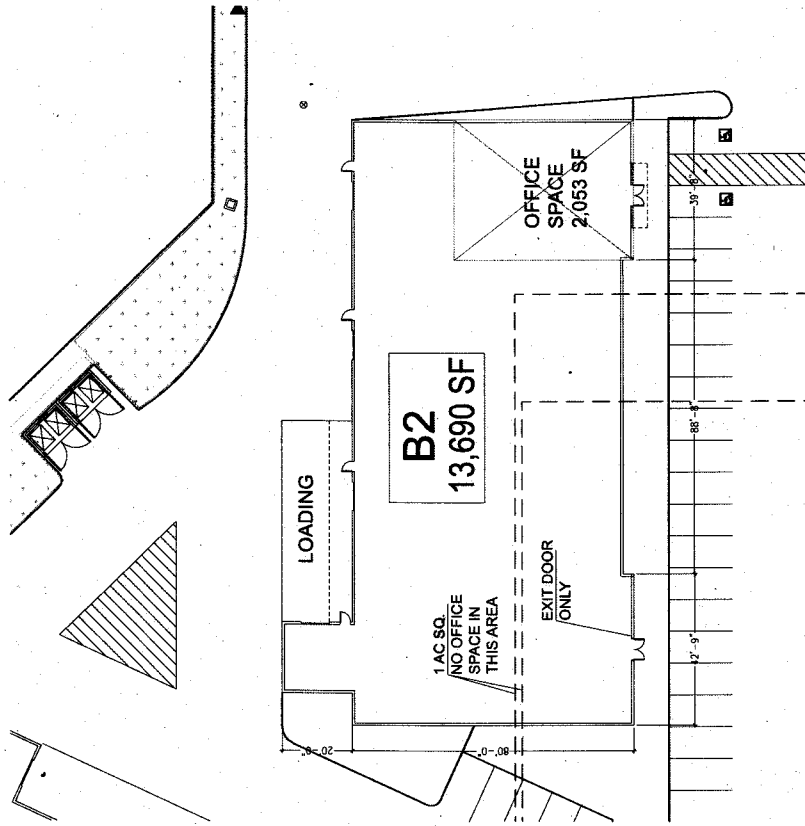


DWG: 33
 OF 38
 DATE: May 02, 2018
 SCALE: 1/8" = 1'-0"

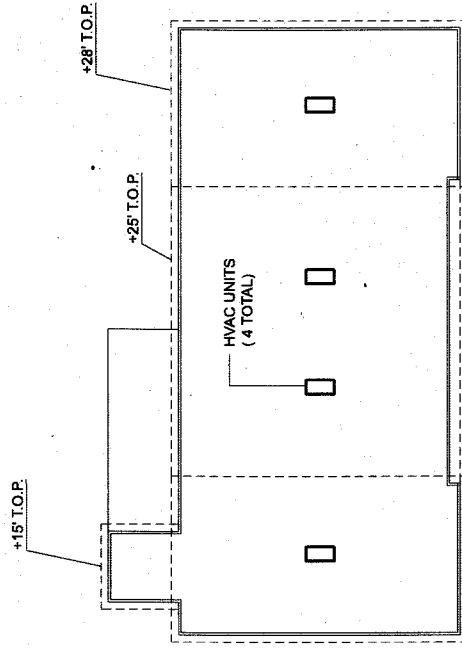
A5.8



NOTES:
 1. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



[A] FLOOR PLAN



[B] ROOF PLAN

FRENCH VALLEY COMMONS
 B2 BUILDING FLOOR AND ROOF PLANS

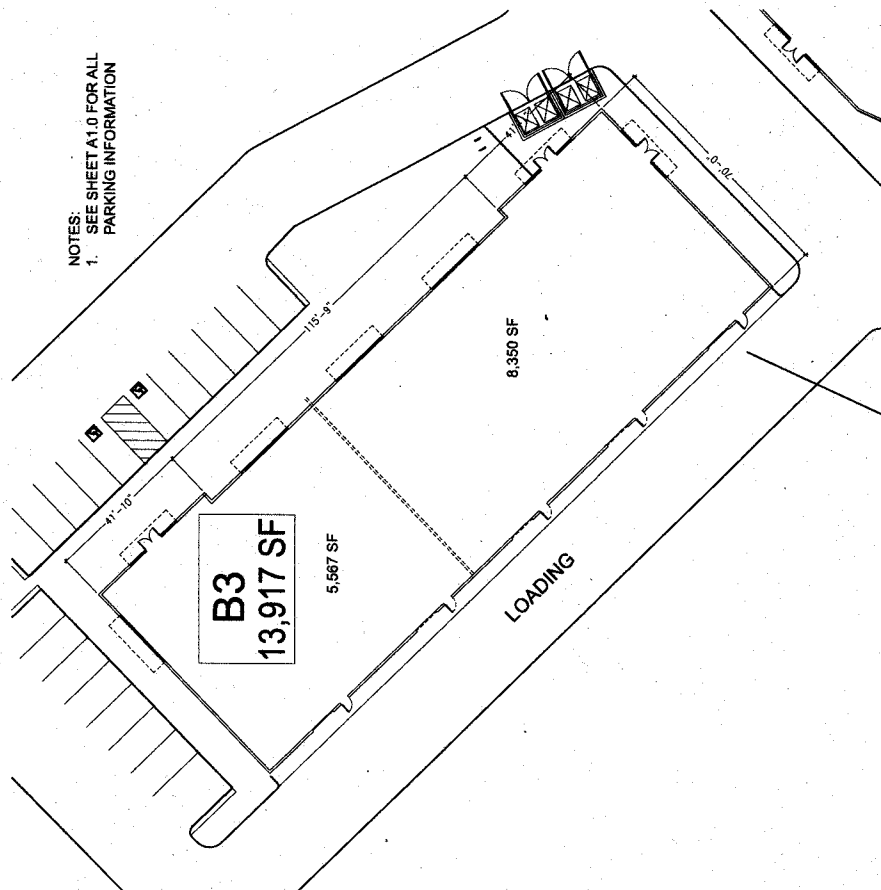
FRENCH VALLEY, CALIFORNIA



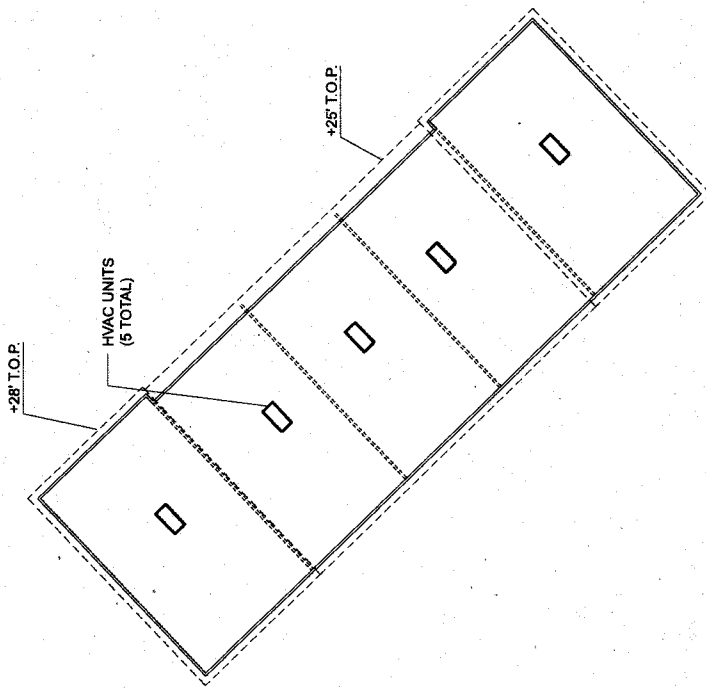
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 34 OF 38
 DATE: May 02, 2018
 SCALE: 1/8" = 1'-0"

A5.9



NOTES:
 1. SEE SHEET A1.0 FOR ALL PARKING INFORMATION



[A] FLOOR PLAN

[B] ROOF PLAN

FRENCH VALLEY COMMONS
 B3 BUILDING FLOOR AND ROOF PLANS

FRENCH VALLEY, CALIFORNIA



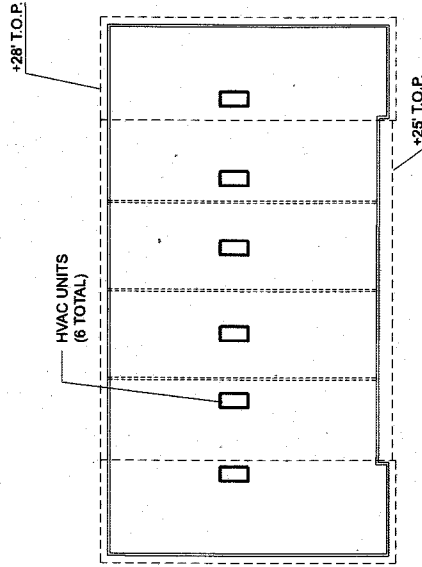
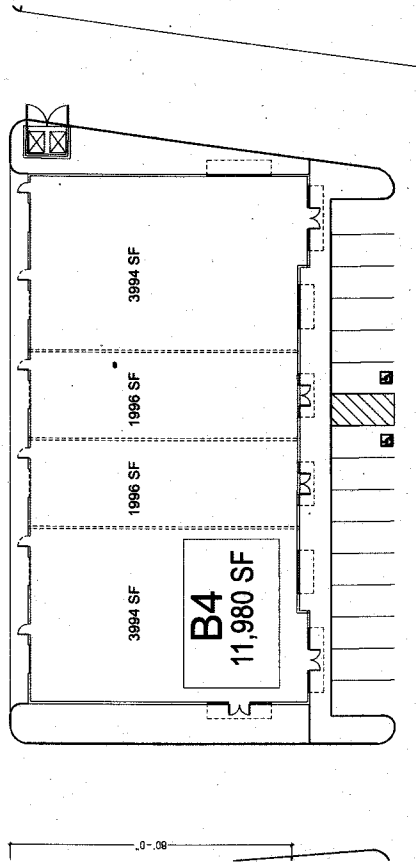
W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 35 OF 38
 DATE: May 02, 2018
 SCALE: 1/8" = 1'-0"

