

**EXHIBIT A**  
**CITY OF TEMECULA**  
**DRAFT CONDITIONS OF APPROVAL**

**Planning Application No.:** PA22-1124

**Project Description:** A Development Plan for the construction of an approximately 64,051 square foot Paradise Chevrolet commercial truck dealership that includes rooftop parking, sales, service, and parts storage located at 42105 DLR Drive

**Assessor's Parcel No.:** 921-730-072

**MSHCP Category:** Commercial

**DIF Category:** Retail Commercial

**TUMF Category:** Retail Commercial

**Quimby Category:** N/A (non-residential development)

**New Street In-lieu of Fee:** N/A (project not located in Uptown Temecula Specific Plan area)

**Approval Date:** October 2, 2024

**Expiration Date:** October 2, 2027

**PLANNING DIVISION**

**Within 48 Hours of the Approval**

1. Applicant Filing Notice of Determination.

**APPLICANT ACTION REQUIRED:**

The applicant/developer is responsible for filing the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075 within 48 hours of the project approval. If within said 48-hour period the applicant/ developer has not filed the Notice of Determination as required above, the approval for the project granted shall be void due to failure of this condition Failure to submit the Notice of Determination will also result in an extended period of time for legal challenges.

**FEES:**

Fees for the Notice of Determination are Two Thousand Nine Hundred Sixty-Six Dollars And Seventy-Five Cents (\$2,966.75) which includes the Two Thousand Nine Hundred Sixteen Dollars and Seventy-Five Cents (\$2,916.75) fee, required by Fish and Wildlife Code Section 711.4(d)(3) plus the Fifty Dollars (\$50.00) County administrative fee. The County of Riverside charges additional fees for credit card transactions.

**FILING:**

The City shall provide the applicant with a Notice of Determination within 24 hours of approval via email. If the applicant/developer has not received the Notice of Determination within 24 hours of approval, they shall contact the case Planner immediately. All CEQA documents must be filed online with the Riverside County Assessor – County Clerk- Recorder. A direct link to the CEQA filings page is available at [TemeculaCA.gov/CEQA](http://TemeculaCA.gov/CEQA).

**COPY OF FILINGS:**

The applicant shall provide the City with a digital copy of the required filings within 48 hours.

**General Requirements**

2. Indemnification of the City. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, this approval and the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

3. Expiration. This approval shall be used within three years of the approval date; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval within the three year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval, or use of a property in conformance with a Conditional Use Permit.

A modification made to an approved development plan does not affect the original approval date of a development plan.

4. Time Extension. The Director of Community Development may, upon an application being filed prior to expiration, and for good cause, grant a time extension of up to five extensions of time, one year at a time.

A modification made to an approved development plan does not affect the original approval date of a development plan.

5. Block Wall Coating. All perimeter constructed block walls in the public view shall be finished with an anti-graffiti coating and shall provide documentation confirming the installation of the coating.

6. Conformance with Approved Plans. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Division.

7. Signage Permits. A separate building permit shall be required for all signage.

8. Landscape Maintenance. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Director of Community Development. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.

9. Graffiti. All graffiti shall be removed within 24 hours on telecommunication towers, equipment, walls, or other structures.

10. Water Quality and Drainage. Other than stormwater, it is illegal to allow liquids, gels, powders, sediment, fertilizers, landscape debris, and waste from entering the storm drain system or from leaving the property. To ensure compliance with this Condition of Approval:
  - a. Spills and leaks shall be cleaned up immediately.
  - b. Do not wash, maintain, or repair vehicles onsite.
  - c. Do not hose down parking areas, sidewalks, alleys, or gutters.
  - d. Ensure that all materials and products stored outside are protected from rain.
  - e. Ensure all trash bins are covered at all times.

11. Paint Inspection. The applicant shall paint a three-foot-by-three-foot section of the building for Planning Division inspection, prior to commencing painting of the building.

12. Materials and Colors. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by City staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

<u>Material</u>	<u>Color</u>
Paint	White Diamond
Paint	Big Country Blue
Paint	Coventry Gray
Curtain Wall Store Front	Clear Anodized Aluminum
Showroom Facade	Bright Aluminum Metallic
Accent Band	Chevy Blue
Entry Element	Brushed Hairline Aluminum

13. Modifications or Revisions. The developer shall obtain City approval for any modifications or revisions to the approval of this project.
14. Trash Enclosures. The trash enclosures shall be large enough to accommodate a recycling bin, as well as regular solid waste containers.
15. Trash Enclosures. Trash enclosures shall be provided to house all trash receptacles utilized on the site. These shall be clearly labeled on the site plan.
16. Covered Trash Enclosures. All trash enclosures on site shall include a solid cover and the construction plans shall include all details of the trash enclosures, including the solid cover in accordance with Temecula Municipal Code Section 17.10.020.S
17. Phased Construction. If construction is phased, a construction staging area plan or phasing plan for construction equipment and trash shall be approved by the Director of Community Development.
18. Roof Mounted Mechanical Equipment Screening. The applicant shall be required to screen all roof mounted mechanical equipment from view of all residences and public right of ways. If upon final inspection it is determined that any roof equipment or backs of building parapet walls are visible from any portion of the public right of way adjacent to the project site, the developer shall provide screening that shall be reviewed and approved by the Director of Community Development.
19. Construction and Demolition Debris. The developer shall contact the City's franchised solid waste hauler for disposal of construction and demolition debris and shall provide the Planning Division verification of arrangements made with the City's franchise solid waste hauler for disposal of construction and demolition debris. Only the City's franchisee may haul demolition and construction debris.
20. Public Art Ordinance. The applicant shall comply with the requirements of the City's Public Art Ordinance as defined in Chapter 5.08 of the Temecula Municipal Code.

21. Property Maintenance. All parkways, including within the right-of-way, entryway median, landscaping, walls, fencing, recreational facilities, and on-site lighting shall be maintained by the property owner or maintenance association.
22. Employee/Customer Parking. A parking plan showing the location of designated on site employee and customer parking spaces shall be submitted for review to the Planning Department. These parking spaces shall be designated by painting and labeling of the curb or on the asphalt. Details of the spaces and/or signage shall be included on the construction drawings and will be inspected prior to the issuance of the Certificate of Occupancy.
23. Compliance with MND. The project and all subsequent projects within this site shall comply with all mitigation measures identified within the prepared MND (SCH 2024070081) per the Mitigation Monitoring and Reporting Program

#### **Prior to Issuance of Grading Permit**

24. Placement of Transformer. Provide the Planning Division with a copy of the underground water plans and electrical plans for verification of proper placement of transformer(s) and double detector check valves prior to final agreement with the utility companies.
25. Placement of Double Detector Check Valves. Double detector check valves shall be installed at locations that minimize their visibility from the public right-of-way, subject to review and approval by the Director of Community Development.
26. Archaeological/Cultural Resources Grading Note. The following shall be included in the Notes Section of the Grading Plan: "If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Director of Community Development at their sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/ cultural resource, the Director of Community Development shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Director of Community Development shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Director of Community Development."

27. Inadvertent Archeological Find. Inadvertent Archeological Find. If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).
- i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
  - ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
  - iii. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
  - iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.
  - v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.
  - vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.”
28. Discovery of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan: “If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and the qualified archaeologist and the Pechanga monitor shall investigate the find, and make recommendations as to treatment.”

29. Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:
- a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Temecula Community Development Department:
- i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
- ii. Reburial of the resources on the Project property (as identified on Burial Area Exhibit). The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.
30. Relinquishment of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan: "The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition."
31. Preservation of Sacred Sites. The following shall be included in the Notes Section of the Grading Plan: "All sacred sites are to be avoided and preserved."
32. Burrowing Owl Grading Note. The following shall be included in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Public Works. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Division approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist." If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.
33. Rough Grading Plans. A copy of the Rough Grading Plans shall be submitted and approved by the Planning Division.

34. Human Remains. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in these conditions.

#### **Prior to Issuance of Building Permit**

35. Transportation Uniform Mitigation Fee (TUMF). The Western Riverside County of Governments administers and collects the Transportation Uniform Mitigation Fee (TUMF). The City of Temecula adopted an ordinance on March 31, 2003 for a Riverside County area wide Transportation Uniform Mitigation Fee (TUMF). This project is subject to payment of these fees at the time of building permit issuance (paid to WRCOG). The fees are subject to the provisions of Chapter 15.08 of the Temecula Municipal Code and the fee schedule in effect at the time of building permit issuance. Additional information on payment, fees, and points of contact can be found at <http://www.wrcog.ca.us/174/TUMF>
36. Development Impact Fee (DIF). The developer shall comply with the provisions of Title 15, Chapter 15.06 of the Temecula Municipal Code and all its resolutions by paying the appropriate City fee. Developers may request an audit of impact fees and/or may request notice for meetings related to the fee account or fund information.
37. Construction Landscaping and Irrigation Plans. Construction Landscaping and Irrigation Plans shall be reviewed and approved by the Planning Division. These plans shall be submitted as a separate submittal, not as part of the building plans or other plan set. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, height and spread, water usage or KC value, genus, species, and container size of the plants shall be shown. The plans shall be consistent with the Water Efficient Ordinance and Water Storage Contingency Plan per the Rancho California Water District. The plans shall be accompanied by the appropriate filing fee (per the City of Temecula Fee Schedule at time of submittal) and one copy of the approved Grading Plan.
38. Landscaping Site Inspections. The Landscaping and Irrigation Plans shall include a note stating, “Three landscape site inspections are required. The first inspection will be conducted at installation of irrigation while trenches are open. This will verify that irrigation equipment and layout is per plan specifications and details. Any adjustments or discrepancies in actual conditions will be addressed at this time and will require an approval to continue. Where applicable, a mainline pressure check will also be conducted. This will verify that the irrigation mainline is capable of being pressurized to 150 psi for a minimum period of two hours without loss of pressure. The second inspection will verify that all irrigation systems are operating properly, and to verify that all plantings have been installed consistent with the approved construction landscape plans. The third inspection will verify property landscape maintenance for release of the one-year landscape maintenance bond.” The applicant/owner shall contact the Planning Division to schedule inspections.



39. Agronomic Soils Report. The Landscaping and Irrigation Plans shall include a note on the plans stating, "The contractor shall provide two copies of an agronomic soils report at the first irrigation inspection."
40. Water Usage Calculations. The Landscaping and Irrigation Plans shall include water usage calculations per Chapter 17.32 of the Temecula Municipal Code (Water Efficient Ordinance), and the total cost estimate of plantings and irrigation (in accordance with approved plan). Applicant shall use evapotranspiration (ET<sub>o</sub>) factor of 0.70 for calculating the maximum allowable water budget.
41. Landscape Maintenance Program. A landscape maintenance program shall be submitted to the Planning Division for approval. The landscape maintenance program shall detail the proper maintenance of all proposed plant materials to assure proper growth and landscape development for the long-term esthetics of the property. The approved maintenance program shall be provided to the landscape maintenance contractor who shall be responsible to carry out the detailed program.
42. Specifications of Landscape Maintenance Program. Specifications of the landscape maintenance program shall indicate, "Three landscape site inspections are required. The first inspection will be conducted at installation of irrigation while trenches are open. This will verify that irrigation equipment and layout is per plan specifications and details. Any adjustments or discrepancies in actual conditions will be addressed at this time and will require an approval to continue. Where applicable, a mainline pressure check will also be conducted. This will verify that the irrigation mainline is capable of being pressurized to 150 psi for a minimum period of two hours without loss of pressure. The second inspection will verify that all irrigation systems are operating properly, and to verify that all plantings have been installed consistent with the approved construction landscape plans. The third inspection will verify property landscape maintenance for release of the one-year landscape maintenance bond." The applicant/owner shall contact the Planning Division to schedule inspections.
43. Irrigation. The landscaping plans shall include automatic irrigation for all landscaped areas and complete screening of all ground mounted equipment from view of the public from streets and adjacent property for private common areas; front yards and slopes within individual lots; shrub planting to completely screen perimeter walls adjacent to a public right-of-way equal to 66 feet or larger; and, all landscaping excluding City maintained areas and front yard landscaping which shall include, but may not be limited to, private slopes and common areas.
44. Precise Grading Plans. Precise Grading Plans shall be consistent with the approved rough grading plans including all structural setback measurements.
45. Landscaping Requirement for Phased Development. If any phase or area of the project site is not scheduled for development within six months of the completion of grading, the landscaping plans shall indicate it will be temporarily landscaped (which may include a requirement for regular irrigation) for dust and soil erosion control.
46. WQMP Landscape Compliance. The construction landscape plans shall be consistent with Appendix A, Table 31 of the Low Impact Development (LID) Manual for Southern California for plant materials and treatment facilities, and shall reference the approved precise grading plan for WQMP features.

