PLANNING COMMISSION

AGENDA

WEDNESDAY, FEBRUARY 4, 2026
Regular Meeting 6:00 p.m.
COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Eric Filar - Chair
John Hume - Commissioner
Rene Cambero - Commissioner
Dr. Charles Golden III - Commissioner
Nolan King - Commissioner

Robert Flores - Community Development Director
Joaquin Vazquez - Assistant City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

OATH OF OFFICE
Swear in Planning Commissioner John Hume.

CALL TO ORDER - REGULAR SESSION - 6:00 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS
*This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda.*

APPROVAL OF THE AGENDA AS PRESENTED
The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Approval of Planning Commission Meeting Minutes for November 5, 2025

RECOMMENDATION:
Approve the meeting minutes as presented.

2. PUBLIC HEARINGS

There are no items scheduled.

3. GENERAL BUSINESS

3.1 Election of the Wildomar Planning Commission 2026 Officers (Chair and Vice-Chair)

Presented By: Robert Flores , Community Development Department

RECOMMENDATION:
That the Planning Commission take the following action:
1. Elect from its membership a Chair for the remainder of the 2026 calendar year; and
2. Elect from its membership a Vice Chair for the remainder of the 2026 calendar year.

3.2 Extension of Time (EOT) No. 3 (PLN25-0086) for TTM 37156 and PP 16-0070 (Camelia Project)

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 25-0086, A FINAL ONE (1) YEAR EXTENSION OF TIME THROUGH FEBRUARY 9, 2027 FOR TENTATIVE TRACT MAP NO. 37156 AND PLOT PLAN NO. 16-0070 (CAMELIA PROJECT) LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003), AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

3.3 Extension of Time (EOT) No. 1 (PLN25-0071) for TTM 38525 Cherry-Waite (PA 21-0182)

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN25-0071, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH FEBRUARY 1, 2029 FOR TENTATIVE TRACT MAP NO. 38525 (PA NO. 21-0182) LOCATED AT THE SOUTHWEST CORNER OF WAITE ST AND CHERRY ST (APN: 367-020-038) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

3.4 **Extension of Time (EOT) No. 1 (PLN26-0002) for CUP/Plot Plan No. 22-0006**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0002, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH APRIL 5, 2029 FOR CUP/PLOT PLAN NO. 22-0006 CUP/PLOT PLAN NO. 22-0006 LOCATED AT THE SOUTHWEST CORNER OF JANA LANE AND CLINTON KEITH ROAD (APN: 380-290-002) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

3.5 **CEQA Presentation and Training for Planning Commissioners**
Presented By: Robert Flores , Community Development Department

RECOMMENDATION:
Receive presentation and training.

PLANNING COMMISSION COMMUNICATIONS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

NOTICE

Planning Commission meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

MEETINGS

Regular Planning Commission Meetings are held on the 1st Wednesday of every month at 6:00 P.M. in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595

2. Watch Live: wildomar.gov/129/Agendas-Videos-Watch-Live or stream on YouTube.com/@CityofWildomar

3. Cable TV | Frontier Channel 36 or AT&T Channel 99

PARTICIPATE IN THE MEETING

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the Deputy Clerk in the basket located at the front of the chambers.
3. When the Deputy Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Planning Commission may provide. Per the Brown Act, Commissioners are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: http://www.wildomar.gov.

AFFIDAVIT OF POSTING

I, Heidi Jemane, Deputy City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.wildomar.gov.

Heidi Jemane
Deputy City Clerk
Dated: January 29, 2026

CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: February 4, 2026

SUBJECT: Approval of Planning Commission Meeting Minutes for November 5, 2025

SUBMITTED BY: Heidi Jemane, Deputy City Clerk

PREPARED BY: Heidi Jemane

ACTION:
Approve the meeting minutes as presented.

ATTACHMENTS:
11-05-25pcm.pdf

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION
WEDNESDAY, NOVEMBER 5, 2025
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

Regular Meeting 6:00 p.m.

CALL TO ORDER - REGULAR SESSION - 6:00 P.M.

Chair Filar called the meeting to order at 6:00pm.

ROLL CALL

Members in attendance: Eric Filar, Rene Cambero, Dr. Charles Golden III, and Nolan King

Members absent: None.