A5.10

NOTES:
 1. SEE SHEET A1.0 FOR ALL
 PARKING INFORMATION

LOADING



[A] FLOOR PLAN

[B] ROOF PLAN

FRENCH VALLEY COMMONS
 B4 BUILDING FLOOR AND ROOF PLANS

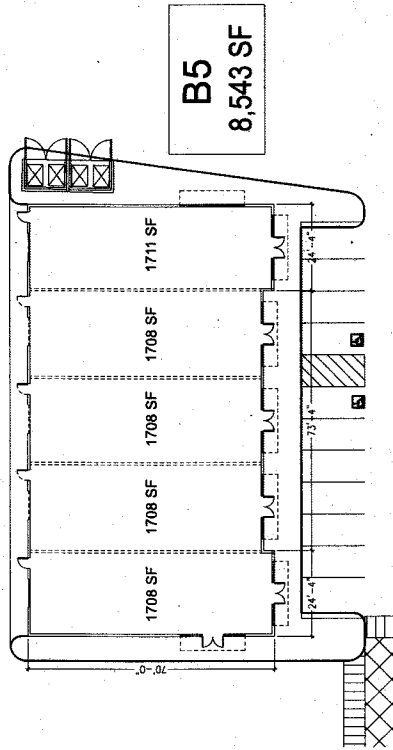


W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

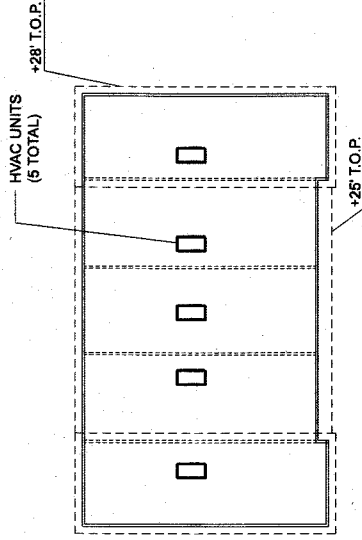
DWG: 36
 OF 38
 DATE: May 02, 2018
 SCALE: 1/16" = 1'-0"
A5.11

NOTES:
 1. SEE SHEET A1.0 FOR ALL
 PARKING INFORMATION

LOADING



A FLOOR PLAN



B ROOF PLAN

FRENCH VALLEY COMMONS
 B5 BUILDING FLOOR AND ROOF PLANS

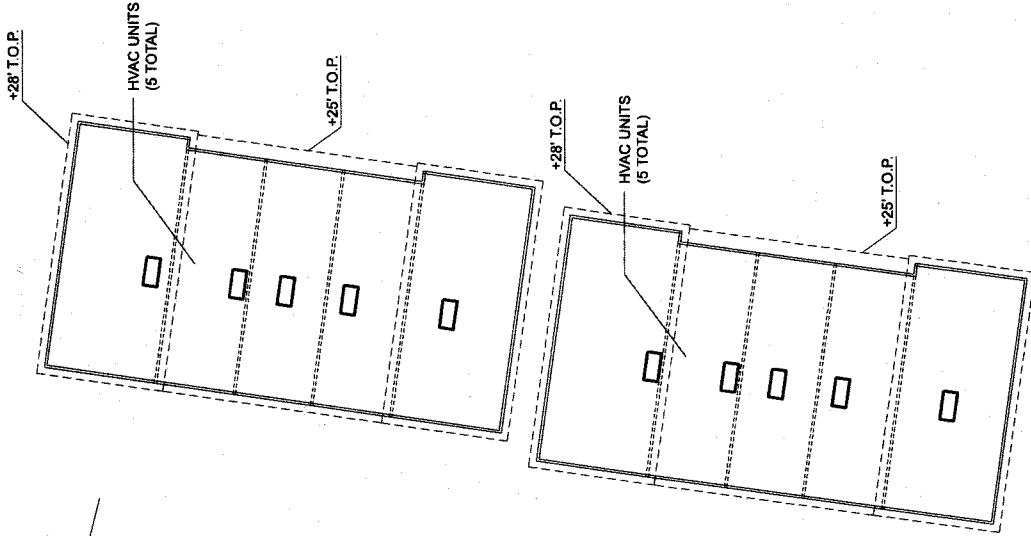
FRENCH VALLEY,
 CALIFORNIA



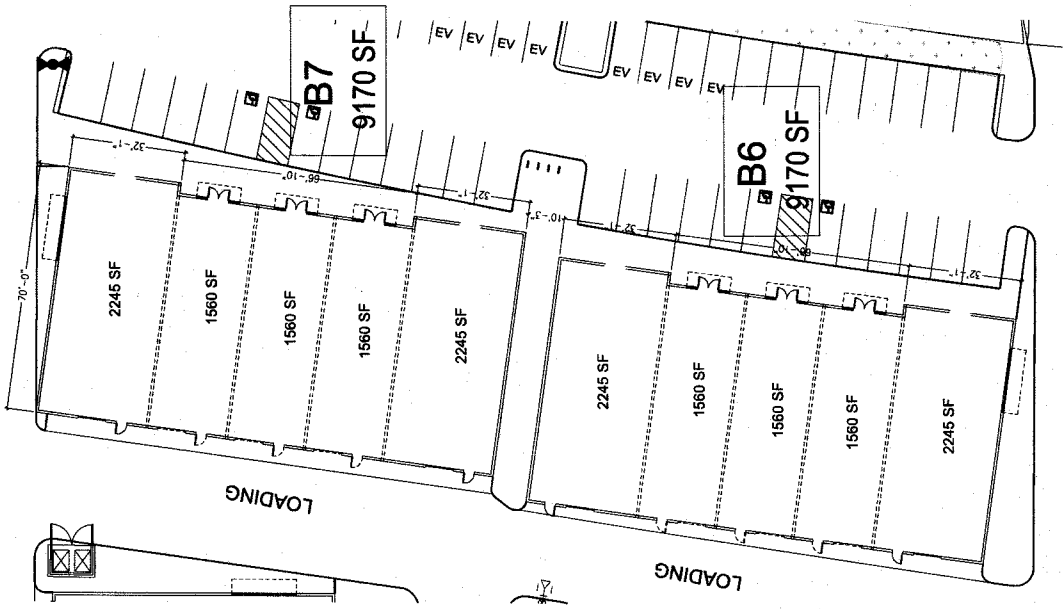
W DEVELOPMENT
 PARTNERS OF
 TEMECULA, LLC

DWG: 37
 OF 38
 DATE: May 02, 2018
 SCALE: 1/8" = 1'-0"

A5.12



[B] ROOF PLAN



[A] FLOOR PLAN

DWG: 38
OF 38
DATE: May 02, 2018
SCALE: 1/8" = 1'-0"

W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC



FRENCH VALLEY,
CALIFORNIA

FRENCH VALLEY COMMONS
B6 and B7 BUILDING FLOOR AND ROOF PLANS

A5.13

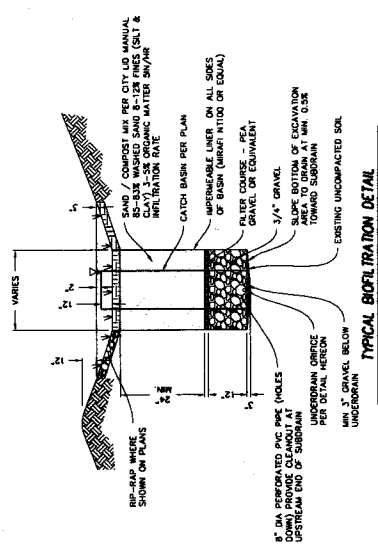
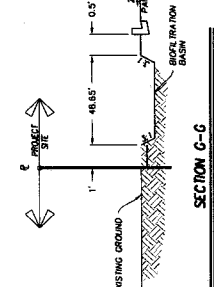
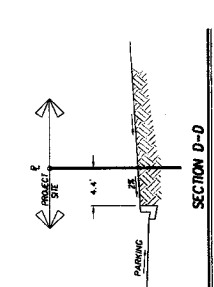
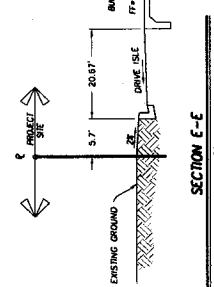
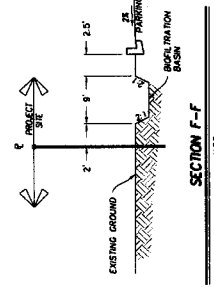
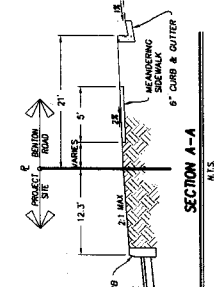
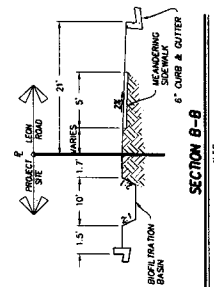
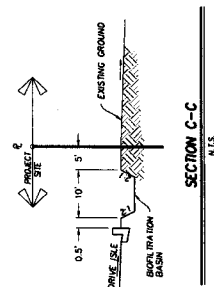
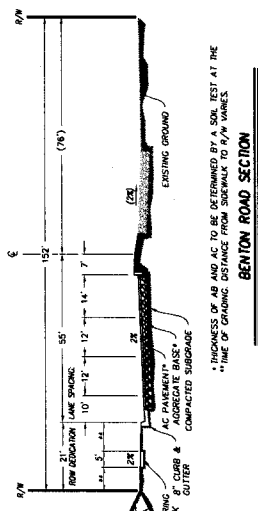
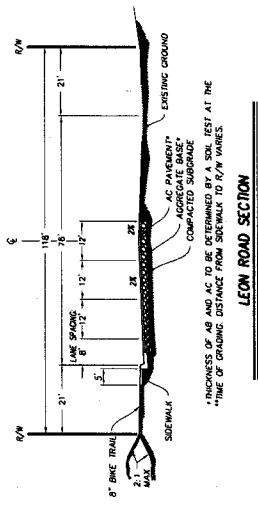
LEGEND