47. Utility Screening. All utilities shall be screened from public view. Landscape construction drawings shall show and label all utilities and provide appropriate screening. Provide a three-foot clear zone around fire check detectors as required by the Fire Department before starting the screen. Group utilities together in order to reduce intrusion. Screening of utilities is not to look like an after-thought. Plan planting beds and design around utilities. Locate all light poles on plans and ensure that there are no conflicts with trees.
48. Geopier and Geogrid Design Approval. Provide a geotechnical review and acceptance of the contractors Geopier and associated site geogrid reinforcement designs prior to final approval/construction.

#### **Prior to Release of Power, Building Occupancy or Any Use Allowed by This Permit**

49. Screening of Loading Areas. The applicant shall be required to screen all loading areas and roof mounted mechanical equipment from view of all residences and public right-of-ways. If upon final inspection it is determined that any mechanical equipment, roof equipment or backs of building parapet walls are visible from any portion of the public right-of-way adjacent to the project site, the developer shall provide screening by constructing a sloping tile covered mansard roof element or other screening reviewed and approved by the Director of Community Development.
50. Landscape Installation Consistent with Construction Plans. All required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Director of Community Development. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order.
51. Performance Securities. Performance securities, in amounts to be determined by the Director of Community Development, to guarantee the maintenance of the plantings in accordance with the approved construction landscape and irrigation plan, shall be filed with the Planning Division for a period of one year from final Certificate of Occupancy. After that year, if the landscaping and irrigation system have been maintained in a condition satisfactory to the Director of Community Development, the bond shall be released upon request by the applicant.
52. Installation of Site Improvements. All site improvements, including but not limited to, parking areas and striping shall be installed.
53. Compliance with Conditions of Approval. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this approval.

#### **Outside Agencies**

54. Flood Protection. Flood protection shall be provided in accordance with the Riverside County Flood Control Districts transmittal dated January 17, 2023, a copy of which is attached. The fee is made payable to the Riverside County Flood Control Water District by either a cashier's check or money order, prior to the issuance of a grading permit (unless deferred to a later date by the District), based upon the prevailing area drainage plan fee.
55. Compliance with Regional Conservation Authority. The applicant shall comply with the conditions set forth in the Regional Conservation Authority's Joint Project Review letter (JPR#16-03-29-01) dated July 13, 2017, a copy of which is attached.
56. Compliance with RCWD. The applicant shall comply with the recommendations set forth in the Rancho California Water District's transmittal dated October 23, 2023, a copy of which is attached.

57. Geotechnical Compliance. The applicant shall comply with the recommendations set forth in the Leighton Consulting transmittal dated March 1, 2023, a copy of which is attached.

## **PUBLIC WORKS DEPARTMENT**

### **General Requirements**

58. Conditions of Approval. The developer shall comply with all Conditions of Approval, the Engineering and Construction Manual and all City codes/standards at no cost to any governmental agency.
59. Entitlement Approval. The developer shall comply with the approved site plan, the conceptual Water Quality Management Plan (WQMP) and other relevant documents approved during entitlement. Any significant omission to the representation of site conditions may require the plans to be resubmitted for further review and revision.
60. Precise Grading Permit. A precise grading permit for on site improvements (outside of public right-of-way) shall be obtained from Public Works.
61. Haul Route Permit. A haul route permit may be required when soils are moved on public roadways to or from a grading site. The developer/contractor is to verify if the permit is required. If so, he shall comply with all conditions and requirements per the City's Engineering and Construction Manual and as directed by Public Works.
62. Encroachment Permits. Prior to commencement of any applicable construction, encroachment permit(s) are required; and shall be obtained:  
a. from Public Works for public offsite improvements; and  
b. from the California Department of Transportation if encroaching within their right-of-way
63. Street Improvement Plans. The developer shall submit public street improvement plans for review and approval by Public Works. The plans shall be in compliance with Caltrans and City codes/standards; and shall include, but not limited to, plans and profiles showing existing topography, existing/proposed utilities, proposed centerline, top of curb and flowline grades.
64. Private Drainage Facilities. All onsite drainage and water quality facilities shall be privately maintained.
65. Parkway Landscaping. All parkway landscaping areas shall be privately maintained.

### **Prior to Issuance of a Grading Permit**

66. Environmental Constraint Sheet (ECS). The developer shall comply with all constraints per the recorded ECS with any underlying maps related to the subject property.
67. Required Clearances. As deemed necessary by Public Works, the developer shall receive written clearances from the following agencies:  
a. Caltrans  
b. Eastern Municipal Water District; or affected agencies
68. Grading/Erosion & Sediment Control Plan. The developer shall submit a grading/erosion & sediment control plan(s) to be reviewed and approved by Public Works. All plans shall be coordinated for consistency with adjacent projects and existing improvements contiguous to the site. The approved plan shall include all construction-phase pollution-prevention controls to adequately address non-permitted runoff. Refer to the City's Engineering & Construction Manual at: [www.TemeculaCA.gov/ECM](http://www.TemeculaCA.gov/ECM)
69. Erosion & Sediment Control Securities. The developer shall comply with the provisions of Chapter 18, Section 18.24.140 of the Temecula Municipal Code by posting security and entering into an agreement to guarantee the erosion & sediment control improvements.

70. NPDES General Permit Compliance. The developer shall obtain project coverage under the State National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities and shall provide the following:
- A copy of the Waste Discharge Identification Number (WDID) issued by the State Water Resources Control Board (SWRCB);
  - The project's Risk Level (RL) determination number; and
  - The name, contact information and certification number of the Qualified SWPPP Developer (QSD)
- Pursuant to the State Water Resources Control Board (SWRCB) requirements and City's storm water ordinance, a Storm Water Pollution Prevention Plan (SWPPP) shall be generated and submitted to the Board. Throughout the project duration, the SWPPP shall be routinely updated and readily available (onsite) to the State and City. Review [www.cabmphandbooks.com](http://www.cabmphandbooks.com) for SWPPP guidelines. Refer to the following link: [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)
71. Water Quality Management Plan (WQMP) and O&M Agreement. The developer shall submit a final WQMP (prepared by a registered professional engineer) with the initial grading plan submittal, based on the conceptual WQMP from the entitlement process. It must receive acceptance by Public Works. A copy of the final project-specific WQMP must be kept onsite at all times. In addition, a completed WQMP Operation and Maintenance (O&M) Agreement shall be submitted for review and approval. Upon approval from City staff, the applicant shall record the O&M agreement at the County Recorder's Office in Temecula. Refer to the WQMP template and agreement link: [www.TemeculaCA.gov/WQMP](http://www.TemeculaCA.gov/WQMP). As part of the WQMP approval, the Engineer of Record shall report and certify BMP construction per City of Temecula NPDES requirements. Should the project require Alternative Compliance, the developer is responsible for execution of an approved Alternative Compliance Agreement.
72. Area Drainage Plan (ADP) Fee to RCFC&WCD. The developer shall demonstrate to the City that the flood mitigation charge (ADP fee) has been paid to RCFC&WCD. If the full ADP fee has already been credited to this property, no new charge will be required.
73. Drainage. All applicable drainage shall be depicted on the grading plan and properly accommodated with onsite drainage improvements and water quality facilities, which shall be privately maintained. Alterations to existing drainage patterns or concentration and/or diverting flows is not allowed unless the developer constructs adequate drainage improvements and obtains the necessary permissions from the downstream property owners. All drainage leaving the site shall be conveyed into a public storm drain system, if possible. The creation of new cross lot drainage is not permitted.
74. Drainage Study. A drainage study shall be prepared by a registered civil engineer and submitted to Public Works with the initial grading plan check in accordance with City, Riverside County and engineering standards. The study shall identify storm water runoff quantities (to mitigate the 10 and 100-year storm event for 24 hour storm duration peak flow) from the development of this site and upstream of the site. It shall identify all existing or proposed offsite or onsite, public or private, drainage facilities intended to discharge this runoff. Runoff shall be conveyed to an adequate outfall capable of receiving the storm water runoff without damage to public or private property. The study shall include a capacity analysis verifying the adequacy of all facilities. Any upgrading or upsizing of drainage facilities necessary to convey the storm water runoff shall be provided as part of development of this project.

75. Soils Report. A soils report, prepared by a registered soil or civil engineer, shall be submitted to Public Works with the initial grading plan submittal. The report shall address the site's soil conditions and provide recommendations for the construction of engineered structures and preliminary pavement sections.
76. Geological Report. The developer shall complete any outstanding County geologist's requirements, recommendations and/or proposed Conditions of Approval as identified during entitlement.
77. Letter of Permission/Easement. The developer shall obtain documents (letters of permission or easements) for any offsite work performed on adjoining properties. The document's format is as directed by, and shall be submitted to, Public Works for acceptance. The document information shall be noted on the approved grading plan.
78. Letter of Permission. The developer shall obtain a letter of permission/clearance letter from the adjacent property owner for grading and drainage along the shared property line. The document's format is as directed by, and shall be submitted to, Public Works for acceptance. The document information shall be noted on the approved grading plan.
79. Driveways. All units shall be provided with zero clearance garage doors and garage door openers if the driveway is less than 18' in depth from back of sidewalk.
80. Sight Distance. The developer shall limit landscaping in the corner cut-off area of all street intersections and adjacent to driveways to provide for minimum sight distance and visibility.
81. American Disability Act. The developer shall ensure that all frontage areas to the proposed development within the public right of way are ADA compliant. Any sidewalk within the public right of way found to be non-compliant shall be the responsibility of the property owner to be removed and replaced with ADA compliant sidewalk per the Streets and Highway Code Section 5610.

**Prior to Issuance of Encroachment Permit(s)**

82. Public Utility Agency Work. The developer shall submit all relevant documentation due to encroaching within City right-of-way; and is responsible for any associated costs and for making arrangements with each applicable public utility agency.
83. Traffic Control Plans. A construction area traffic control plan (TCP) will be required for lane closures and detours or other disruptions to traffic circulation; and shall be reviewed and approved by Public Works. The TCP shall be designed by a registered civil or traffic engineer in conformance with the latest edition of the Caltrans Manual on Uniform Traffic Control Devices (MUTCD) and City standards.
84. Improvement Plans. All improvement plans (including but not limited to street, storm drain, traffic) shall be reviewed and approved by Public Works.
85. Street Trenching. All street trenches shall conform to City Standard No. 407; refer to the City's Paving Notes.

**Prior to Issuance of Building Permit(s)**

86. Construction of Street Improvements. All street improvement plans shall be approved by Public Works. The developer shall start construction of all public improvements, as outlined below, in accordance to the City's General Plan/Circulation Element and corresponding City standards. All street improvement designs shall provide adequate right-of-way and pavement transitions per Caltrans' standards to join existing street improvements.
- a. DLR Drive (Collector (2 lanes undivided) Standard No. 103A – 78' R/W) to include installation of sidewalk, streetlights, drainage facilities and utilities (including but not limited to water and sewer).
87. Street Lights.
- a. Street Light Plan – Street lighting shall be designed in accordance with the latest City Standards and Specifications for LS-3 street light rates, and as determined by the City Engineer.
  - b. Onsite and Offsite Street Lights Ownership and Maintenance – All proposed public and private street lights shall be designed in accordance with City approved standards and specifications, or as determined and approved by the City Engineer. The City shall have ownership and maintenance of all proposed public street lights and associated appurtenances, and shall be provided with adequate service points for power. The design shall be incorporated in the project's street improvement plans or in a separate street light plan as determined and approved by the City Engineer.
  - c. Streetlight Design as LS-3 Rate Lights – All new streetlights, shall be designed as LS-3 rate lights in accordance with approved City standards and specifications, and as determined by the City Engineer.
  - d. Street Light Service Point Addressing – The developer shall coordinate with the PW Department and with Southern California Edison the assignment of addresses to required street light service points. Service points serving public streetlights shall be owned by the City and shall be located within public's right of way or within duly dedicated public easements.
88. Certifications. Certifications are required from the registered civil engineer-of-record certifying the building pad elevation(s) per the approved plans and from the soil's engineer-of-record certifying compaction of the building pad(s).
89. Eastern Municipal Water District (EMWD) Encroachment License Agreement. Prior to building permit issuance, the developer shall provide a copy of the recorded EMWD Encroachment License Agreement.