Staff in attendance: City Clerk Morales, IT Specialist Sung, Interim Community Development Director Flores, Assistant City Attorney Vazquez, Public Works Director Farag, Senior Planner Lachgar, Principal Engineer Geronimo, Chief Building Official Burns, and Assistant Planner Kramer.

Commissioner Golden arrived at 6:02pm.

FLAG SALUTE

Chair Filar led the flag salute.

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF THE AGENDA AS PRESENTED

There were no changes to the agenda as presented.

1) CONSENT CALENDAR

1.1) Approval of Planning Commission Meeting Minutes for September 3, 2025

Moved by Nolan King; seconded by Rene Cambero to approve the meeting minutes as presented.

Motion Approved: 3 - 0

Voting For: Eric Filar, Rene Cambero, Nolan King
Voting Against: None
Abstain: None
Absent: Dr. Charles Golden III

2) PUBLIC HEARINGS

There were no public hearings.

3) GENERAL BUSINESS

3.1) Wildomar Pre-Approved Accessory Dwelling Unit (PRADU) Architectural Plans Program

Senior Planner Lachgar presented the staff report.

The following speakers provided public comments:
1. Don Saunders
2. Stephanie Lauderdale

The Planning Commission received and filed the Wildomar Pre-approved Accessory Dwelling Unit architectural plans program.

PLANNING COMMISSION COMMUNICATIONS

There were no Planning Commission communications.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Interim Community Development Director Flores gave an update on allowing vehicles (i.e., RVs and trailers) to access parking via sidewalks (with no approvals).

Public Works Director Farag introduced and welcomed Principal Engineer Geronimo.

CITY ATTORNEY REPORT

There were no city attorney reports.

FUTURE AGENDA ITEMS

There were no future agenda items.

ADJOURN THE MEETING

Chair Filar adjourned the meeting at 6:35pm.

Submitted by:



_____

Heidi Jemane
Deputy City Clerk

CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: February 4, 2026

SUBJECT: Election of the Wildomar Planning Commission 2026 Officers (Chair and Vice-Chair)

SUBMITTED BY: Robert Flores

PREPARED BY: Robert Flores

ACTION:
That the Planning Commission take the following action:
1. Elect from its membership a Chair for the remainder of the 2026 calendar year; and
2. Elect from its membership a Vice Chair for the remainder of the 2026 calendar year.

PROJECT DESCRIPTION:
Section 2.24.060 A. of the Wildomar Municipal Code ("WMC") requires election from the Planning Commission ("PC") membership of officers (Chair and Vice Chair) for the remainder of the calendar year at its first meeting of the calendar year.

In 2025, Eric Filer served as Chair of the PC but the Vice Chair seat was vacated with the departure of a past Planning Commissioner serving under this capacity.

PROJECT ANALYSIS:
PC Officers can serve more than one term, so all active commissioners qualify to be nominated and elected to serve in this capacity. The current roster of active, appointed PC includes:

- Eric Filer, Chair/Commissioner (Term expires December 2026)
- John Hume, New Commissioner (to be appointed at this meeting) (Term expires December 2026)
- Nolan King, Commissioner (Term expires December 2026)
- Dr. Charles Golden III, Commissioner (Term expires December 2028)
- Rene Cambero, Commissioner (Term expires December 2028)

The duties these respective Officers are as follows:

1. Chair: The PC Chair presides over all PC meetings.
2. Vice-Chair: The PC Vice-Chair presides over all PC meetings when the Chair is absent from any regular or special meeting.

Please note, if both the Chair and Vice-Chair are absent from a PC meeting, the PC members present shall elect a temporary Chair from the remaining membership.

PUBLIC NOTICE:
Notice for this item was given with posting of the agenda at least 72 hours prior to the meeting.

SUBJECT: Extension of Time (EOT) No. 3 (PLN25-0086) for TTM 37156 and PP 16-0070 (Camelia Project)

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 25-0086, A FINAL ONE (1) YEAR EXTENSION OF TIME THROUGH FEBRUARY 9, 2027 FOR TENTATIVE TRACT MAP NO. 37156 AND PLOT PLAN NO. 16-0070 (CAMELIA PROJECT) LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003), AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:
The Planning Commission reviewed Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 on June 21, 2017 and recommended City Council approval of the proposed project. The City Council subsequently reviewed and approved the Camelia Townhouse project at its August 9, 2017 meeting. The Council's approval consisted of approval of: (1) Environmental clearance; (2) Change of Zone (CZ) to R-3 (General Residential) for the entire project site (later changed by the General Plan Update project to R-2); (3) Tentative Tract Map No. 37156 to subdivide the 25.9+ acre site into one 20 lots (including 4 open space lots) for condominium purposes to accommodate the approved townhouse project; and (4) Plot Plan (PP) to develop the Camelia Townhomes project consisting of 163 single family attached townhouse dwelling units with related on-site/off-site improvements and recreational and landscape amenities.