DESCRIPTION	SYMBOL
PROPOSED PROJECT BOUNDARY	[Symbol]
PROPOSED RIGHT OF WAY	[Symbol]
EXISTING STREET CENTERLINE	[Symbol]
PROPOSED CURB AND GUTTER	[Symbol]
PROPOSED STORM DRAIN PIPE	[Symbol]
PROPOSED STORM DRAIN CURB INLET	[Symbol]
PROPOSED STORM DRAIN JUNCTION STRUCTURE	[Symbol]
EXISTING SANITARY SEWER PIPE	[Symbol]
EXISTING SANITARY SEWER MANHOLE	[Symbol]
PROPOSED SANITARY SEWER PIPE	[Symbol]
EXISTING WATER PIPE	[Symbol]
PROPOSED DOMESTIC WATER PIPE	[Symbol]
PROPOSED FIRE LINE	[Symbol]
PROPOSED GAS LINE	[Symbol]
EXISTING TELEPHONE LINE	[Symbol]
PROPOSED BIOPERILATION BASIN	[Symbol]

EXISTING EASEMENTS

- REGENCY CENTERS TEMPORARY CONSTRUCTION & ACCESS EASEMENT PER DOC. # 2001-09653-00
- REGENCY CENTERS TEMPORARY CONSTRUCTION & ACCESS EASEMENT PER DOC. # 2001-09653-00
- DRIVING & DRAINAGE EASEMENT PER DOC. # 2001-09653-00
- R/W EASEMENT PER DOC. # 2001-09653-00

NOTE: THESE ARE CURRENTLY NO STREET LIGHTS ALONG BENTON ROAD ADJACENT TO THE PROJECT SITE



SHEET 2 OF 2
SWS ENG. JOB NO. 15-078
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
PLANNING DIVISION

TENTATIVE PARCEL MAP
PM 37399
APN: 963-060-032

WINCHESTER CROSSROADS

REVISIONS

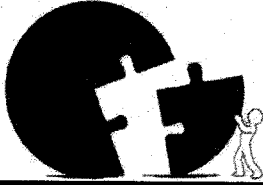
NO.	DATE	DESCRIPTION	DRAWN BY

APPROVED
PLANNING DEPARTMENT

PLANNING DIRECTOR

DATE

SWS ENGINEERING, INC.
CITY ENGINEERS • LAND PLANNERS • SURVEYORS
18000 Main Street, Suite 115 • Temecula, California 92592
P: 951-694-1100 • F: 951-694-1101 • P: 951-694-1102 • F: 951-694-1103



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

Board of Supervisor's Hearing: September 25, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180016 and Tentative Parcel Map No. 37399 Fast Track No. 2016-02	Applicant(s): W. Development Partners, LLC
EA No.:	43055	Representative(s): Jim Rochelle
Area Plan:	Southwest	
Zoning Area/District:	French Valley Area	
Supervisory District:	Third District	
Project Planner:	Dave Alvarez	
Project APN(s):	963-060-032	Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail and 89,395 square feet of business park on 14.06 acres. The project site will encompass seven (7) office/business park buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, hardware stores, and restaurants, which are permitted uses in the C-P-S zone. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping.

Tentative Parcel Map No. 37399 proposes Schedule E a subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size.

The plot plan and tentative parcel map (project) is located Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:
THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43055**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 180016, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

APPROVE TENTATIVE PARCEL MAP NO. 37399, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 106 (Dutch Village) Planning Area 5b
Specific Plan Land Use:	Commercial Retail (CR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR) and Open Space (OS)
East:	Commercial Retail (CR)
South:	Business Park (BP) and Light Industrial (LI)
West:	Medium High Density Residential (MHDR) and Open Space Conservation (C)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP)
East:	Specific Plan (SP)
South:	Rural Residential (RR)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Single-Family Residential and Vacant
East:	Vacant
West:	Commercial

Project Site Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	14.06	No Requirement
Existing Building Area (SQFT):	0	N/A
Proposed Building Area (SQFT):	138,495	N/A
Building Height (FT):	29' Maximum	50'-0" Maximum

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Retail	49,100	Retail Mix 5½/1,000	270	337
Business Park	89,395	Warehouse 1/2,000 Office 5/1,000	45	207
TOTAL:	138,495		315	544

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	Yes – Lake Skinner
Agricultural Preserve	No
Liquefaction Area:	Yes – Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5677
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – French Valley Airport Influence Area, Compatibility Zones B-1, C, and D

PROJECT LOCATION MAP

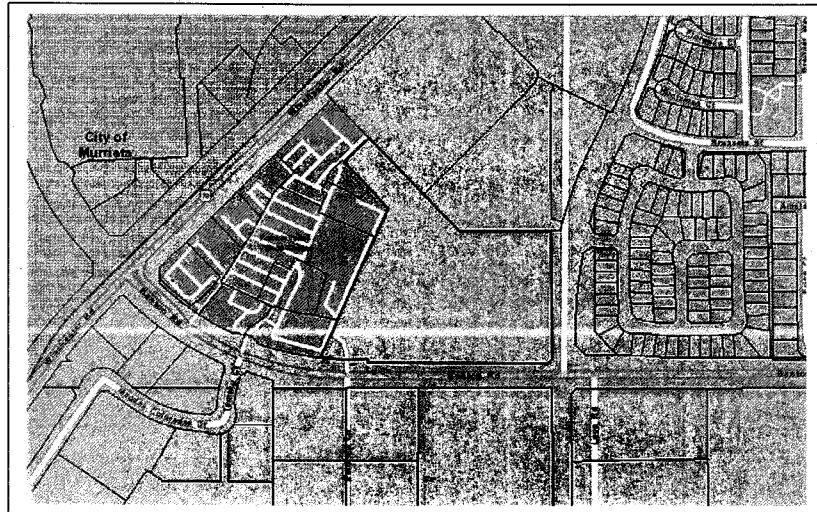


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On February 24, 2016, the Board of Supervisors authorized and approved Fast Track (FTA No. 2016-02) status for Conditional Use Permit No. 3777 and Tentative Parcel Map No. 37399. Pursuant to Fast Track procedures, board policy, Fast Track items are heard directly by the Board of Supervisors. On September 6, 2017, W Development Partners, LLC submitted a Conditional Use Permit and Tentative Parcel Map applications for a proposed retail and business park commercial center. Pursuant to Ordinance No. 348, Section 9.5.A, a Plot Plan is required for the proposed shopping center, therefore the Conditional Use Permit is no longer required for the proposed land uses. The Tentative Parcel Map will remain and the Fast Track status will still apply for the Tentative Parcel Map and the project.

On May 10, 2018, the project was heard by the Airport Land Use Commission (ALUC) and found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).

ENVIRONMENTAL REVIEW

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

Based on the findings incorporated in the initial study the project will not have a significant effect on the environment and no mitigation measures are necessary. No comment were received during the review period.

FINDINGS

In order for the County to approve the proposed project, the following findings are required to be made:

Tentative Parcel Map

Tentative Parcel Map No. 37399 is a Schedule "E" map that propose 15 parcels ranging from 0.33 to 2.01 acres in size providing individual lots for most of the proposed buildings. The findings required to approve the Maps, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed maps, subdivision design and improvements are consistent with General Plan as and with all applicable requirements of State law and the ordinances of Riverside County. There are no community plans covering the site. The site is located within Specific Plan No. 106 (Dutch Village) with a Land Use of Commercial Retail.
2. The site of the proposed map is physically suitable for the type of development and density because the subdivisions proposes to provide individual lots for most proposed buildings. This development is consistent with the proposed General Plan land use designation of Community Development: Commercial Retail (CD:CR) for the entire project area. The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site.
3. The design of the proposed maps or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the Environmental Assessment for the project.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Environmental Assessment prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to Benton Road and Leon Road and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed Parcel Map include the improvements as required by Riverside County Ordinance No. 460 for a Schedule "E" Map. Ordinance No: 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Parcel Map No. 37399 complies with the Schedule 'E' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Benton Road with the required street width dedication and improvements for an Urban Arterial and Leon Road consistent with the required street width dedication and improvements for a Major Highway consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.

- b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist on or adjacent to the project site. However, the project will provide fencing or walls on the east, west, and south sides of each building to enclose and secure the dock areas.
 - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines place underground
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. Improvements will be incorporated into the right-of-way along Benton Road and Leon Road
 7. Tentative Parcel Map No. 37399 is consistent with the minimum size allowed by the project site's proposed Zoning Classification of Scenic Highway Commercial (C-P-S) of no minimum lot area required.

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Section 18.30.c of Ordinance No. 348:

1. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as area to the west of the project site have been developed with, approved for, or designated for similar uses as the proposed project. Areas to the north and west of the proposed project are vacant uses and have been considered in the design of the project. Areas to the south of the proposed project that are developed with or designated for residential uses have been considered in the design of the project. The project incorporates visual building aesthetics and landscaping where appropriate. Additionally, the proposed project would not inhibit development of surrounding areas.
2. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will improve Benton Road and Leon Road along its frontage.
3. The project site is located within Specific Plan No. 106 (Dutch Village) which designates the site as Commercial Retail. Per the approved land use map and the zoning established for the Dutch Village Specific Plan, the zoning for the project site is Scenic Highway Commercial (C-P-S). The Plot Plan proposes development that includes primarily office, warehouse, retail, and restaurant uses. These general uses are consistent with the land use designation of the Specific Plan of Commercial Retail which is implemented through the C-P-S zone.