#### **Prior to Issuance of a Certificate of Occupancy**

90. Completion of Improvements. The developer shall complete all work per the approved plans and Conditions of Approval to the satisfaction of the City Engineer. This includes all on site work (including water quality facilities), public improvements and the executed WQMP Operation and Maintenance agreement.
91. Utility Agency Clearances. The developer shall receive written clearance from applicable utility agencies (i.e., Rancho California and Eastern Municipal Water Districts, etc.) for the completion of their respective facilities and provide to Public Works.
92. Replacement of Damaged Improvements/Monuments. Any appurtenance damaged or broken during development shall be repaired or removed and replaced to the satisfaction of Public Works. Any survey monuments damaged or destroyed shall be reset per City Standards by a qualified professional pursuant to the California Business and Professional Code Section 8771.
93. Certifications. All necessary certifications and clearances from engineers, utility companies and public agencies shall be submitted as required by Public Works.

94. Water Quality Management Plan (WQMP) Verification. As part of the WQMP approval, the Engineer of Record shall report and certify BMP construction per City of Temecula NPDES requirements. Should the project require alternative compliance, the developer is responsible for execution of an approved Alternative Compliance Agreement.

## **BUILDING AND SAFETY DIVISION**

### **General Requirements**

95. Final Building and Safety Conditions. Final Building and Safety conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
96. Compliance with Code. All design components shall comply with applicable provisions of the most current edition of the California Building, Plumbing and Mechanical Codes; California Electrical Code; California Administrative Code, Title 24 Energy Code, California Title 24 Disabled Access Regulations, and Temecula Municipal Code as identified in Title 15 of the Temecula Municipal Code.
97. ADA Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
- Disabled access from the public way to the main entrance of the building.
  - Van accessible parking located as close as possible to the main entrance of the building.
  - Accessible path of travel from parking to the furthest point of improvement.
  - Path of accessibility from parking to furthest point of improvement.
  - Accessible path of travel from public right-of-way to all public areas on site, such as trash enclosures, clubhouses, and picnic areas.
98. County of Riverside Mount Palomar Ordinance. Applicant shall submit, at time of plan review, a complete exterior site lighting plan showing compliance with County of Riverside Mount Palomar Ordinance Number 655 for the regulation of light pollution. All streetlights and other outdoor lighting shall be shown on electrical plans submitted to the Building and Safety Division. Any outside lighting shall be hooded and aimed not to shine directly upon adjoining property or public rights-of-way. All exterior LED light fixtures shall be 3,000 kelvin or below.
99. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects.
100. Clearance from TVUSD. A receipt or clearance letter from the Temecula Valley Unified School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.
101. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
102. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits. Solid covers are required over new and existing trash enclosures.
103. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits.

104. Hours of Construction. Signage shall be prominently posted at the entrance to the project, indicating the hours of construction, as allowed by the City of Temecula Code Section 9.20.060, for any site within one-quarter mile of an occupied residence. The permitted hours of construction are Monday through Saturday from 7:00 a.m. to 6:30 p.m. No work is permitted on Sundays and nationally recognized Government Holidays.
105. Protection of Drains and Penetration. Protection of joints and penetrations in fire resistance-rated assemblies shall not be concealed from view until inspected for all designed fire protection. Required fire seals/fire barriers in fire assemblies at fire resistant penetrations shall be installed by individuals with classification or certification covering the installation of these systems. Provide certification for the installation of each area and certification of compliance for Building Official's approval.

## **FIRE PREVENTION**

### **General Requirements**

106. Fire Hydrants. The Fire Prevention Bureau is required to set minimum fire hydrant distances per CFC Appendix C. Standard fire hydrants (6" x 4" x (2) 2 ½" outlets) shall be located on fire access roads and adjacent public streets. For all Commercial projects hydrants shall be spaced at 350 feet apart, and shall be located no more than 210 feet from any point on the street or Fire Department access road(s) frontage to a hydrant. The required fire flow shall be available from any adjacent hydrant(s) in the system. The fire line will be required to be a looped system with two point of connection. The upgrade of existing fire hydrants may be required (CFC Appendix C and Temecula Municipal Code Section 15.16.020).
107. Fire Dept. Plan Review. Final fire and life safety conditions will be addressed when building plans are reviewed by the Fire Prevention Bureau. These conditions will be based on occupancy, use, the California Building Code (CBC), California Fire Code (CFC), and related codes which are in force at the time of building plan submittal.
108. Fire Flow. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B. The developer shall provide for this project, a water system capable of delivering 2,400 GPM at 20-PSI residual operating pressure for a 4-hour duration for this commercial projects. The fire flow as given above has taken into account all information as provided. (CFC Appendix B and Temecula Municipal Code Section 15.16.020).

### **Prior to Issuance of Grading Permit(s)**

109. Access Road Widths. Fire Department vehicle access roads shall have a clear unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).
110. Two Point Access. This development shall maintain two points of access, via all-weather surface roads, as approved by the Fire Prevention Bureau (CFC Chapter 5).
111. All Weather Access Roads. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface to provide all-weather driving capabilities. Access roads shall be 80,000 lbs. GVW with a minimum of AC thickness of .25 feet. In accordance with Section 3310.1, prior to building construction, all locations where structures are to be built shall have fire apparatus access roads. (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).
112. Gradient of Access Roads. The gradient for fire apparatus access roads shall not exceed 15 percent (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).



113. Turning Radius. Dead end roadways and streets in excess of 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).

#### **Prior to Issuance of Building Permit(s)**

114. Required Submittals (Fire Underground Water). The developer shall submit electronic copies of the water system plans to the Fire Prevention Bureau for approval prior to installation for all private water systems pertaining to the fire service loop. Plans shall be signed by a registered civil engineer, contain a Fire Prevention Bureau approval signature block, and conform to hydrant type, location, spacing and minimum fire flow standards. Hydraulic calculations will be required with the underground submittal to ensure fire flow requirements are being met for the on-site hydrants. The plans must be submitted and approved prior to building permit being issued.
115. Required Submittals (Fire Sprinkler Systems). Fire sprinkler plans shall be submitted electronically to the Fire Prevention Bureau for approval. Fire sprinkler plans must be submitted by the installing contractor to the Fire Prevention Bureau. These plans must be submitted prior to the issuance of building permit.
116. Required Submittals (Fire Alarm Systems). Fire alarm plans shall be submitted electronically to the Fire Prevention Bureau for approval. Fire alarm plans must be submitted by the installing contractor to the Fire Prevention Bureau. The fire alarm system is required to have a dedicated circuit from the house panel. These plans must be submitted prior to the issuance of building permit.

#### **Prior to Issuance of Certificate of Occupancy**

117. Gates and Access. All manual and electronic gates on required Fire Department access roads or gates obstructing Fire Department building access shall be provided with the Knox Rapid entry system for emergency access by firefighting personnel (CFC Chapter 5).
118. High Piled Stock (Proposed). Buildings housing high-piles combustible stock shall comply with the provisions of California Fire Code Chapter 32 and all applicable National Fire Protection Association standards. The storage of high-piled combustible stock may require structural design considerations or modifications to the building. Fire protection and life safety features may include some or all of the following: an automatic fire sprinkler system(s) designed for a specific commodity class and storage arrangement, hose stations, alarm systems, smoke vents, draft curtains, Fire Department access doors and Fire Department access roads (CFC Chapter 32 and Temecula Municipal Code Section 15.16.020).
119. Hydrant Verification. Hydrant locations shall be identified by the installation of reflective markers (blue dots) (Temecula Municipal Code Section 15.16.020).
120. Knox Box. A "Knox-Box" shall be provided. The Knox-Box shall be installed a minimum of six feet in height and be located to the right side of the fire riser sprinkler room (CFC Chapter 5).
121. Addressing. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Commercial buildings shall have a minimum of 12-inch numbers with suite numbers being a minimum of six inches in size. (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).

122. Site Plan. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating fire lanes with appropriate lane painting and/or signs (CFC Chapter 5).
123. Additional Submittals (Fire Above/Below Ground Tanks). The developer/applicant shall be responsible for obtaining underground and/or aboveground tank permits for the storage of combustible liquids, flammable liquids or any other hazardous materials from both the County Health Department and Fire Prevention Bureau. Plans will be required to be submitted electronically for review and approval prior to opening and or use. (CFC Chapter 57 and Temecula Municipal Code Section 15.16.020).
124. Additional Submittals (Hazardous Materials). The applicant shall submit electronically a Hazardous Material Inventory Statement Report and floor plan. A full hazardous materials inventory report and color coded floor plan is required for any building storing or using hazardous materials (CFC Chapters 1 and 50 through 67 and Temecula Municipal Code Section 15.16.020).

## **POLICE DEPARTMENT**

### **General Requirements**

125. Landscape Height. The applicant shall ensure all landscaping surrounding all buildings are kept at a height of no more than three feet or below the ground floor window sills. Plants, hedges and shrubbery shall be defensible plants to deter would-be intruders from breaking into the buildings utilizing lower level windows.
126. Tree Pruning. The applicant shall ensure all trees surrounding all building rooftops be kept at a distance to deter roof accessibility by "would-be burglars." Since trees also act as a natural ladder, the branches must be pruned to have a six-foot clearance from the buildings.
127. Berm Height. Berms shall not exceed three feet in height.
128. Knox Box. Knox boxes with Police access are required at each gate leading into the property. Where access to or within a structure or an area is restricted because of secured opening or where immediate access is necessary for life-saving purposes, the Temecula Police Department is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access.
129. Exterior Door Lighting. All exterior doors shall have a vandal resistant light fixture installed above the door. The doors shall be illuminated with a minimum one-foot candle illumination at ground level, evenly dispersed.
130. Exterior Building Lighting. All lighting affixed to the exterior of buildings shall be wall mounted light fixtures to provide sufficient lighting during hours of darkness.
131. Outdoor Lighting During Non-Business Hours. The applicant shall comply with the Governor's order to address the power crisis. This order became effective March 18, 2001 calling for a substantial reduction from businesses to cut usage during non-business hours. The order, in part, states, "All California retail establishments, including, but not limited to, shopping centers, auto malls and dealerships, shall substantially reduce maximum outdoor lighting capability during non-business hours except as necessary for the health and safety of the public, employees or property." Failure to comply with this order following a warning by law enforcement officials shall be punishable as a misdemeanor with a fine not to exceed \$1,000 in accordance with Title 24, Part 6, of the California Code of Regulations.

132. Commercial or Institutional Grade Hardware. All doors, windows, locking mechanisms, hinges, and other miscellaneous hardware shall be commercial or institution grade.
133. Graffiti Removal. Any graffiti painted or marked upon the buildings must be removed or painted over within 24 hours of being discovered. Report all such crimes to the Temecula Police 24-hour dispatch Center at (951) 696-HELP.
134. Alarm System. Upon completion of construction, the buildings shall have a monitored alarm system installed and monitored 24 hours a day by a designated private alarm company to notify the Temecula Police Department of any intrusion. All multi-tenant offices/suites/businesses located within a specific building shall have their own alarm system. This condition is not applicable if the business is opened 24/7.
135. Roof Hatches. All roof hatches shall be painted "International Orange."
136. Rooftop Addressing. The construction plans shall indicate the application of painted rooftop addressing plotted on a nine-inch grid pattern with 45-inch tall numerals spaced nine inches apart. The numerals shall be painted with a standard nine-inch paint roller using fluorescent yellow paint applied over a contrasting background. The address shall be oriented to the street and placed as closely as possible to the edge of the building closest to the street.
137. ADA Parking. All disabled parking stalls on the premises shall be marked in accordance with Section 22511.8 of the California Vehicle Code.

138. Crime Prevention Through Environmental Design. Crime prevention through environmental design as developed by the National Crime Prevention Institute (NCPI) supports the concept that “the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.” The nine primary strategies that support this concept are included as conditions below:
- a. Provide clear border definition of controlled space. Examples of border definition may include fences, shrubbery or signs in exterior areas. Within a building, the arrangement of furniture and color definition can serve as a means of identifying controlled space.
  - b. Provide clearly marked transitional zones. Persons need to be able to identify when they are moving from public to semi-public to private space.
  - c. Gathering or congregating areas to be located or designated in locations where there is good surveillance and access control.
  - d. Place safe activities in unsafe locations. Safe activities attract normal users to a location and subsequently render the location less attractive to abnormal users due to observation and possible intervention.
  - e. Place unsafe activities in safe locations. Placing unsafe activities in areas of natural surveillance or controlled access will help overcome risk and make the users of the areas feel safer.
  - f. Redesign the use of space to provide natural barriers. Separate activities that may conflict with each other (outdoor basketball court and children’s play area, for example) by distance, natural terrain or other functions to avoid such conflict.
  - g. Improve scheduling of space. The timing in the use of space can reduce the risk for normal users and cause abnormal users to be of greater risk of surveillance and intervention.
  - h. Redesign space to increase the perception of natural surveillance. Abnormal users need to be aware of the risk of detection and possible intervention. Windows and clear lines-of-sight serve to provide such a perception of surveillance.
  - i. Overcome distance and isolation. This strategy may be accomplished through improved communications (portable two-way radios, for example) and design efficiencies, such as the location of restrooms in a public building.
139. Business Security Survey. Businesses desiring a business security survey of their location can contact the Crime Prevention and Plans Unit of the Temecula Police Department at (951) 695-2773.
140. Questions Regarding Conditions. Any questions regarding these conditions should be directed to the Temecula Police Department Crime Prevention and Plans Unit at (951) 695-2773.

JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
951.788.9965 FAX  
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

248194

January 17, 2023

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

Attention: Mr. Scott Cooper

Re: PA 22-1124, APN 921-730-072

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received January 9, 2023. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, \_\_\_\_\_. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- If this project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Murrieta Creek / Temecula Valley Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, \_\_\_\_\_. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

**GENERAL INFORMATION**

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL  
Engineering Project Manager

ec: Riverside County Planning Department  
Attn: Timothy Wheeler

EM:jss



41000 Main Street  
 Temecula, CA 92590  
 951-694-6444  
 TemeculaCA.gov

# City of Temecula

## Planning Department

### PROJECT INFORMATION

**Case/Plan Number:**  
 /PA22-1124

**Department Contact:**  
 Scott Cooper

### DESCRIPTION

Paradise Chevrolet DP: A Development Plan for an approximately 47,727 square foot, two story structure that includes rooftop parking for a commercial and fleet truck dealership that includes maintenance and repair services for Paradise Chevrolet. The project is located on an undeveloped site at 42105 DLR Drive.

### TIMELINE

Date Routed	DRC Date	Submittal	Due Date
12/22/2022	1/19/2023	First	1/17/2023

### LOCATION

Address	APN	Legal Description
42105 DLR DR TEMECULA, CA 92591	921-730-072	Parcel Map 23496:14

### PLAN ROUTING

Planning			Land Development		
Building		Waste Management	Building		Other:
City Attorney		WQMP	Fire		
Fire		Other:	NPDES		
Land Development			P & M		
Landscape Arch.			Planning		
Police			Traffic		
Traffic			WQMP		

### CONTACT

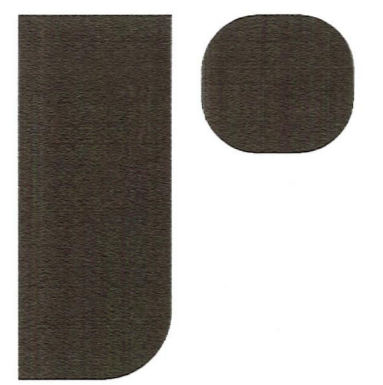
**Applicant:** Sherrie Munroe  
**Applicant's Phone:** (951) 296-3466 ext 213

### COMMENTS

*Flood Control*

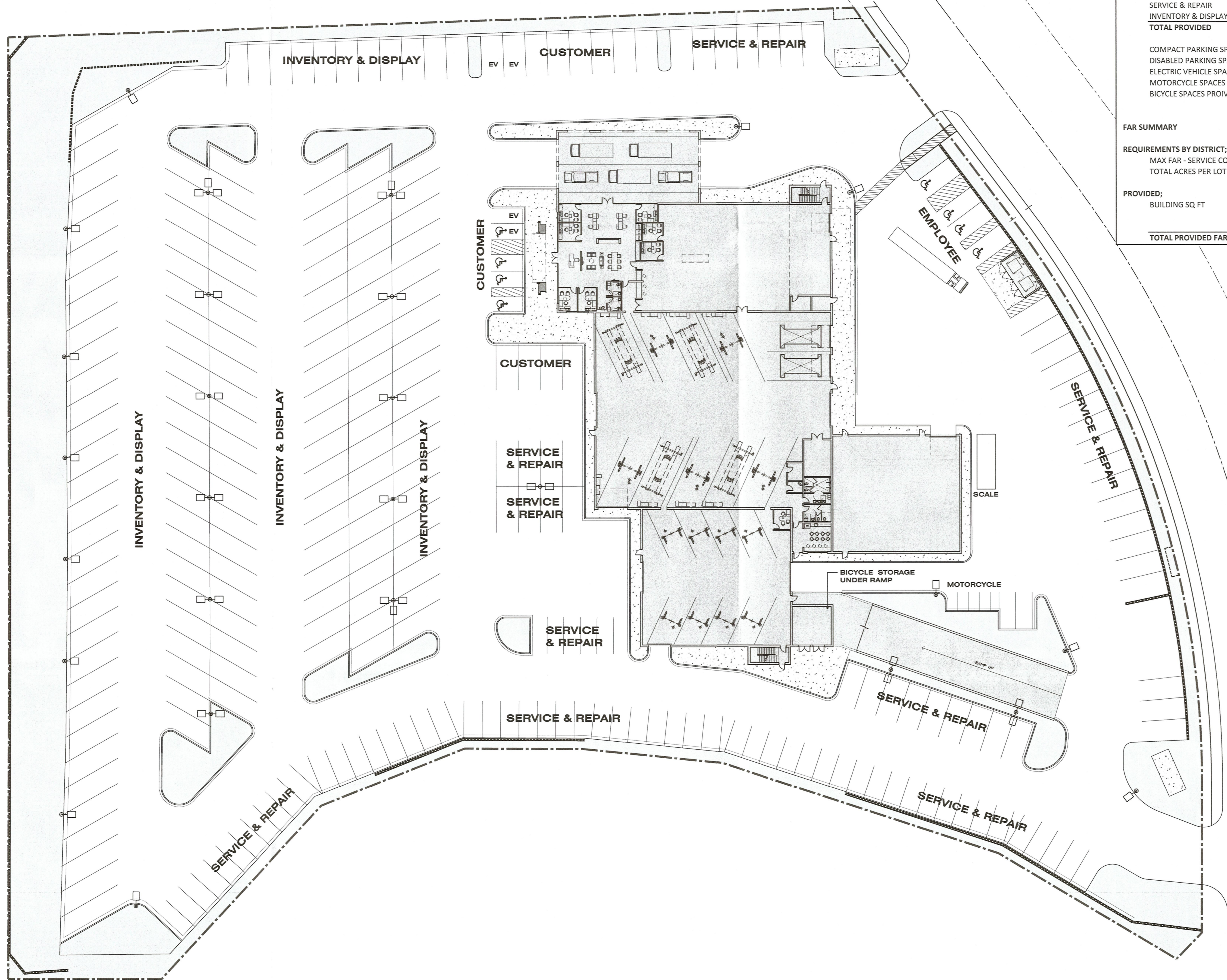
**RECEIVED**  
 JAN 09 2023

RIVERSIDE COUNTY FLOOD CONTROL  
 AND WATER CONSERVATION DISTRICT



REDLINE

925 Tuckaseegee Rd.  
Suite 110  
Charlotte, NC 28208  
704.377.2990  
www.redlinedg.com



**PARKING SUMMARY**

REQUIRED;			SPACES
SERVICE & REPAIR	4 SPACES / BAY	19 BAYS	76
INDOOR SALES	1 SPACE / 300 SF SALES	540 SF	2
OUTDOOR SALES	1 SPACE / 1,000 SF GROSS	102,120 SF	103
OFFICE AREA	1 SPACE / 300 SF	5,208 SF	18
STORAGE	1 SPACE / 1,000 SF GROSS	13,410 SF	14
<b>TOTAL REQUIRED</b>			<b>213</b>

PROVIDED;	SITE	ROOF	SUBTOTAL
CUSTOMER	17	0	17
EMPLOYEE	6	40	46
SERVICE & REPAIR	103	42	145
INVENTORY & DISPLAY	150	0	150
<b>TOTAL PROVIDED</b>	<b>276</b>	<b>82</b>	<b>358</b>

COMPACT PARKING SPACES			N/A
DISABLED PARKING SPACES PROVIDED			8
ELECTRIC VEHICLE SPACES PROVIDED			4
MOTORCYCLE SPACES PROVIDED			5
BICYCLE SPACES PROVIDED			10

**FAR SUMMARY**

REQUIREMENTS BY DISTRICT;		
MAX FAR - SERVICE COMMERCIAL (SC)		1.5
TOTAL ACRES PER LOT		6.09

PROVIDED;	1ST (SF)	2ND (SF)	SUBTOTAL (SF)
BUILDING SQ. FT.	38,272	9,455	47,727

<b>TOTAL PROVIDED FAR</b>			<b>0.18</b>
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### PARADISE CHEVROLET

### COMMERCIAL TRUCK CENTER

PARCEL #: POR OF 921-730-072  
POR OF 921-730-074

#	DESCRIPTION	DATE
1	CIVIL SUBMITTAL	12.12.2022

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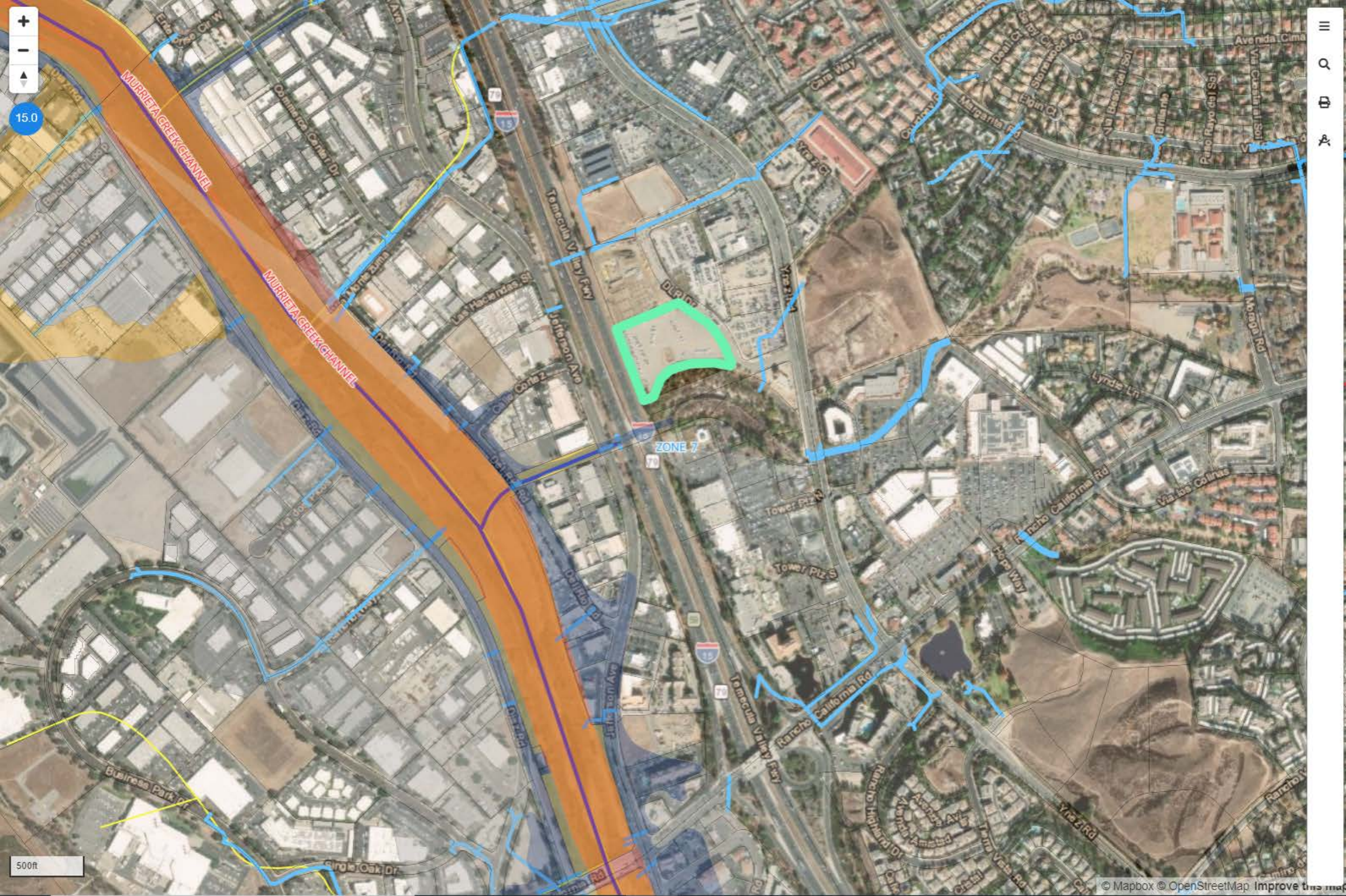
OWNER PROJECT CODE PARADISE  
ARCH PROJECT # 20-022

#### ARCHITECTURAL SITE PLAN

SCALE: 1"= 30'