In accordance with the adopted conditions of approval and previous extensions of time, the Applicant was required to record the tentative map and complete substantial construction on or before February 9, 2026, after which the tentative approval would expire. Since the Applicant has not recorded the final tract map and finalized construction on the approved development project, they have requested a final 1-year extension of time ("EOT") that will give them, if approved, through February 9, 2027 to complete substantial construction. The Applicant's justification for the above described extension request can be found in Attachment H, of this report. This is the final EOT, in accordance with Wildomar Municipal Code ("WMC") Section 16.12.240 and Section 17.125.120.

PROJECT ANALYSIS:
The Applicant filed the EOT application and paid the required fee on before expiration, as required. Based on the timely submittal and justification described within Attachment H, staff has determined that the approved tract map and Plot Plan remain consistent with the project as originally approved, remain consistent with the General Plan and applicable development standards, and that the setting and local circumstances have not changed in such a manner as to render the previously approved map and Plot Plan incompatible with the surrounding area. Thus, staff further determines that the approved tentative meets all of the required findings for approval of an EOT.

ENVIRONMENTAL ANALYSIS:
The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:
In accordance with Chapter 16.12 and Section 17.125.070 of the Wildomar Municipal Code, the Planning Department on January 21, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the February 4, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:
Attach A - PC Resolution No 2026-01.pdf
Attach A-Ex1 - TTM 37156-EOT-3 Updated COAs [2-4-26].pdf
Attach A-Ex2 - Plot Plan 16-0070 EOT-3 Updated COAs [2-4-26].pdf
Attach B - Camelia City Council Rept-Final 8-9-17.pdf
Attach C - Camelia EOT-2 PC Rept [8-2-23].pdf
Attach D - Camelia Adopted IS-MND Package [8-9-17].pdf
Attach E - Camelia Approved Development Plans [8-9-17].pdf
Attach F - Original Pub Comment Letters [8-9-17].pdf
Attach G - Sub Conf-Approved Dev Plans [6-6-22].pdf
Attach H - EOT Justification.pdf
Attach I - Powerpoint.pdf

ATTACHMENT A

PC RESOLUTION NO. 2026-01

(PLN25-0086 – EOT NO. 3 FOR 37156 AND PLOT PLAN NO. 16-0070)

PC RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 25-0086, A FINAL ONE (1) YEAR EXTENSION OF TIME THROUGH FEBRUARY 9, 2027 FOR TENTATIVE TRACT MAP NO. 37156 AND PLOT PLAN NO. 16-0070 (CAMELIA PROJECT) LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003), AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an extension of time ("EOT") No.3 (PLN25-0086) for tentative tract map ("TTM") No. 37156 and Plot Plan No. 16-0070 was filed by:

Applicant: Judy Mireles

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on January 8, 2026, requesting a final 1-year extension of time (No.3 of 3 available) for TTM No. 37156 and Plot Plan No. 16-0070; thereby, meeting the requirements outlined in Wildomar Municipal Code ("WMC") Section 16.12.240 and Section 17.125.120; and

WHEREAS, the City Council at a duly noticed public hearing on August 9, 2017 approved TTM No. 37156 and Plot Plan No. 16-0070 including adoption of a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), subject to conditions of approval; and

WHEREAS, the Planning Commission at a duly noticed public meeting on August 19, 2020, approved a 3-year extension of time (EOT #1 of 3) for TTM No. 37156 and Plot Plan No. 16-0070 extending the life of the project to February 9, 2024; and

WHEREAS, the Planning Commission at a duly noticed public meeting on August 2, 2023, approved a 2-year extension of time (EOT #2 of 3) for TTM No. 37156 and Plot Plan No. 16-0070 extending the life of the project to February 9, 2026; and

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on January 8, 2026 in advance of the February 9, 2026 deadline requesting a 1-year extension of time for TTM No. 37156 and Plot Plan No. 16-0070; and