4. Pursuant to the C-P-S zone, specifically Section 9.50 of Ordinance No. 348, the Plot Plan proposed uses are permitted within the Scenic Highway Commercial (C-P-S) zone(s) with an approved plot plan. The uses proposed by the Plot Plan include, but are not limited to offices, automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, hardware stores, and restaurants.
5. The proposed use is consistent with Ordinance No. 348, in particular the development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below.
 - a. *There is no minimum lot are required.* The related Tentative Parcel Maps proposes 15 parcels ranging from 0.33 to 2.01 acres in size.
 - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.* The maximum height proposed for is 29 feet. Building heights will range between 20 feet 6 inches (20'-6") up to 29 feet (29'-0"). Therefore there are no yard requirements for any building. The building facing the streets are setback between 19 feet 1 inch (19'-1") and 84 feet 2 inches (84'-2").
 - c. *Automobile parking shall be provided as required by Section 18.12.* Based on the conceptual floor plans provided the entire shopping center is providing 544 parking stalls. The required number of parking stalls required are 315 spaces.
 - d. *All new utilities shall be undergrounded.* The project is conditioned to underground any new and any existing overhead utilities, excluding electrical lines rated higher than 33 kV.
 - e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
 - f. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* No signs are proposed at this time, but applications future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.
 - g. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining*

property. The project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

Other Findings

1. The project site is within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a commercial/retail/business park center, not a residential use. Therefore, SWAP 9.2 does not apply to the proposed project.
2. The project site has a land use designation of Community Development: Commercial Retail (CD:CR). The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) and Open Space: Recreation (OS-R) to the north, Community Development: Commercial Retail (CD: CR) to the east, Medium High Density Residential (MHDR), Open Space Conservation (C) to the west, and Community Development: Business Park (CD: BP) and Community Development: Light Industrial (CD: LI) to the south.
3. The proposed retail and business park commercial center is consistent with the development standards (lot requirements, setbacks, building height) set forth in Ordinance No. 348, Section 9.53. There are no minimum lot area requirements, no setbacks if the structures does not exceed 35 feet in height, and a maximum building height of 50 feet, as shown in the Project Site Details Chart above.
4. Pursuant to Section 18.30.C.2 of Ordinance 348, "[T]he overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof." The project will be developed in an area that is surrounded by restaurants and a retail shopping center. The project will make all necessary street and drainage improvement.
5. This project site is located within Criteria Cells 5677 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Riverside County determined that no conservation was described for the project site.
6. This project is within the City of Temecula Sphere of Influence. The project was transmitted to the City of Temecula and no comments have been received.
7. The project is in compliance with Assembly Bill 52 (AB52). Notices regarding this project were mailed to six requesting tribes on September 27, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, Rincon, and the Soboba Band of Luiseno Indians. Consultation was conducted with Soboba and Rincon on October 30, 2017. Soboba requested to have a Soboba monitor present during grading. Soboba concluded on November 22, 2017. Rincon did not have any comments and conclude on January 18, 2018. Consultation was held with Pechanga on October 2, 2017, October 16, 2017, and on October 19, 2017. The final conditions of

approval for the project were provided to Pechanga and did not have any further comments and consultation was concluded on May 21, 2018.

8. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
9. On May 10, 2018, ALUC found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support or opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03777
VICINITY/POLICY AREAS**

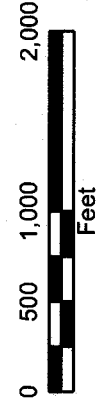
Supervisor: Washington
District 3

Date Drawn: 05/16/2018
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 865-8777 (Eastern County) or Website: <http://planning.collins.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03777
LAND USE

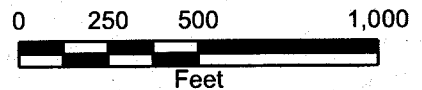
Supervisor: Washington
 District 3

Date Drawn: 05/16/2018
 Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdma.org>

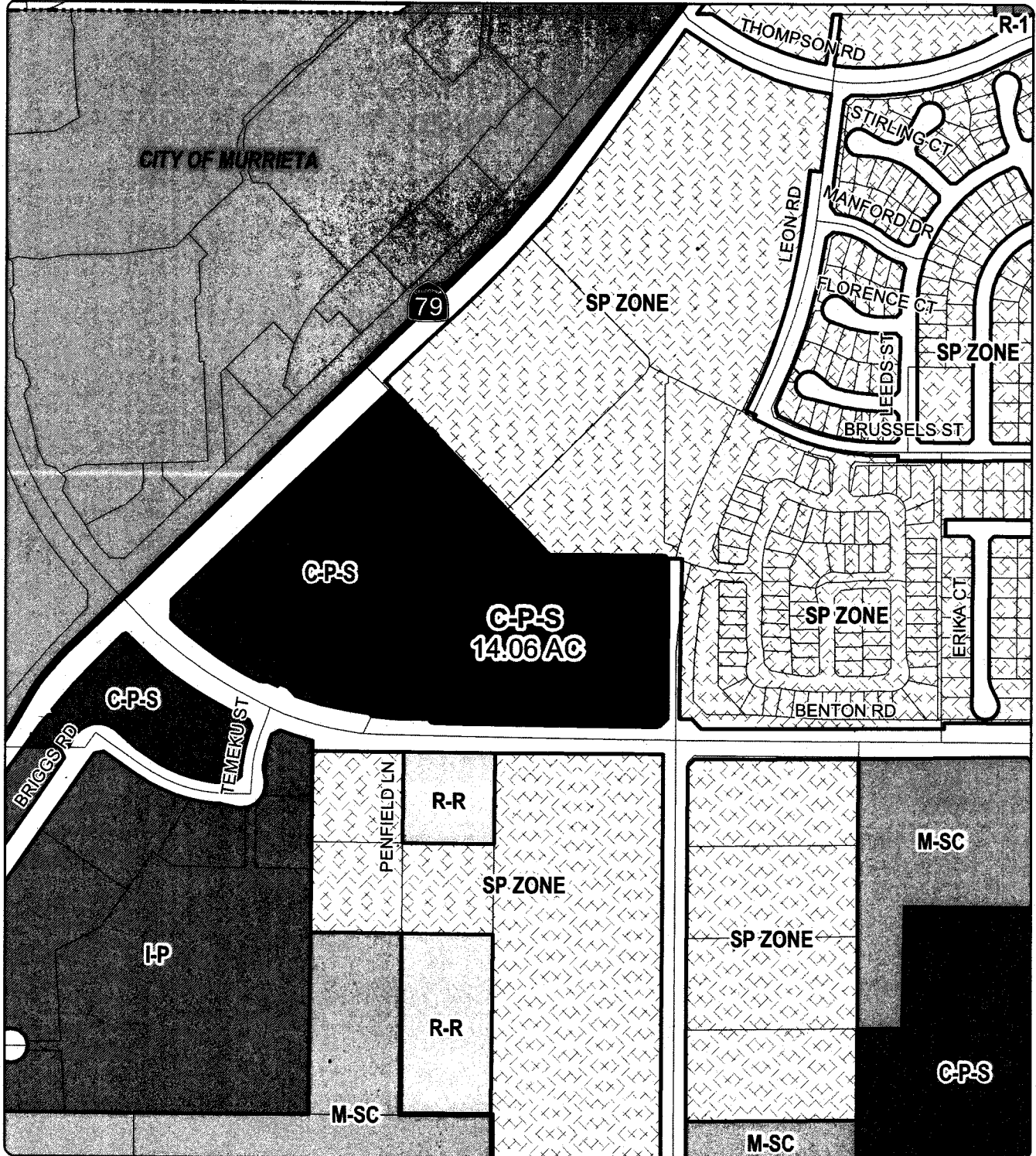
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03777

EXISTING ZONING

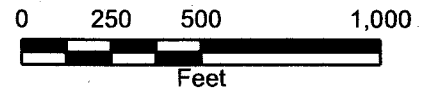
Supervisor: Washington
District 3

Date Drawn: 05/16/2018
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03777

EXISTING GENERAL PLAN

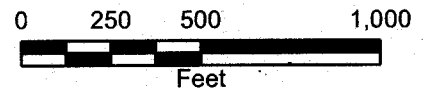
Supervisor: Washington
District 3

Date Drawn: 05/16/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



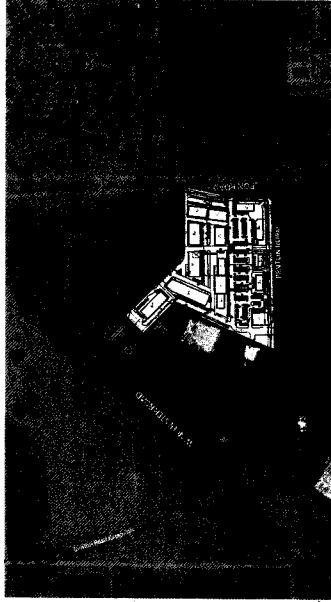
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FRENCH VALLEY COMMONS

BENTON ROAD AND LEON ROAD, FRENCH VALLEY, CA

PLANNING REVIEW RESUBMITTAL 02 - APPENDUM

MAY 02, 2018
 APN 963-060-032
 CUP 03777



VICINITY MAP

PROJECT DIRECTORY

APPLICANT:

ROB MANN
 W DEVELOPMENT PARTNERS OF TEMECULA, LLC
 1000 S. CALLE REAL, SUITE B244
 SAN FRANCISCO, CA 94024
 PHONE: (415) 990-3378