SHEET # **A0.1**





15.0

500ft

ZONE 7


MURRIETA CREEK CHANNEL

MURRIETA CREEK CHANNEL

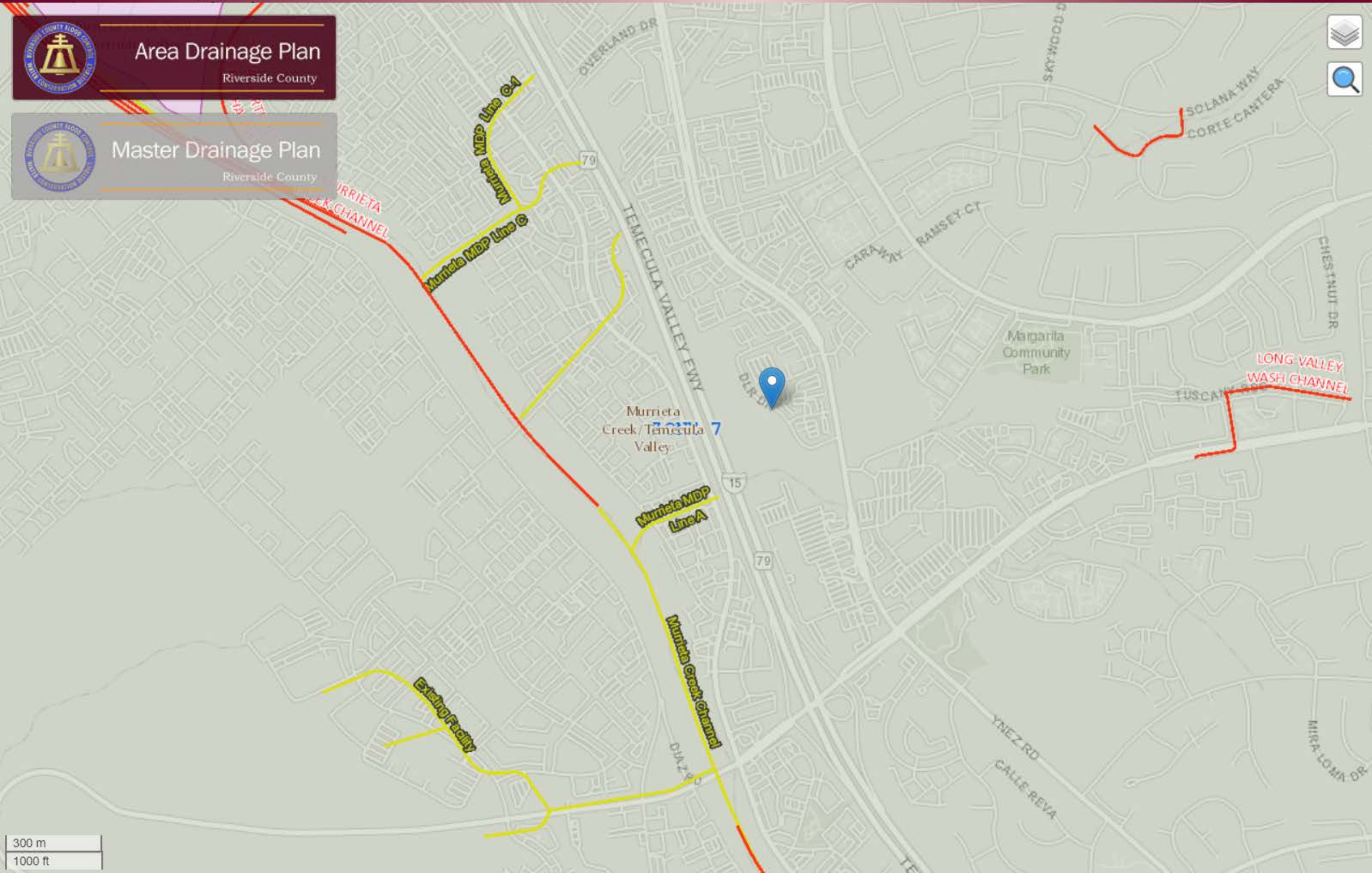
DLR 107



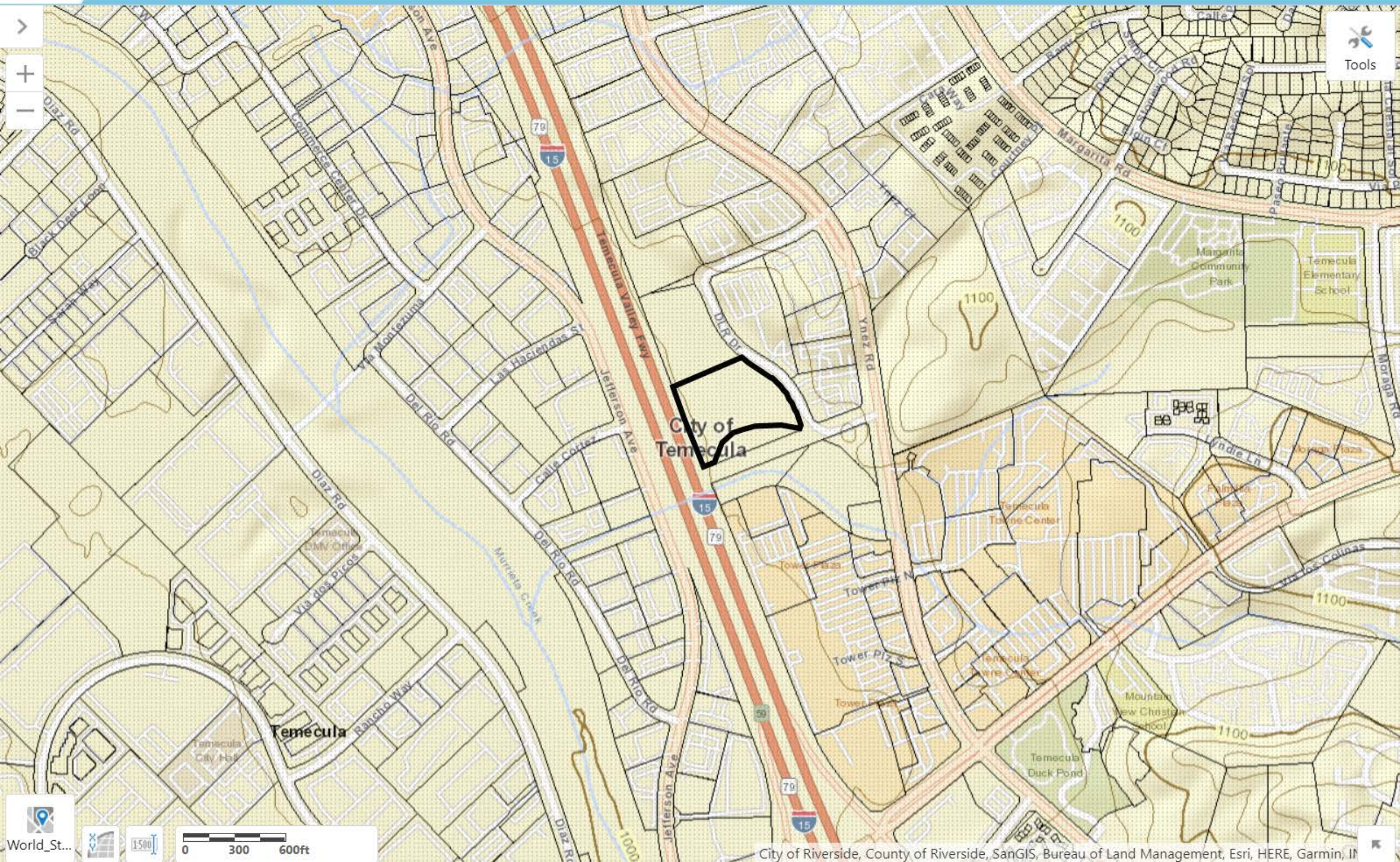
**Area Drainage Plan**  
Riverside County



**Master Drainage Plan**  
Riverside County



300 m  
1000 ft



World\_St... 0 300 600ft



## RCA Joint Project Review (JPR)

JPR #: 16-03-29-01

Date: 07/13/17

### Project Information

Permittee: City of Temecula  
 Case Information: LR16-0462  
 Site Acreage: Approximately 8.48 acres<sup>1</sup>  
 Portion of Site Proposed for  
 MSHCP Conservation Area: 0 acres

### Criteria Consistency Review

***Consistency Conclusion: The project is consistent with both the Criteria and Other Plan Requirements.***

***Data:***

Applicable Core/Linkage: Proposed Constrained Linkage 13  
 Area Plan: Southwest

APN(s)	Sub-Unit	Cell Group	Cell
921-730-065 931-730-040	SU1 – Murrieta Creek, Not a Part	Independent	6891, Not a part

### Criteria and Project Information

***Criteria Comments:***

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 13 consists of Murrieta Creek, located in the southwestern region of the Plan Area. This Constrained Linkage connects Existing Core F (Santa Rosa Plateau Ecological Reserve) in the north to Proposed Linkage 10 in the south. This Linkage is constrained along most of its length by existing urban Development and agricultural use and the planned land use surrounding the Linkage consists of city (Murrieta and Temecula). Therefore, care must be taken to maintain high quality riparian Habitat within the Linkage and along the edges for species such as yellow warbler, yellow-breasted chat, and least Bell’s vireo, which have key populations located in or along the creek. Maintenance of existing floodplain processes and water quality along the creek is also important to western pond turtle and arroyo chub in this area. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1.4 of this document” [MSHCP].
- b. The project site is located partially within Cell 6891 and partially outside of the criteria area. As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell will contribute to assembly

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<sup>1</sup> According to the JPR application, the site is 8.48 acres. However, the other materials provided state 8.62 acres. For the purposes of this JPR, the acreage estimates for these findings will be the numbers provided by the Permittee.

of Proposed Constrained Linkage 13. Conservation within this Cell will focus on riparian scrub, woodland, forest, Riversidean alluvial fan sage scrub and grassland habitat along Murrieta Creek. Areas conserved within this Cell will be connected to Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell 6890 to the west and to riparian scrub, woodland and forest habitat proposed for conservation in Cell 7021 to the south. Conservation within this Cell will range from 15% to 25% of the Cell focusing in the southwestern portion of the Cell.”

- c. Rough Step: The proposed project is within Rough Step Units 5 and 6. Rough Step 5 encompasses 91,734 acres within the southwestern corner of western Riverside County and includes the Santa Rosa Plateau, the Tenaja Corridor, and Murrieta Creek. It is bounded by Interstate 15 to the northeast, San Diego County to the south and the Santa Ana Mountains in the Cleveland National Forest to the west. Within Rough Step 5, 24,326 acres are located within the Criteria Area. Key vegetation communities within Rough Step Unit 5 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub and woodlands and forests. Based on the 2014 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP vegetation mapping, vegetation on the proposed project site is mostly grassland with some agricultural areas. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 5.

In addition, Rough Step 6 encompasses 101,542 acres within the south-central region of western Riverside County and includes Antelope Valley, Warm Springs Creek, Paloma Creek, Lake Skinner, Johnson Ranch, and Diamond Valley Lake. Rough Step Unit 6 is bounded by Interstate 15 to the northwest, Bundy Canyon Road and Olive Avenue to the north, and Palm Avenue to the west. Within Rough Step 6, 24,836 acres are located within the Criteria Area. Key vegetation communities within Rough Step Unit 6 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; and woodlands and forests. Based on the 2014 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP vegetation mapping, vegetation on the proposed project site is mostly grassland with some agricultural areas. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 6.

- d. Project information provided by the Permittee included the following: RCA Joint Project Review Application (3/23/16), *Multiple Species Habitat Conservation Plan Consistency Analysis (Analysis)* prepared by Paul Principe revised June 20, 2017, *Protocol Surveys [for] Least Bell's Vireo* prepared by Paul Principe, dated July 8, 2016, a *Nesting Season Survey [for] Burrowing Owl* prepared by Paul Principe, dated May 26, 2016, a updated *Nesting Season Survey [for] Burrowing Owl* prepared by Paul Principe, dated June 14, 2017, a *Results of the Dry Season Fairy Shrimp Survey* prepared by Finium Environmental, dated November 16, 2016, a *Results of Wet Season Fairy Shrimp Surveys* prepared by Finium Environmental, dated May 28, 2017, and a *Results of the Road Rut Dry Season Fairy Shrimp Survey* prepared by Finium Environmental, dated July 6, 2017 The reports were either revised or provided as new documents based on two sets of previous JPR comments. The proposed project site is located



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directly east of Interstate 15 (I-15), at the northwest and southwest corners of the intersection of Rancho Drive and DLR Drive in the City of Temecula. Auto dealerships are located to the east and commercial/industrial uses to the south. There are two non-contiguous lots totaling 8.48 acres, located on either side of and partially encompassing Empire Creek. Currently there is no development plan; however it is anticipated that 6.0 acres of the north parcel will be developed as a commercial truck sales facility with a showroom and office space surrounded by new and used truck lots. The remainder of the north parcel, and the entire south parcel, will remain in its existing condition (2.48 acres). The entire project footprint will be enclosed by chain-link fencing. This fencing will be constructed along the top of the existing elevated berm that parallels the north bank of Empire Creek. This fence will serve as a physical barrier between the future Area to be Developed and the Area of Avoidance on the north parcel. As the north parcel will be developed as a commercial truck sales facility, it will not result in unauthorized public access, domestic animal predation, illegal trespass, or dumping in Empire Creek.

