

March 7, 2019

Mr. Steve Galvez
MHS 98, LLC
31938 Temecula Parkway, Ste A369
Temecula, CA 92592

**Subject: MHSR 235 Townhome Multifamily Residential Development – CEQA Energy Review,
City of Murrieta, CA**

Dear Mr. Galvez:

MD Acoustics, LLC (MD) has completed a CEQA energy review for the proposed MHSR 235 Townhome Multifamily Residential Development located at the intersection of Delhaven Avenue and Date Street, in the City of Murrieta, CA. The project is a General Plan Amendment, Zone Change and Development Plan to change the existing Commercial General Plan land use, Neighborhood Commercial zoning to Multifamily Residential General Plan land use, Multi-Family 3 zoning and to develop multi-family housing totaling 234 units on a 8.37 acre site.

1.0 CEQA Energy Questions

The following outlines the two (2) Energy questions as it relates to the CEQA checklist:

- a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

2.0 Energy Review

Construction of the proposed multifamily development would require the typical use of energy resources. Energy would be consumed during site clearing, excavation, grading, and construction. The construction process would be typical. No site conditions or Project features would require an inefficient or unnecessary consumption of energy. The Project has been designed in compliance with California's Energy Efficiency Standards and 2016 CALGreen Standards. These measures include the use of water conserving plumbing, installation of bicycle racks, pre-plumbing of car charging ports for at least 3% of all parking space, installation of solar panels on the canopy roof that covers at least 15% of each roof area, the use of LED lighting, and water reclamation for irrigation systems.

Operation of the proposed project would involve the use of energy for heating, cooling and equipment operation. These facilities would comply with all applicable California Energy Efficiency Standards and 2016 CALGreen Standards.

The largest source of operational energy use would be vehicle operation of customers. The site's location in an urbanized area at the intersection of an Multi-Modal Transportation Corridor (Murrieta Hot Springs Road) and a Expressway (Winchester Road) roadways. The traffic study compares the currently approved commercially zoned land use to the proposed project and demonstrates that the project would result in fewer trips than the currently allowable land use designation which would yield a net reduction in overall energy and emissions.

Furthermore, there are existing transit services, provided by RTA, within a one-quarter mile walking distance of the proposed Project site. The nearest transit service is Riverside Transit Route 23, with a stop along Murrieta Hot Springs opposite side of the Eagle Glen Apartment units. In addition, Riverside Transit Route 79 travels between Hemet and Winchester. In the vicinity of the proposed project, Route 79 runs along Winchester Road with a stop at the Murrieta Hot Springs Road/Winchester Road intersection.

Neither construction or operation of the Project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources. Therefore, impacts related to wasteful energy use would be less than significant.¹

The Project has been designed in compliance with California's Energy Efficiency Standards and 2016 CALGreen Standards. These include the use of water conserving plumbing, installation of bicycle racks, pre-plumbing of car charging ports for at least 3% of all parking space, installation of solar panels on the canopy roof that covers at least 15% of each roof area, the use of LED lighting, and water reclamation for irrigation systems. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts would be less than significant.²

3.0 Conclusions

MD is pleased to provide this CEQA Energy review. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Mike Dickerson, INCE
Principal

^{1,2} Source: General Plan 2035, adopted July 19, 2011; Final Environmental Impact Report Murrieta General Plan 2035, certified July 19, 2011; Murrieta Municipal Code, Title 16 – Development Code)