JIM RACHELLE
 W DEVELOPMENT PARTNERS OF TEMECULA, LLC
 P.O. BOX 77564
 SAN FRANCISCO, CA 94107
 PHONE: (925) 250-7118

ENTITLEMENTS AND PLANNING:

ERIN JACKSON
 EJIR GROUP
 344 20TH STREET
 COSTA MESA, CA 92626
 PHONE: (415) 254-4671

CIVIL ENGINEER/SURVEY:

MICHAEL SCHWITZER
 SWS ENGINEERING, INC.
 261 AUTUMN DRIVE #115
 SAN MARCOS, CA 92069
 PHONE: (760) 444-0011

TRAFFIC ENGINEERING:

JOHN A. BOARMAN, PE, DC234
 CARA HIGSON (DC23)
 UNSCOTT LAW & GREENSPAN, ENGINEERS
 1000 CALLE REAL, SUITE 100
 SAN DIEGO, CA 92111
 PHONE: (619) 309-8800

BIOLOGICAL CONSULTANT:

PRINCIPLE AND ASSOCIATES
 29881 LOS NEGOS ROAD
 TEMECULA, CALIFORNIA 92591
 PHONE: (951) 699-3090

GEOTECHNICAL ENGINEER:

STEPHEN M. POOLE, PE, GE
 EARTH-STRATA, INC.
 1000 EPPERSON AVENUE, SUITE C
 MARIETTA, GA 30067
 PHONE: (951) 461-4028

CULTURAL RESOURCES CONSULTANT:

JEAN A. KELLER, PH.D.
 CHERYL SUITE B244
 ENCINITAS, CA 92024
 PHONE: (760) 295-3909

PHOTOMETRICS:

KURT TOMASOVIK
 IMPERIAL LIGHTING
 41905 BOARDWALK SUITE G
 PALM DESERT, CA 92211
 PHONE: (760) 636-0762

NOISE, AIR QUALITY AND GREEN HOUSE GAS CONSULTANTS:

HASSEER QURESHI
 URBAN CROSSROADS, INC.
 1000 S. CALLE REAL, SUITE 100
 COSTA MESA, CA 92626
 PHONE: (949) 335-5987

PROJECT DATA

Site Data: 612-405 SF (14.06 AC)
 Jurisdiction: County of Riverside
 Zoning: CP8 Scenic Highway Commercial
 Land Use Designation: Commercial Retail (CP-CR)
 THIS PROJECT SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF CALIFORNIA CONSTRUCTION CODES AND ALL COUNTY OF RIVERSIDE ORDINANCES

SHEET INDEX

1	A00	TITLE SHEET
2	A10	PRELIMINARY SITE PLAN
3	C1.0	PRELIMINARY GRADING PLAN
4	C1.0	PRELIMINARY UTILITY PLAN
5	C2.0	WATER TABLES
6	C3.0	PRELIMINARY LANDSCAPE PLAN
7	L1.0	PRELIMINARY ELEVATIONS
8	A3.0	M1 BUILDING ELEVATIONS
9	A3.0	M2 BUILDING ELEVATIONS
10	A3.1	S1 BUILDING ELEVATIONS
11	A3.2	S2 BUILDING ELEVATIONS
12	A3.3	R1 BUILDING ELEVATIONS
13	A3.4	R2 BUILDING ELEVATIONS
14	A3.5	R3 BUILDING ELEVATIONS
15	A3.6	R4 BUILDING ELEVATIONS
16	A3.7	R5 BUILDING ELEVATIONS
17	A3.8	R6 BUILDING ELEVATIONS
18	A3.9	R7 BUILDING ELEVATIONS
19	A3.10	R8 BUILDING ELEVATIONS
20	A3.11	R9 BUILDING ELEVATIONS
21	A3.12	R10 BUILDING ELEVATIONS
22	A3.13	B6 and B7 BUILDING ELEVATIONS
23	A4.0	SITE SIGNAGE/TRASH ENCLOSURE
24	A5.0	VEGETATION
25	A5.0	VEGETATION
26	A5.1	S1 BUILDING FLOOR PLAN AND ROOF PLAN
27	A5.2	S2 BUILDING FLOOR PLAN AND ROOF PLAN
28	A5.3	R1 BUILDING FLOOR PLAN AND ROOF PLAN
29	A5.4	R2 BUILDING FLOOR PLAN AND ROOF PLAN
30	A5.5	R3 BUILDING FLOOR PLAN AND ROOF PLAN
31	A5.6	R4 BUILDING FLOOR PLAN AND ROOF PLAN
32	A5.7	R5 BUILDING FLOOR PLAN AND ROOF PLAN
33	A5.8	R6 BUILDING FLOOR PLAN AND ROOF PLAN
34	A5.9	R7 BUILDING FLOOR PLAN AND ROOF PLAN
35	A5.10	R8 BUILDING FLOOR PLAN AND ROOF PLAN
36	A5.11	R9 BUILDING FLOOR PLAN AND ROOF PLAN
37	A5.12	B6 and B7 BUILDING FLOOR PLAN AND ROOF PLAN
38	A5.13	B6 and B7 BUILDING FLOOR PLAN AND ROOF PLAN

FRENCH VALLEY COMMONS | FRENCH VALLEY, CALIFORNIA

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG: 01 OF 38
 DATE: May 02, 2018
 SCALE: NTS

A0.0

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: EA 43055
Project Case Type (s) and Number(s): Plot Plan No. 180016 and Tentative Parcel Map No. 37399
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez, Project Planner
Telephone Number: 951-955-1417
Applicant's Name: W Development Partners, LLC
Applicant's Address: 505 Sansome Street, Suite 1400, San Francisco, CA 94111

I. PROJECT INFORMATION

Project Description:

Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail and 89,395 square feet of business park on 14.06 acres. The project site will encompass seven (7) office/business park buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, hardware stores, and restaurants, which are permitted uses in the C-P-S zone. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping.

Tentative Parcel Map No. 37399 proposes Schedule E a subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 14.06

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 7.78	Lots: 4	Sq. Ft. of Bldg. Area: 49,100	Est. No. of Employees: 200
Industrial Acres: 6.28	Lots: 9	Sq. Ft. of Bldg. Area: 89,395	Est. No. of Employees: 200
Other: N/A			

C. Assessor's Parcel No(s): 963-060-032

Street References: Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West, Section 6

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is currently vacant and is flat. Existing land uses in the vicinity include a retail and commercial center to the west, and a business park to the south. Additionally, there are several vacant properties immediately adjacent to the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Southwest Area Plan of the Riverside County General Plan. The Project site is designated for Commercial Retail (CR) land uses by the General Plan, which allows for local and regional serving retail and service uses. The Project would be fully consistent with the site's General Plan land use designation. The project is located within the Highway 79 Policy Area. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project site is located within the Western Riverside County Multiple Species Habitat (MSHCP) Conservation Area and within Criteria Cell 5677.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies.
6. **Housing:** The Project is not proposing any residential homes. The Project would not conflict with the general Plan Housing Element policies
7. **Air Quality:** The proposed project has been conditioned by Riverside County to control any fugitive dust during grading and construction activities. Any potential Air Quality impacts will be analyzed in this initial study. The proposed Project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Commercial Retail (CD: CR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development: Commercial Retail (CD:CR) and Open Space: Recreation (OS-R) to the north; Community Development: Commercial Retail (CD:CR) to the east; Medium High Density Residential (CD:MHDR) and Open Space Conservation (OS) to the west; and Community Development: Business Park (CD: BP) and Community Development: Light Industrial (CD: LI) to the south.

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: Highway 79 Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Dutch Village #106

2. Specific Plan Planning Area, and Policies, if any: Planning Area 5b

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) to the west. Specific Plan (SP) to the north and east, Specific Plan (SP) and Rural Residential (R-R) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

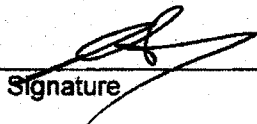
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration

pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (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 have occurred 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; or (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 the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(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 measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

Dave Alvarez, Project Planner

Printed Name

August 29, 2018

Date

For Charissa Leach, P.E., Assistant TLMA
Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is I-215 located approximately 3.5 miles west of the Project site. Views of the Project site from I-215 are not possible due to distance, existing development and topography. The proposed Project would not have an effect upon a scenic highway corridor, therefore no impact would occur.
- b) The Project site consists of 14.06 gross acres of undeveloped land. Under current conditions, the Project site is flat and is regularly maintained to prevent overgrowth of vegetation. The Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character to an adjacent shopping center to the west of the site. The proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 21.8 miles northwest of the Mt. Palomar Observatory (Zone B), and is therefore subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements of Ordinance No. 915 (Ord. No. 915). Ord No. 915 requires that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, lighting elements that would be installed as part of the project would not result in the exposure of on- or off-site residential property to unacceptable levels. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) According to "Map My County," the project site is designated as "Farmland of Local Importance". Areas surrounding the Project site are designated as "Farmland of Local Importance," "Urban-Built Land," and "Other Lands." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." The Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.
- b) According to "Map My County," there are no lands on the Project site, areas that are located within an agricultural preserve. The nearest lands within an agricultural preserve are located approximately .50 miles southwest of the Project site. The Project would have no impacts to any Riverside County Agricultural Preserves.