The site is currently vacant and undeveloped, and has been permitted for grading twice in the past, once in 1999 and again in 2003. There are two retention basins in the northwest and southwest corners of the north parcel. In addition, a catch basin has been excavated in the southern portion of this parcel. The drain pipe from the catch basin opens into Empire Creek. Piles of dirt, discarded construction materials, and a dirt track used to test drive off-road vehicles are also present on the north parcel. An Eastern Municipal Water District sewer line and access road are present along the parcel's west property line adjacent to the I-15. Portions of both parcels are in or near the banks and channel of Empire Creek. According to the *Principle Analysis*, vegetation present on the two parcels is described as Residential/Urban/Exotic (6.8 acres) and Riparian Forest (1.7 acres). The ruderal community is growing on heavily compacted soils throughout the north parcel and in the southeast corner of the south parcel and is dominated with invasive non-native species but also consists of some native species, including those growing in the retention basins that are usually associated with seasonally wet areas. Non-natives within the ruderal community include, but are not limited to, shortpod mustard (*Brassica geniculata*), brome grasses (*Bromus diandrus* and *B. madritensis* subsp. *rubens*), tocalote (*Centaurea melitensis*), filarees (*Erodium botrys* and *B. cicutarium*), and Russian-thistle (*Salsola tragus*). Native species are mostly confined to the manufactured banks of Empire Creek and the retention basins and include annual burweed (*Ambrosia acanthicarpa*), western ragweed (*Ambrosia psilostachya* var. *californica*), common horseweed (*Conyza canadensis*), paniculate tarplant (*Deinandra paniculata*), leafy daisy (*Erigeron foliosus* var. *foliosus*), interior California buckwheat (*Eriogonum fasciculatum* subsp. *foliolosum*), alkali heliotrope (*Heliotropium curassavicum* subsp. *oculatum*), telegraph weed (*Heterotheca grandiflora*), and coastal deerweed (*Lotus scoparius* subsp. *Scoparius*). The Riparian forest community is growing within Empire Creek on sandy and loamy alluvial soils and includes a tree canopy of eucalyptus (*Eucalyptus* sp.), western sycamore (*Platanus racemosa*), western cottonwood (*Populus fremontii* subsp. *fremontii*), black willow (*Salix gooddingii*), red willow (*Salix laevigata*), and Mediterranean tamarisk (*Tamarix ramosissima*) with an understory of western ragweed, yerba mansa (*Anemopsis californica*), California mugwort (*Artemisia douglasiana*), mule fat (*Baccharis salicifolia*), interior California buckwheat, arroyo willow (*Salix lasiolepis* var.



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*lasiolepis*), narrow-leaved willow (*Salix exigua*), Mexican elderberry (*Sambucus mexicana*), Peruvian pepper tree (*Schinus molle*), and cocklebur (*Xanthium strumarium* var. *canadense*), and a number of the nonnative species listed above.

- e. Reserve Assembly: As mentioned above, the project site is located within Cell 6891. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 13, and will range from 15% to 25% of the Cell focusing in the southwestern portion of the Cell. The focus is on riparian scrub, woodland, forest, Riversidean alluvial fan sage scrub and grassland habitat along Murrieta Creek. Areas conserved within this Cell will be connected to Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell 6890 to the west and to riparian scrub, woodland and forest habitat proposed for conservation in Cell 7021 to the south.

Using the mid-range of the area described for conservation (20%) within Cell 6891, approximately 32 acres are described for conservation with the focus being on Murrieta Creek. The project site is located east of the area described for conservation, separated from Murrieta Creek by existing development and the I-15. Furthermore, more than half of the proposed project site is located outside of the Criteria Area. Given the location of the project outside of the area described for conservation, its location bound by the I-15 and existing and pending development, the proposed project would not impede the Reserve Assembly goals for Proposed Constrained Linkage 13.

### Other Plan Requirements

#### **Data:**

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are riparian/riverine resources on the project site, including Empire Creek and habitat suitable for least Bell's vireo and fairy shrimp.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA) for plant species. The site is located in any Additional Survey Needs and Procedures Areas for burrowing owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is not located adjacent to a future or existing Conservation Area. However, the site is located directly adjacent to Empire Creek. Empire Creek is directly connected to Murrieta Creek which is described for conservation.



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### *Other Plan Requirement Comments:*

- a. Section 6.1.2: According to the Principle *Analysis*, riparian/riverine resources were observed on the site. One riparian/riverine resource, Empire Creek and associated riparian forest vegetation, was evaluated within the proposed project site. According to the *Analysis*, there is a total of 1.68 acres of riparian/riverine resources located within the project site. According to the Proposed Land Use Map in the *Analysis*, direct impacts to the ephemeral Empire Creek will be avoided. Drainage on the south parcel is by gravity flow down Empire Creek and into Murrieta Creek via a network of culverts and underground storm drain systems constructed downstream of its source located northeast of Rancho California Road. See Section 6.1.4 below relative to indirect impacts to Empire Creek and Murrieta Creek.

Fairy Shrimp: Two retention basins and four road ruts were determined to potentially support suitable habitat for listed fairy shrimp. Therefore, wet and dry season surveys for the two retention basins and four road ruts were conducted in accordance with *Survey Guidelines for Listed Large Branchiopods* (USFWS 2015). Results of both wet and dry season sampling were determined to be negative for the federally listed threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the federally listed endangered Riverside fairy shrimp (*Streptocephalus woottoni*).

Wet season surveys were conducted from December 21, 2016 through April 19, 2017. During the 2016/2017 wet season surveys, four road rut features were identified as potential suitable fairy shrimp habitat; therefore, these road ruts were included in the 2016/2017 wet season surveys. Retention basin 1 results included identification of Napulii fairy shrimp and immature *Branchinecta* sp. on January 4, 2017. On January 11, 2017, mature fairy shrimp were collected and identified as the common fairy shrimp (*Branchinecta lindahli*) and were subsequently collected and identified from this feature on January 18, 25, February 1, 8, 15, 22, and March 15, 2017. Retention basin 2 results included identification of Napulii fairy shrimp on December 28, 2016. On January 4, 2017, mature fairy shrimp were collected and identified as the common fairy shrimp and were subsequently collected and identified from this feature on January 11, 18, 25, February 1, 8, 15, 22, and March 15, 2017. Road rut 1 results included the collection and identification of common fairy shrimp on January 4, 2017 with subsequent collections and identifications on January 11, 18, and 25, 2017. No fairy shrimp or other aquatic species were collected or observed from road ruts 2, 3, or 4.

A dry season survey for the two retention basins was completed on September 27, 2016 and a dry season survey was completed on May 27, 2017 for the four road ruts. The surveys consisted of soil collection, soil storage, soil analysis, cyst identification, and preservation where applicable. According to the *Results of the Dry Season Fairy Shrimp Survey dated November 18, 2016*, no eggs were found in any of the samples from the two retention basins. According to the *Results of the Road Rut Dry Season Fairy Shrimp Survey dated July 7, 2017*, no *Streptocephalus* sp. eggs were observed; however, *Branchinecta* sp. eggs were identified from road rut 1. These findings were determined to be consistent with the wet season survey results where *Branchinecta lindahli* were found within road rut



1. The 2015 protocol indicates *Branchinecta* sp. eggs may need to be identified to species level via DNA analysis<sup>2</sup>, or culturing. Culturing is possible, but it would just replicate results gathered in the wet season, which in this case found only the common fairy shrimp, *Branchinecta lindahli* to be present. In addition, there were no basins containing cysts in the dry season, that didn't have fairy shrimp in the wet season.

Riparian Birds: A field assessment determined that suitable least Bell's vireo habitat (e.g., riparian forest) is present on the site, along an approximately 680-foot long reach of Empire Creek. Eight surveys were conducted in the morning at least 10 days apart between April 21 and July 6, 2016, following the Least Bell's Vireo Survey Guidelines (USFWS, 2001). According to Principe, least Bell's vireo (LBVI) was not observed nor heard calling during any of the nesting season surveys. Southwestern willow flycatchers (*Empidonax traillii extimus*) and/or yellow-billed cuckoos (*Coccyzus americanus*) were also not observed nor heard calling during any of the nesting season surveys. Furthermore, no LBVI nests or nests of any bird species were found in the riparian forest habitat, including in the shrub layer present 2 to 10 feet above the ground.

Based on the information provided by Principe and Finium, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA). The project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is not within a Criteria Area Species Survey Area (CASSA). The project is located within the Additional Survey Needs and Procedures Areas for burrowing owl. Using the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (March 29, 2006), an assessment was made of the presence of suitable burrowing owl habitat on the two parcels and in a 150-meter buffer zone around the project boundary. The assessment determined that the north parcel and the buffer zone provide suitable burrowing owl habitat consisting of open expanses of sparsely vegetated areas on gentle rolling and level terrain with active small mammal burrows. Small mammal signs discovered on the site (i.e., mounds, burrows, nests, etc.) indicated the presence of Botta's pocket gophers (*Thomomys bottae*), pocket mice (*Perognathus* sp.), deer mice (*Peromyscus* sp.), and woodrats (*Neotoma* sp.); however, the natural burrows measured less than three inches in diameter. In addition, no California ground squirrel burrows measuring greater than 4 inches in diameter were observed. Features capable of being used for roosting and/or nesting are present on north parcel and in the buffer zone, and include artificial burrows created by piles of construction materials. Four burrowing surveys were conducted during morning hours on April 23, April 30, May 11, and May 18, 2016 during weather that was conducive to observing burrowing owls outside of their burrows, and detecting burrowing owl sign. Surveys were not conducted within five days, or during high winds (> 20 mph), dense fog, or temperatures over 90°F. Surveys were conducted by slowly walking through

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<sup>2</sup> DNA analysis is not an option per Stacey Love (USFWS) as indicated via email that there are no laboratories/entities authorized or available to conduct DNA analyses on branchiopod cysts.



## RCA Joint Project Review (JPR)

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suitable habitats on the north parcel and in the buffer zone. The survey transects were spaced to allow 100 percent visual coverage of the ground surface. Because topography throughout the site is basically flat-lying and featureless, the distance between transect center lines was approximately 30 meters. According to Principe, no burrowing owls were observed, and features capable of being used for roosting or nesting were not being used (e.g., artificial burrows). Burrowing owl sign was not discovered anywhere on the north parcel or in the buffer zone (e.g., molted feathers, cast pellets, prey remains, eggshell fragments, and/or excrement at or near a burrow entrance). There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year. An updated focused burrowing owl survey was conducted during morning hours on May 13, 20, and 27 and June 3, 2017 during weather that was conducive to observing burrowing owls outside of their burrows, and detecting burrowing owl sign. According to Principe, no burrowing owls were observed, and features capable of being used for roosting or nesting were not being used (e.g., artificial burrows). Burrowing owl sign was not discovered anywhere on the north parcel or in the buffer zone (e.g., molted feathers, cast pellets, prey remains, eggshell fragments, and/or excrement at or near a burrow entrance). There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year.

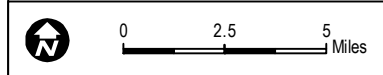
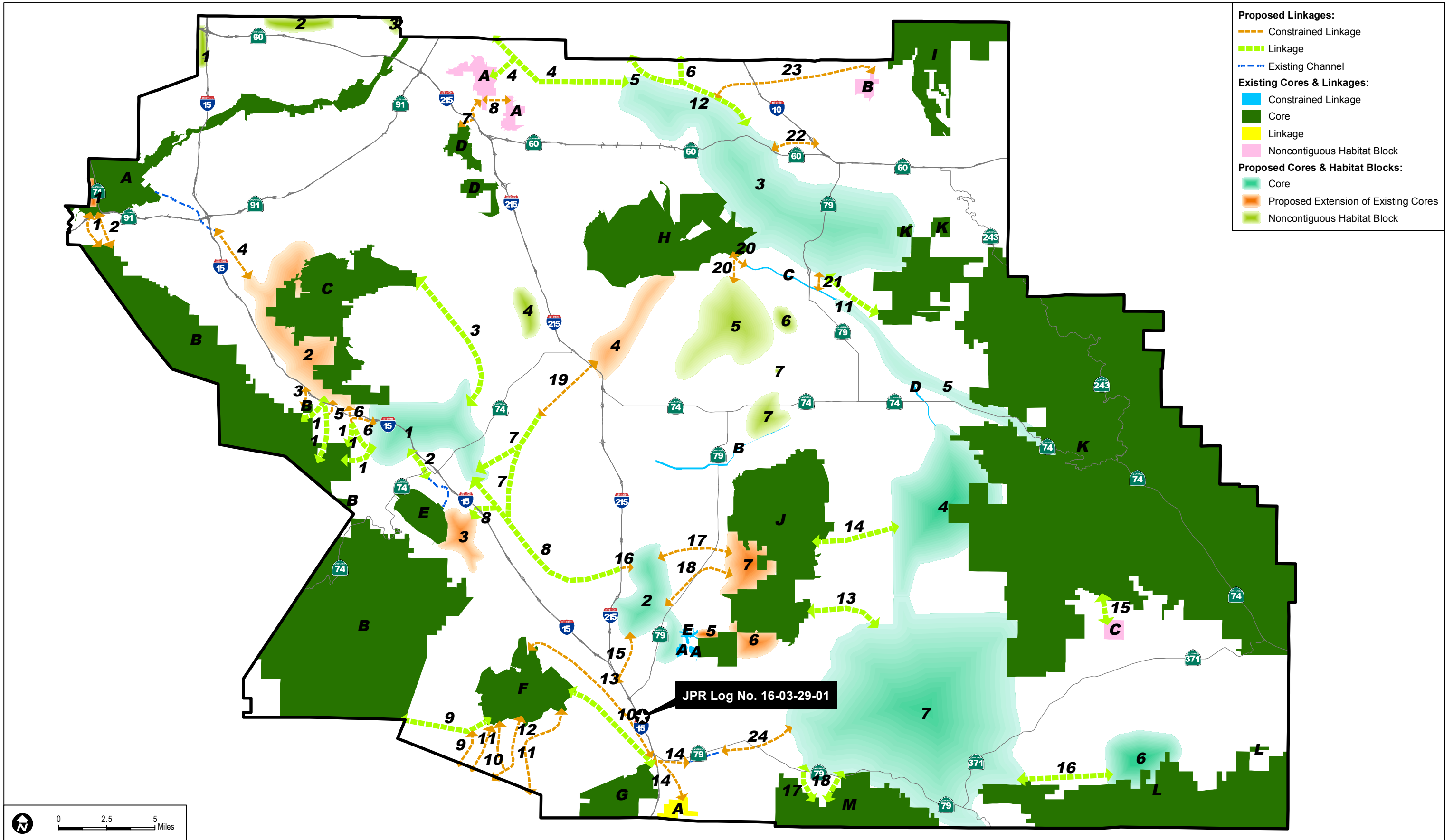
A 30-day pre-construction survey for burrowing owls is **required** prior to initial ground-disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. **If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Wildlife Agencies and the Western Riverside Regional Conservation Association (RCA), and would need to prepare a Burrowing Owl Protection and Relocation Plan for approval by the Wildlife Agencies prior to initiating ground disturbance.**

Based on the information provided by Principe, the project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: Future and existing Conservation Areas are not located directly adjacent to the project site. However, the site is located adjacent to Empire Creek which is directly connected to Murrieta Creek described for conservation. As such there is connectivity, especially relative to water quality, runoff, potential pollutants, and invasive species. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, guidelines in Section 6.1.4 do apply to the proposed project and shall be implemented by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures.
  - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area or any tributaries to the Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas (Murrieta Creek) or into areas, such as Empire Creek, connected to Conservation Areas. This would include, at a minimum, compliance with National Pollution Discharge Elimination System requirements and preparation and implementation of a

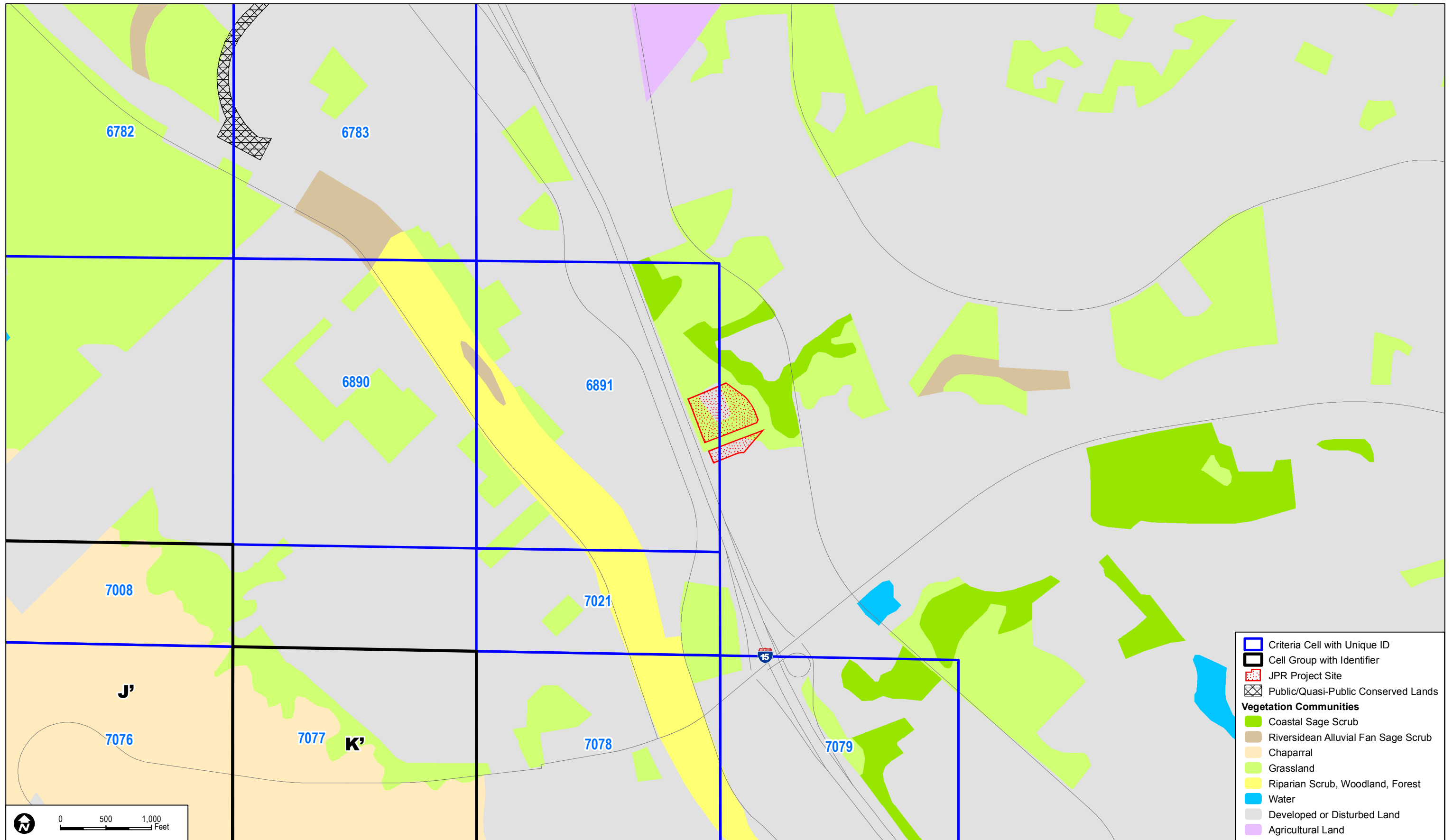
Water Quality Management Plan (WQMP) prepared pursuant to San Diego Regional Water Quality Control Board requirements. The WQMP will also comply with City of Temecula and Riverside County Flood Control and Water Conservation District requirements for the 2010 Santa Margarita Region Municipal Separate Storm Sewer System (MS4) Permit. **Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation.**

- ii. Avoided riparian/riverine areas should be protected pursuant to a conservation easement or other mechanism. Subsequently, all avoided areas should be mapped by the Permittee as conservation areas.
- iii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iv. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- v. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- vi. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vii. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into existing and future MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- viii. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.
- ix. Weed abatement and fuel modification activities are not permitted in the Conservation Area.



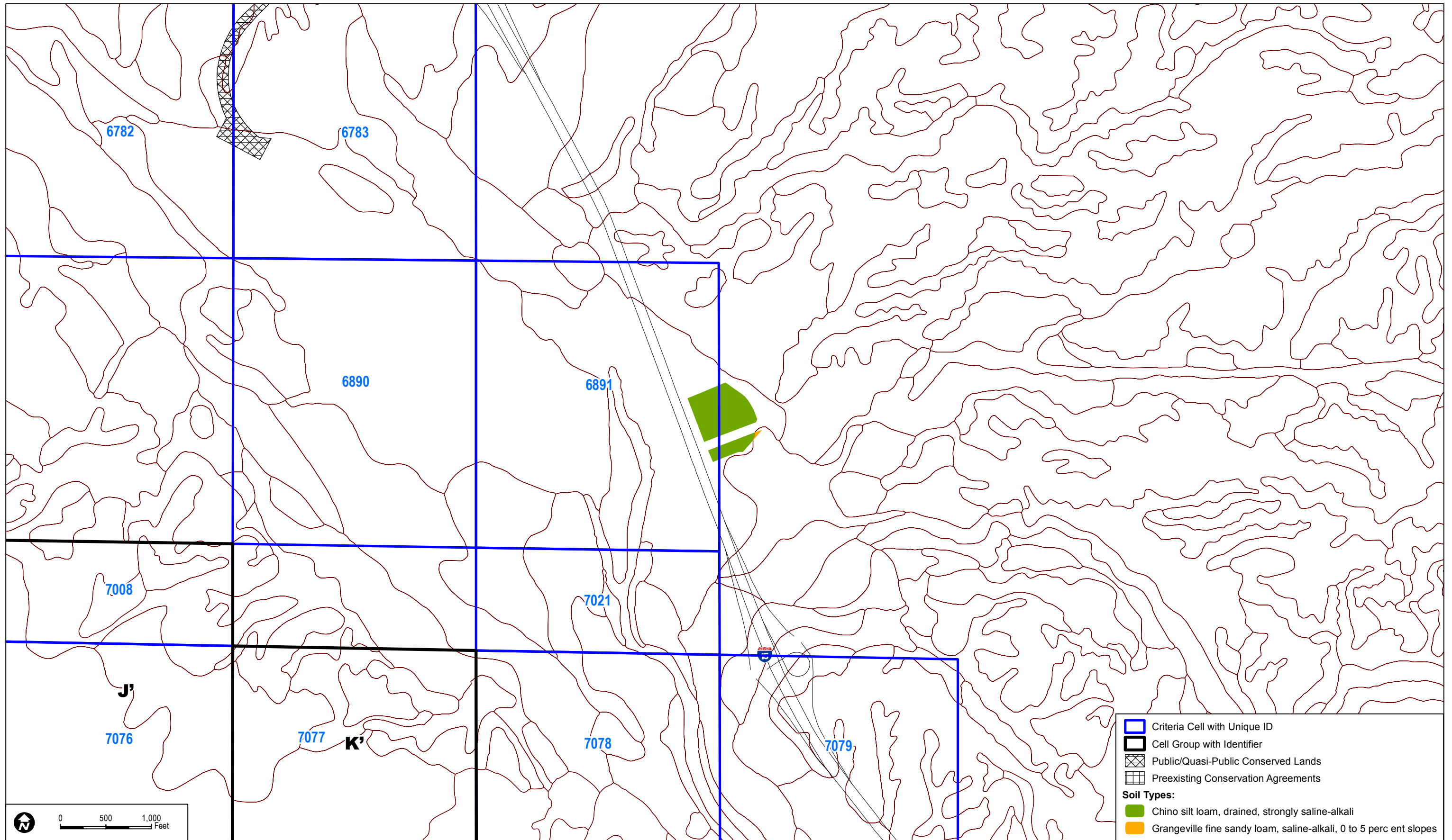
SOURCE: Western Riverside County Regional Conservation Authority 2015; County of Riverside 2016

**DUDEK**

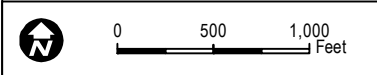


SOURCE: County of Riverside 2016

**DUDEK**



- Criteria Cell with Unique ID
  - Cell Group with Identifier
  - Public/Quasi-Public Conserved Lands
  - Preexisting Conservation Agreements
- Soil Types:**
- Chino silt loam, drained, strongly saline-alkali
  - Grangeville fine sandy loam, saline-alkali, 0 to 5 percent slopes