According to mapping information available from the California Department of Conservation (CDC), the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately 1.03 miles southeast of the Project site, southerly of the intersection of Allen Road and Leon Road. However, the proposed Project has no potential to conflict with any Williamson Act Contract lands because there is development in between, therefore impacts would be less than significant

- c) The Project site is zoned Scenic Highway Commercial (C-P-S). According to "Map My County," zoning designations surrounding the Project site include Scenic Highway Commercial (C-P-S) to the west, Specific Plan (SP) and Rural Residential (R-R) to the south, and Specific Plan to the north and east. Furthermore, as previously addressed, the project is located approximately 0.28 miles or 1,400 feet from agricultural zoning to the southwest of the project site. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Implementation of the proposed Project would replace the site's vacant land with a commercial development. The project has no potential to result in any other direct or indirect impacts to Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed Project would not involve changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Air Quality Impact Report dated September 14, 2017

Findings of Fact:

CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; therefore impacts are considered less than significant.

b) The project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As discussed above, the Project site is located within the South Coast Air Basin, a 6,745-square mile sub region of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The larger South Coast district boundary includes 10,743 square miles.

The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bound by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bound by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

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. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14 1/2 hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the traditional cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NOX and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

Air Quality Standards

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 6-1.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 6-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O3, CO, SO2, NO2, PM10, and PM2.5 are not equaled or exceeded at any time in any consecutive three-year period; and the federal standards (other than O3, PM10, PM2.5, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

TABLE 6-1: AMBIENT AIR QUALITY STANDARDS

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,5}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.08 ppm (160 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.16 ppm (330 µg/m ³)	Gas Phase Chemiluminescence	100 ppm (160 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹¹	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹¹	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹⁵	24 Hour	0.01 ppm (28 µg/m ³)	Gas Chromatography			

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
- Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
- National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
- On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
- On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
- To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
- On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
- The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
- The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
- In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants.

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Nonattainment (Extreme)
PM ₁₀	Nonattainment	Attainment (Maintenance)
PM _{2.5}	Nonattainment	Nonattainment (Serious)
Carbon Monoxide	Attainment	Attainment (Maintenance)
Nitrogen Dioxide	Attainment	Attainment (Maintenance)
Sulfur Dioxide	Attainment	Attainment
Lead ^a	Attainment	Nonattainment (Partial)

Construction Emissions

Assuming build-out of the site as a commercial retail shopping center, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2016.3.1 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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content of architectural coatings (i.e. paint) to no more than 55g/L. These existing regulations have been applied to the air quality analysis and are reflected in the emission estimates. Based on the results of the model, maximum daily emissions from the construction of the proposed project would exceed for PM₁₀ and PM_{2.5} established SCAQMD thresholds as shown on the Unmitigated Maximum Daily Construction Emissions Table. However, as presented in the following table titled Mitigated Maximum Daily Operational Emissions, daily emissions are reduced below SCAQMD thresholds with the incorporation of Mitigation Measure AQ-1 as listed at the end of this section, which requires certain watering procedures before and during site preparation and grading.

Unmitigated Maximum Daily Construction Emissions (lbs/day)

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	SO ₂	CO	PM ₁₀	PM _{2.5}
Site Preparation	71.60	23.73	23.30	13.03
Maximum Daily Emissions	71.60	23.73	23.30	13.03
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	YES	YES
On-Site Grading Emissions	Emissions (pounds per day)			
	SO ₂	CO	PM ₁₀	PM _{2.5}
Grading	48.23	17.52	10.10	5.34
Maximum Daily Emissions	48.23	17.52	10.10	5.34
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO

Mitigated Maximum Daily Construction Emissions (lbs/day)

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	SO ₂	CO	PM ₁₀	PM _{2.5}
Site Preparation	71.60	23.73	8.36	5.51
Maximum Daily Emissions	71.60	23.73	8.3	5.51
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	NO	NO
On-Site Grading Emissions	Emissions (pounds per day)			
	SO ₂	CO	PM ₁₀	PM _{2.5}
Grading	48.23	17.52	4.07	2.72
Maximum Daily Emissions	48.23	17.52	4.07	2.72
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO

Operational Emissions

Long-term emissions are evaluated at build-out of a project. Long-term criteria air pollutant emissions will result from the operation of the proposed development. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. Based on the results of the model, maximum daily emissions from the operation of the proposed project would not exceed established SCAQMD thresholds as shown in the table titled Peak Operational Emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Peak Operational Emissions (lbs/day)

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	3.33	6.80E-04	0.07	1.00E-05	2.60E-04	2.600E-04
Energy Source	0.06	0.55	0.47	3.32E-03	0.04	0.04
Mobile	12.44	51.90	107.03	0.30	21.17	5.89
Total Maximum Daily Emissions	15.83	52.46	107.57	0.30	21.21	5.93
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	3.33	6.80E-04	0.07	1.00E-05	2.60E-04	2.60E-04
Energy Source	0.06	0.55	0.47	3.32E-03	0.04	0.04
Mobile	11.82	52.19	106.00	0.28	21.17	5.90
Total Maximum Daily Emissions	15.21	52.75	106.54	0.29	21.21	5.94
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Therefore, with the incorporated mitigation measures for project construction and operation, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant with incorporation of Mitigation Measure AQ-1.

c) "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). As shown in the analysis in response to 6.b, above, local and regional Project construction and operational impacts are less than significant, with incorporation of Mitigation Measures. Therefore, implementation of the proposed Project will not 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors). Impacts are less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Susan La Vorgna Elementary School) is located approximately one

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mile to the north. The project will not include major transportation facilities, manufacturing uses, or generate significant odors.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal, and state levels.

Existing CO concentrations in the immediate project vicinity are not available due to no air quality monitoring stations being present nearby. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Norco Corona SRA.

The tables below titled Construction LST Emissions and Operational LST emissions identify the emissions during both construction and operation at the nearest residences are well below the SCAQMD thresholds of significance. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

Construction LST Emissions (lbs/day) (Without Mitigation)

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	71.60	23.73	23.30	13.03
Maximum Daily Emissions	71.60	23.73	23.30	13.03
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	YES	YES
On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Grading	48.23	17.52	10.10	5.34
Maximum Daily Emissions	48.23	17.52	10.10	5.34
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2018	6.16	71.68	28.21	0.07	23.51	13.08
2019	70.55	47.12	26.76	0.07	3.85	2.28
Maximum Daily Emissions	70.55	71.68	28.21	0.07	23.51	13.08
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

With implementation of Mitigation Measures, emissions during construction activity will not exceed SCAQMD's localized significance thresholds. Table 6-4 identifies the localized impacts at the nearest receptor location in the vicinity of the Project.

Construction LST Emissions (lbs/day) (With Mitigation)

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Site Preparation	71.60	23.73	8.36	5.51
Maximum Daily Emissions	71.60	23.73	8.3	5.51
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	NO	NO

On-Site Grading Emissions	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Grading	48.23	17.52	4.07	2.72
Maximum Daily Emissions	48.23	17.52	4.07	2.72
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2018	6.16	71.68	28.21	0.07	23.51	13.08
2019	70.55	47.12	26.76	0.07	3.85	2.28
Maximum Daily Emissions	70.55	71.68	28.21	0.07	8.57	5.56
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

e) Although The project proposing a use that would also generally not be classified as a sensitive receptor, surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, impacts are considered less than significant.

f) Heavy-duty equipment in the Project area during construction will emit odors. The Project is required to comply with Rule 402 during construction. Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the construction phase of the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed.

Standard building design filters and exhaust systems will be required as part of the brewing process and would be expected to suppress any potentially objectionable odors. No other sources of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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objectionable odors have been identified for the operations phase of the proposed Project. As stated above, the Project is required to comply with Rule 402. Odors from commercial, retail, and restaurant activity and operations are not expected to meet the criteria of being a nuisance. Therefore, impacts are considered less than significant.

Mitigation:

MM AQ-1

During site preparation and grading activity all actively graded areas within the Project site shall be watered at 2.1-hour watering intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12% in maintained for actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.

Monitoring: Monitoring will occur through the Building and Safety plan check process.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Conditional Use Permit 3777, prepared by Principle and Associates, dated July 18, 2018

Revised Nesting Season Survey Burrowing Owl, Conditional Use Permit 3777, prepared by Principle and Associates, dated July 6, 2018

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the site is located within a proposed Conservation Planning (MSHCP) Criteria Area. The entire site is located within Cell # 5677 of an Independent Cell Group in the French Valley/Lower Sedco Hills Sub Unit (5) of the Southwest Area Plan.

Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this Cell will focus on riparian scrub, woodland and forest habitat and adjacent agricultural land. Areas conserved within this Cell will be connected to riparian scrub, woodland and forest habitat and agricultural land proposed for conservation in Cell Group B' to the west and in Cell # 5572 to the north. Conservation within this Cell will range from 10%- 20% of the Cell focusing in the northwestern portion of the Cell

Proposed Constrained Linkage 18 consists of an unnamed tributary of French Valley Creek which supports riparian scrub, woodland and forest habitat, and is located adjacent to agricultural land. Only disturbed Non- native grasslands are growing on the site. Wildlife is neither abundant nor diverse at the site due to the lack of suitable native habitats. The focus of conservation within this cell (riparian scrub, woodland and forest habitat and adjacent agricultural land) are not present on this site. The site has no viable native biological resources to contribute to the assembly of Proposed Constrained Linkage 18. The site has no physical connectivity to the riparian scrub, woodland and forest habitat and agricultural land proposed for conservation in Cell Group B' to the west and in Cell # 5572 to the north. All of these areas are located on the west side of State Highway 79, north and cannot be connected to the site. Importantly, there are no viable native biological resources present on the site to conserve. The entire site is located in the southeastern portion of the Cell. In addition, the parcel located north of the site on the east side of State Highway 79, North is currently under construction as a retention basin.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.1.3 Protection of Narrow Endemic Plant Species

The site is located within Narrow Endemic Plant Species Survey Area 4. The six Narrow Endemic Plant Species listed for Area 4 include Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Omuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Growing habitats for the six Narrow Endemic Plant Species are not present on the site, it was determined that there was no potential for the listed species and conducting focused surveys were not required.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The property is not located near future or existing Conservation Areas, therefore, the Project is not required to implement UWIG.

6.3.2 Additional Survey Needs and Procedures

The site is located within Criteria Area Species Survey Area 4. The eight Criteria Area Species listed for Area 4 include Davidson's saltscale (*Atriplex serenana* var. *dauidsonff*), Parish's brittlescale (*Atriplex parishii*), thread-leaved brodiaea (*Brodiaea filifolia*), smooth tarplant (*Centromadia pungens*), round-leaved filaree (*Erodium macrophyllum*), Coulter's goldfields (*Lasthenia glabrate* sap. *coulter*), little mousetail (*Myosurus minimus*), and mud name (*Name stenocarpum*). Growing habitats for all eight Criteria Area Species are not present on the site, it was determined that there was no potential for the listed species and conducting focused surveys were not required.

The site is located within the Burrowing Owl Survey Area. As such, a Nesting Season Survey was completed by Principe and Associates. An independent assessment was made of the presence or absence of suitable burrowing owl habitats on the site and in a 150-meter buffer zone around the project boundary. The assessment determined that the site and the majority of the buffer zone were providing suitable burrowing owl habitats consisting of large open expanses of sparsely vegetated annual grassland on gentle rolling and level terrain with an abundance of active small mammal burrows. Required habitat features capable of being used for roosting and/or nesting were also present, and included natural and artificial burrows. Four surveys were conducted between August 10 and 31, 2016, and one survey was conducted on August 11, 2017 because the project had been put on hold for one year. During the 2016 and 2017 nesting season surveys, burrowing owls were not observed. Required burrowing owl habitats capable of being used for roosting or nesting were not being used. And, animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year. Completion of this Nesting Season Survey is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and would need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. The proposed project would then be consistent with Species Conservation Objective 6 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Principe and Associates. No impacts to any endangered, or threatened species will occur.
- c) The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey. This condition, coupled with the condition related to Burrowing Owl pre-construction surveys, will ensure this impact remains less than significant.
- d) The project site will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. Therefore, no impacts will occur.
- e-f) The project site does not contain riverine/riparian areas, vernal pools, or ephemeral streams. Therefore, no impacts will occur.
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance or MSCHP. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: Monitoring will occur through the pre-construction process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA06000; Keller: 2017- A Phase I Cultural Resources Assessment of French Valley Commons Conditional Use Permit 03777 APN 963-060-032.

Findings of Fact:

a/b) Based upon analysis of records and a survey of the property by Jean Keller, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Despite the fact that no cultural resources of historical origin were observed within the boundaries of the French Valley Commons project (PP180016 and TPM 37399), the property is situated in an area considered to be archaeologically and historically sensitive. In addition, the subject property was part of one of the original French Valley homesteads that was occupied by Alexandre Vial for decades, beginning in 1885. Considering these facts, there is a possibility of a subsurface cultural deposit existing within the property boundaries. As such, monitoring by a County-approved archaeologist during grading will be required and impacts to any undiscovered or buried potentially significant cultural resources located within the projects' boundaries would be reduced below a level of significance. Thus, all impacts associated with the project are expected to be less than significant.

Mitigation: No mitigation is required.

Monitoring: Monitoring will occur through the Grading process.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials. PDA06000; Keller: 2017- A Phase I Cultural Resources Assessment of French Valley Commons Conditional Use Permit 03777 APN 963-060-032.

Findings of Fact:

a-b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Despite the fact that no cultural resources were observed during the survey of the property, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area is archaeologically sensitive. One of the largest known Luiseño villages, Adobe Springs, is located less than one-half mile west of the property, and 23 other archaeological sites of prehistoric origin are located within a one-mile radius of the property; a number of these sites are within one-quarter mile.

There is a possibility of a subsurface cultural deposit existing within the property boundaries. As such, monitoring by a County-approved archaeologist and Native American monitor during grading will be required and impacts to any undiscovered or buried potentially significant cultural resources located within the projects' boundaries would be reduced below a level of significance. Thus, all archaeological impacts associated with the project are expected to be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: Monitoring will occur through the Grading process.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: a) According to the GIS database, the project is located within an area of low paleontological sensitivity which suggests that the potential for unearthing paleontological resources is low, as noted in condition of approval 10.Planning.10. As a result, it is expected that the project will not destroy a unique paleontological resource. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) The proposed project is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to a level of less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction,"

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. There is no fault located within one mile of the project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, through mandatory compliance of the California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Through the use of Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map", maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will reduce the potential impact to a level of less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, County of Riverside General Plan, Southwest Area Plan Figure 14, *Southwest Area Plan Slope Instability*

Findings of Fact:

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Southwest Area Plan Figure 14, *Southwest Area Plan Slope Instability*, the Project site is not located in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. The proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The Project site is more than 28 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 3 miles west of Skinner Reservoir and within a high dam hazard zone, as illustrated by the Riverside County General Plan, Southeast Area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan, Figure 10, *Southeast Area Plan Flood Hazards*. Due to the distance, seiche would not likely impact for this water body. Additionally, Figure 10, *Southeast Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require minor grading to the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant.

b) All proposed slopes would be constructed at a maximum gradient of 2:1 (horizontal: vertical). The project site is relatively flat and none of the proposed slopes would exceed a height of ten feet. Therefore, impacts are considered less than significant.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, the California Building Code (CBC) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of the CBC, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code. Therefore, there would be no risk to life or property and no impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, the California Building Code (CBC) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of the CBC, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 20. Wind Erosion and Blowsand from project either on or off site.**
- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

- 21. Greenhouse Gas Emissions**
- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Urban Crossroads Greenhouse Gas Analysis dated September 14, 2017

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA Guidelines 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project (40).

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction source and operational-source criteria pollutant (NOx, VOC, PM10, PM2.5, SOx, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (41). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for operational activity are provided in Appendix 3.1.

a-b) Operational activities associated with the proposed Project will result in emissions of CO2, CH4, and N2O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

AREA SOURCE EMISSIONS

Hearths/Fireplaces

GHG emissions would result from the combustion of wood or biomass and are considered biogenic emissions of CO2. The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in the CalEEMod model. The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the project is required to comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces are not considered a mitigation, although it must be identified as such in CalEEMod in order to treat the case appropriately.

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. CalEEMod default parameters were used to estimate emissions associated with landscape maintenance equipment for the Project scenario.

ENERGY SOURCE EMISSIONS

Combustion Emissions Associated with Natural Gas and Electricity

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO2 and other GHGs directly into the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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atmosphere are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. CalEEMod default parameters were used to estimate electricity and natural gas demand for the Project scenario.

MOBILE SOURCE EMISSIONS

Vehicles

GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors and residents.

SOLID WASTE

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. CalEEMod default parameters were used to estimate GHG emissions associated with the disposal of solid waste for the Project scenario.

WATER SUPPLY, TREATMENT AND DISTRIBUTION

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. CalEEMod default parameters were used to estimate GHG emissions associated with water supply, treatment and distribution for the Project scenario

As shown on Table 20-1, the Project will result in approximately 5,079.49 MTCO₂e per year; the proposed project would exceed the County of Riverside’s screening threshold of 3,000 MTCO₂e per year as established by the County of Riverside’s Climate Action Plan (CAP). The project-related emissions would have a direct or indirect impact on GHG and climate change and would be require additional analysis with implementation of Mitigation Measures (listed at the end of this section).

TABLE 20-1: TOTAL PROJECT GREENHOUSE GAS EMISSIONS

Emission Source	Emissions (MTCO ₂ e per year)			Total CO ₂ E
	CH ₄	N ₂ O	CO ₂	
Annual construction-related emissions amortized over 30 years	160.33	0.13	0.00	163.85
Area	0.02	5.00E-05	0.00	0.02
Energy	749.71	0.03	7.48E-03	752.66
Mobile Sources	3,871.78	0.25	0.00	3,878.07
Waste	49.97	2.95	0.00	123.81
Water Usage	138.33	0.70	0.02	161.08
Total CO₂E (All Sources)	5,079.49			

Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan.

The CEQA guidelines allow for the use of CAP Screening Tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the Screening Tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. The Riverside County Climate Action Plan Screening Tables are set up similar to a checklist with points allocated to certain elements that reduce greenhouse gas emissions. If a project garners 100 points by including enough GHG-reducing elements, then the project is consistent with Riverside County's plan for emissions reductions.

The points earned for the proposed Project are summarized in the table below titled CAP Screening Table. As shown in the table below, the Project earns 103 points with implementation of Project design features, adherence to existing regulation related to energy efficiency, and certain additional mitigation measures. Therefore, the Project will be consistent with the GHG reduction goals and elements of the Riverside County CAP and will not conflict with greenhouse gas reductions planning. Impact will be less than significant.