SOURCE: USDA/NRCS Soils; County of Riverside 2016

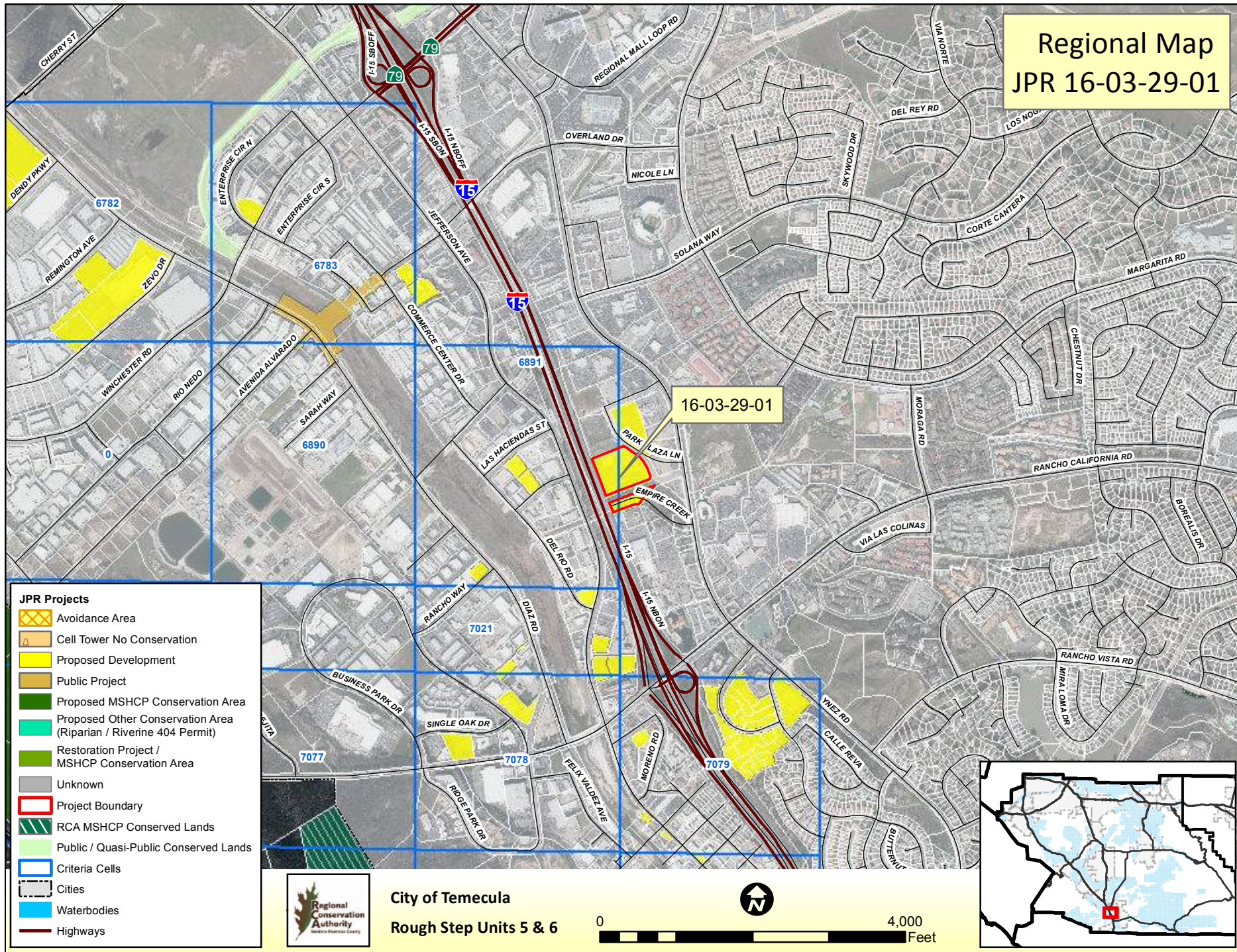
**DUDEK**



SOURCE: County of Riverside 2016; Bing Maps 2016

**DUDEK**

Regional Map  
JPR 16-03-29-01

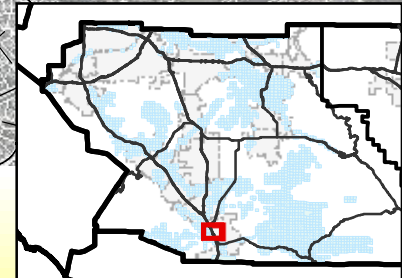


**JPR Projects**

-  Avoidance Area
-  Cell Tower No Conservation
-  Proposed Development
-  Public Project
-  Proposed MSHCP Conservation Area
-  Proposed Other Conservation Area (Riparian / Riverine 404 Permit)
-  Restoration Project / MSHCP Conservation Area
-  Unknown
-  Project Boundary
-  RCA MSHCP Conserved Lands
-  Public / Quasi-Public Conserved Lands
-  Criteria Cells
-  Cities
-  Waterbodies
-  Highways



City of Temecula  
Rough Step Units 5 & 6







October 25, 2023

Case Planner  
**City of Temecula**  
Planning Department  
41000 Main Street  
Temecula, CA 92590

**SUBJECT: WATER AVAILABILITY**  
**42105 DLR DRIVE**  
**PARCEL NO. 14 OF PARCEL MAP NO. 23496**  
**PA 18-1021**  
**APN 921-730-065**  
**[GILMORE HOLDING, LLC]**

Board of Directors

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Chief Financial Officer

**Kelli E. Garcia**  
District Secretary

**James B. Gilpin**  
**Best Best & Krieger LLP**  
General Counsel

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (Rancho Water/District). The subject project/property fronts an existing 12-inch diameter water pipeline (1305 Pressure Zone) within DLR Drive. Please refer to the enclosed exhibit map.

Water service to the subject project/property does not exist. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between Rancho Water and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water services/meters for domestic service, fire service, and landscape irrigation service, as applicable. Beginning in 2018, newly constructed multi-unit residential structures are required to measure the quantity of water supplied to each individual residential dwelling unit.

Where private on-site water facilities (for water service, fire service, irrigation, or other purpose) will cross or will be shared amongst multiple lots/project units (**only by special variance of the Rules and Regulations**), and/or where such 'common' facilities will be owned and maintained by a Property Owners' Association, Rancho Water requires execution and recordation of a *Reciprocal Easement and Maintenance Agreement* or equivalent document of covenants, codes, and restrictions.

23\EP:mb051\F450\FEG

Rancho California Water District

42135 Winchester Road • Temecula, California 92590-4800 • (951) 296-6900 • FAX (951) 296-6860 • [www.ranchowater.com](http://www.ranchowater.com)

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to Rancho Water. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to Rancho Water's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between Rancho Water and the property owner. Requirements for the use of recycled water are available from Rancho Water.

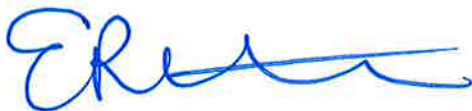
As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact Rancho Water for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact Rancho Water for an assessment of project-specific fees and requirements.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board, health department, and/or other requirements as they relate to the protection of groundwater quality, pursuant to Rancho Water's Groundwater Protection Policy.

If you should have any questions or need additional information, please contact an Engineering Technician at the District office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**

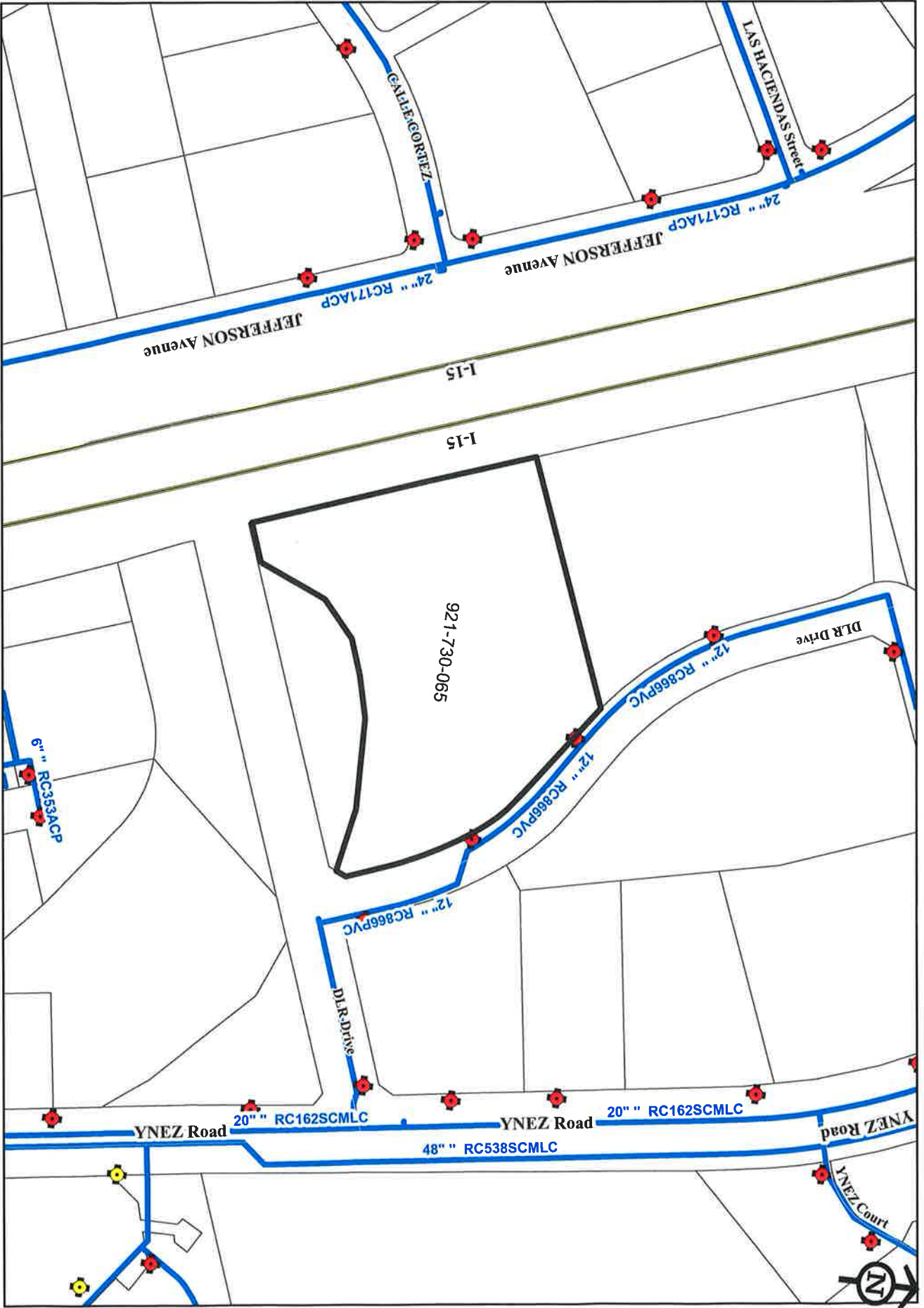


Erica Peter  
Senior Engineering Technician

Enclosure: Exhibit Map

cc: Jeff Kirshberg, Director of Planning  
Corry Smith, Engineering Services Supervisor  
Nancy Leaman, MDMG, Inc.







March 1, 2023

Project No. 11760.002

City of Temecula - Planning Department  
4100 Main Street  
Temecula, CA 92590

Attention: Mr. Scott Cooper, Associate Planner

**Subject: Geotechnical Peer Review  
Proposed Paradise Commercial & Fleet Sales and Service Facility  
42105 DLR Drive, Temecula, California**

References: Response to Geotechnical 3<sup>rd</sup> Party Review Comments, Paradise Commercial & Fleet Sales and Service Facility, 42105 DLR Drive, Temecula California, prepared by Geocon West, Inc. dated February 13, 2023, Project No. T2766-22-02B.

Updated Geotechnical Investigation, Paradise Commercial & Fleet Sales and Service Facility, 42105 DLR Drive, Temecula, California, by Geocon West, Inc., 2021, Project No. T2766-22-02B, dated October 31 (Revised February 10, 2022).

In accordance with your request, we performed a review of the above submitted response to our peer review comments dated January 18, 2023. Based on this review, the above referenced geotechnical report and response are considered satisfactory from a geotechnical perspective. However, we recommend that Geocon be required to review the presumed Geopier and geogrid reinforcement system and confirm compliance with their findings and recommendations. In addition, the above response should be considered as an addendum to the project geotechnical report for design and construction purposes. Alternatively, Geocon should incorporate revised calculations/recommendations included in their response into an updated report along with their review of the Geopier and geogrid reinforcement system. Please note that our above opinion/peer review is to help the City in their review process and the consultant remains solely responsible for their findings and recommendations.

We appreciate this opportunity to be of service to City and please do not hesitate to call us if you have any question.

Respectfully submitted,

LEIGHTON CONSULTING, INC

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