CAP Screening Table

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA THRESHOLDS AND SCREENING TABLES

Table 2: Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities

Feature	Description	Assigned Point Values	Project Points
E5.A Building Envelope			
E5.A.1 Insulation	<i>Baseline standard (walls R-13; roof/attic R-30)</i> <i>Modestly Enhanced Insulation (walls R-13, roof/attic R-38)</i> <i>Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)</i> <i>Greatly Enhanced Insulation (spray foam insulated walls R-15 or higher, roof/attic R-38 or higher)</i>	0 points 15 points 18 points 20 points	
E5.A.2 Windows	<i>Baseline standard (required)</i> <i>Modestly Enhanced Window Insulation (15% > Title 24)</i> Enhanced Window Insulation (15% > Title 24) Greatly Enhanced Window Insulation (20% > Title 24)	0 points 7 points 8 points 12 points	7
E5.A.3 Cool Roofs	<i>Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)</i> <i>Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)</i> <i>Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)</i>	12 points 14 points 16 points	
E5.A.4 Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. <i>Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)</i> <i>Blower Door HERS Verified Envelope Leakage or equivalent</i> Title 24 standard (required) <i>Modest Building Envelope Leakage (15% > Title 24)</i> Reduced Building Envelope Leakage (15% > Title 24) Minimum Building Envelope Leakage (20% > Title 24)	12 points 10 points 0 points 4 points 8 points 12 points	4
E5.A.5 Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. <i>Modest Thermal Mass (10% of floor or 10% of walls 12" or more thick exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)</i> <i>Enhanced Thermal Mass (20% of floor or 20% of walls 12" or more thick exposed concrete or masonry with no permanently installed</i>	4 points 6 points	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
	<i>floor covering such as carpet, linoleum, wood or other insulating materials)</i>		
E5.B Indoor Space Efficiencies			
E5.B.1 Heating/Cooling Distribution System	<i>Minimum Duct Insulation (R-4.2 required)</i>	0 points	
	<i>Modest Duct insulation (R-6)</i>	8 points	
	<i>Enhanced Duct Insulation (R-8)</i>	10 points	
	<i>Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)</i>	14 points	
E5.B.2 Space Heating/Cooling Equipment	<i>Baseline HVAC Efficiency (EER 13/60% AFUE or 7.7 HSPF)</i>	0 points	
	<i>Improved Efficiency HVAC (EER 14/65% AFUE or 8 HSPF)</i>	7 points	
	<i>High Efficiency HVAC (EER 15/72% AFUE or 8.5 HSPF)</i>	8 points	
	<i>Very High Efficiency HVAC (EER 16/80% AFUE or 9 HSPF)</i>	12 points	
E5.B.3 Commercial Heat Recovery Systems	Heat recovery strategies employed with commercial laundry, cooking equipment, and other commercial heat sources for reuse in HVAC air intake or other appropriate heat recovery technology. Point values for these types of systems will be determined based upon design and engineering data documenting the energy savings.	TBD	
E5.B.4 Water Heaters	<i>2008 Minimum Efficiency (0.57 Energy Factor)</i>	0 points	
	<i>Improved Efficiency Water Heater (0.675 Energy Factor)</i>	14 points	
	<i>High Efficiency Water Heater (0.72 Energy Factor)</i>	16 points	
	<i>Very High Efficiency Water Heater (0.92 Energy Factor)</i>	19 points	
	<i>Solar Pre-heat System (0.2 Net Solar Fraction)</i>	4 points	
E5.B.5 Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.		
	All peripheral rooms within building have at least one window or skylight	1 point	
	All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.)	5 points	
	All rooms daylighted	7 points	
E5.B.6 Artificial Lighting	Baseline standard (required)	0 points	
	<i>Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt)</i>	9 points	
		12 points	
	<i>High Efficiency Lights (50% of in-unit fixtures are high efficacy)</i>	14 points	

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
	<i>Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)</i>		
E5.B.7 Appliances	<i>Star Commercial Refrigerator (new)</i> <i>Energy Star Commercial Dish Washer (new)</i> <i>Energy Star Commercial Cloths Washing</i>	<i>4 points</i> <i>4 points</i> <i>4 points</i>	
E5.C Miscellaneous Commercial Building Efficiencies			
E5.C.1 Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	6 points	
Shading	<i>At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21st.</i>	<i>6 Points</i>	
E5.C.2 Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
E5.C.3 Existing Commercial building Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing commercial buildings within the unincorporated County is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case-by case basis and must have the approval of the Riverside County Planning Department. The decision to allow applicants to participate in this program will be evaluated based upon, but not limited to the following: Will the energy efficiency retrofit project benefit low income or disadvantaged communities? Does the energy efficiency retrofit project provide co-benefits important to the County? Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.	TBD	
E5.A.1 Photovoltaic	Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power ³ provided augments: Solar Ready Rooms (study room and electric lockups) 10 percent of the power needs of the project 20 percent of the power needs of the project 30 percent of the power needs of the project	4 points 8 points 14 points 20 points	2

³ Ibid.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
	40 percent of the power needs of the project	26 points	
	50 percent of the power needs of the project	32 points	
	60 percent of the power needs of the project	38 points	
	70 percent of the power needs of the project	44 points	
	80 percent of the power needs of the project	50 points	
	90 percent of the power needs of the project	56 points	
	100 percent of the power needs of the project	62 points	
E6.A.2 Wind turbines	Some areas of the County lend themselves to wind turbine applications. Analysis of the areas capability to support wind turbines should be evaluated prior to choosing this feature. Wind turbines as part of the commercial development such that the total power ⁴ provided augments: 10 percent of the power needs of the project 20 percent of the power needs of the project 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project	 8 points 14 points 20 points 26 points 32 points 38 points 44 points 50 points 56 points 62 points	
E6.A.3 Off-site renewable energy project	The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing residential or existing commercial/industrial. These off-site renewable energy retrofit project proposals will be determined on a case by case basis accompanied by a detailed plan documenting the quantity of renewable energy the proposal will generate. Point values will be based upon the energy generated by the proposal.	TBD	
E6.A.4 Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy and the point values allowed will be decided based upon engineering data documenting the ability to generate electricity.	TBD	
W1.C Irrigation and Landscaping			
W1.C.1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required) Eliminate conventional turf from landscaping Eliminate turf and only provide drought tolerant plants	0 points 3 points 4 points	4

⁴ Ibid.

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CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
	<i>Only California Native landscape that requires no or only supplemental irrigation</i>	8 points	
W1.C.2 Water Efficient Irrigation Systems	<i>Low precipitation spray heads < .75" /hr or drip irrigation</i> Weather based irrigation control system combined with drip irrigation (demonstrate 20 reduced water use)	1 point 3 points	5
W1.C.3 Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	
W1.D Potable Water			
W1.D.1 Showers	<i>Water Efficient Showerheads (2.0 gpm) Title 24 standard (required)</i>	3 points	
W1.D.2 Toilets	<i>Water Efficient Toilets/Urinals (1.5gpm)</i> Waterless Urinals (demonstrate 20 reduced water use) Waterless Urinals (demonstrate 20 reduced water use) point value of 6 points	3 points 4 points	6
W1.D.3 Faucets	Water Efficient Faucets (1.2 gpm)	3 points	3
W1.D.4 Commercial Dishwashers	<i>Water Efficient dishwashers (20% water savings)</i>	4 points	
W1.D.5 Commercial Laundry Washers	<i>Water Efficient laundry (15% water savings)</i> <i>High Efficiency laundry Equipment that captures and reuses rinse water (30% water savings)</i>	3 points 6 points	
W1.D.6 Commercial Water Operations Program	Establish an operational program to reduce water loss from pools, water features, etc., by covering pools, adjusting fountain operational hours, and using water treatment to reduce draw down and replacement of water. Point values for these types of plans will be determined based upon design and engineering data documenting the water savings.	TBD	
W2.A.1 Recycled Water	Graywater (purple pipe) irrigation system on site	5 points	

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CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
T1.A.1 Alternative Scheduling	Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks. Provide flexibility in scheduling such that at least 30% of employees participate in 9/80 work week, 4-day/40-hour work week, or telecommuting 1.5 days/week.	5 points	
T1.A.2 Car/Vanpools	Car/vanpool program Car/vanpool program with preferred parking Car/vanpool with guaranteed ride home program Subsidized employee incentive car/vanpool program Combination of all the above	1 point 2 points 3 points 5 points 6 points	2
T1.A.3 Employee Bicycle/Pedestrian Programs	Complete sidewalk to residential within 1/2 mile Complete bike path to residential within 3 miles Bike lockers and secure racks Showers and changing facilities Subsidized employee walk/bike program Note: combine all applicable points for total value	1 point 1 point 1 point 2 points 3 points	1
T1.A.4 Shuttle/Transit Programs	Local transit within 1/4 mile Light rail transit within 1/2 mile Shuttle service to light rail transit station Guaranteed ride home program Subsidized Transit passes Note: combine all applicable points for total value	1 point 3 points 5 points 1 points 2 points	
T1.A.5 CTR	Employer based Commute Trip Reduction (CTR). CTRs apply to commercial, offices, or industrial projects that include a reduction of vehicle trip or VMT goal using a variety of employee commutes trip reduction methods. The point value will be determined based upon a TIA that demonstrates the trip/VMT reductions. Suggested point ranges: Incentive based CTR Programs (1-8 points) Mandatory CTR programs (5-20 points)	TBD	
T1.A.6 Other Trip Reduction Measures	Point values for other trip or VMT reduction measures not listed above may be calculated based on a TIA and/or other traffic data supporting the trip and/or VMT reductions.	TBD	
T3.B.1 Mixed Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions. The point value of mixed use projects will be	TBD	

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CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
	determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled		
T3.B.2 Local Retail Near Residential (Commercial only Projects)	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled.	TBD	
T4.A.1 Parking	Provide reserved parking spaces for commercial and ultra-low vehicles. Provide larger parking spaces that can accommodate vans used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.	1 point 1 point	1
T5.B.1 Signal Improvements	Techniques for improving traffic flow include: traffic signal coordination to reduce delay, incident management to increase response time to breakdowns and collisions, Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions, and speed management to reduce high free-flow speeds. Synchronize signals along arterials used by project. Connect signals along arterials to existing ITS.	1 point/signal 3 points/signal	
T6.B.1 Sidewalks	Provide sidewalks on one side of the street (required) Provide sidewalks on both sides of the street Provide pedestrian linkage between commercial and residential land uses within 1 mile	0 points 1 point 3 points	
T6.B.2 Bicycle paths	Provide bicycle paths within project boundaries Provide bicycle path linkages between commercial and other land uses Provide bicycle path linkages between commercial and transit	TBD 2 points 5 points	
T7.B.1 Electric Vehicle Recharging	Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations. Install electric vehicle charging stations in accessible areas.	2 points/area 1 point/station	64
T8.A.1 Commercial	All commercial vehicles are restricted to 5 minutes or less per trip on site and at loading docks.	2 points required of	2