WHEREAS, in accordance with WMC Chapter 16.12 and Section 17.125.070, on January 21, 2026, the Planning Division mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent property owners

of the February 4, 2026 Planning Commission meeting where the Planning Commission would review Extension of Time No.3 for TTM No. 37156 and Plot Plan No. 16-0070; and

WHEREAS, in accordance with Section 16.12.240 and Section 17.125.120 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on February 4, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 1-year extension of time for TTM No. 37156 and Plot Plan No. 16-0070, and at which time the Planning Commission received public testimony concerning the proposed extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

SECTION 2. FINDINGS OF FACT FOR EOT NO.3 (PLN25-0086) FOR TTM No. 37156 (PA16-0070)

Pursuant to WMC Chapter 16.12.240.C, in light of the record before it, including the staff report dated February 4, 2026, and all evidence and testimony heard at the public meeting for this first extension of time for Tentative Tract Map No. 37156, the Planning Commission makes the following findings in support of the final EOT for TTM No. 37156:

Finding 1: The proposed Extension of Time for TTM No. 37156 is consistent with the City of Wildomar General Plan.

Evidence: The proposed EOT for Tentative Tract Map No. 37156 remains consistent with the City's General Plan in that the existing land use designation of Medium High Density Residential (MHDR, 5-8 units/acre) is intended to provide for the development of attached single-family residences. The approved TTM proposes 163 attached dwelling units, which is within the allowable density and will allow for the development of attached dwelling units. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The proposed Extension of Time for TTM No. 37156 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The existing Zoning designation for the project site is R-2 (Residential Medium). If recorded, the approved tentative tract map will allow for the development of 163 attached dwelling units consistent with the minimum R-2 permitted uses. Additionally, the approved tentative tract map remains consistent with the R-2 zoning/development standards. No modifications to the approved tentative tract map are proposed as part of

this extension request. Lastly, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned. Considering these facts, the proposed request for a three-year extension of time through February 1, 2029, for Tentative Tract Map No. 37156, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The proposed Extension of Time for TTM No. 37156 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety, and welfare of the public because the originally approved tract map remains in compliance with all the required design and development standards of the MHDR land use designation and R-2 zoning designation. Further, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned, which are intended to protect the general health, safety, and welfare of the public.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved tentative map.

Evidence: The Applicant submitted the EOT application and paid the required fee on January 8, 2026, in advance of the February 9, 2026, expiration date of the tentative map. Accordingly, the application was timely filed in accordance with WMC Section 16.12.240, and this finding is satisfied.

SECTION 3. FINDINGS OF FACT FOR EOT NO.3 (PLN25-0086) FOR PLOT PLAN 16-0070

Pursuant to WMC Section 17.125.120, in light of the record before it, including the staff report dated February 4, 2026, and all evidence and testimony heard at the public meeting for this first extension of time for Plot Plan No. 16-0070, the Planning Commission makes the following findings in support of the final EOT for Plot Plan 16-0070:

Finding 1: The approved plot plan permit remains consistent with the adopted General Plan.

Evidence: The proposed EOT for Plot Plan 16-0070 remains consistent with the City's General Plan in that the existing land use designation of Medium High Density Residential (MHDR, 5-8 units/acre) is intended to provide for the development of attached single-family residences. The approved Plot Plan proposes 163 attached dwelling units, which is within the allowable density and will allow for the development of attached dwelling units. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The approved plot plan remains in conformance with the requirements of Title 17 (Zoning).

Evidence: The existing Zoning designation for the project site is R-2 (Residential Medium). The approved plot plan will allow for the development of 163 attached dwelling units consistent with the minimum R-2 permitted uses. Additionally, the approved plot plan remains consistent with the R-2 zoning/development standards. No modifications to the approved plot plan are proposed as part of this extension request. Lastly, In review of the approved plot plan, it has been determined that it remains consistent with the R-2 development standards in terms of setbacks, building height, lot area and lot coverage. Considering these facts, the proposed request for a 1-year extension of time through February 9, 2027, for Plot Plan No. 16-0070, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The setting and local circumstances of the approved plot plan have not changed in such a way to make the previously approved plot plan incompatible or inappropriate with the surrounding area.

Evidence: The approved Plot Plan No. 16-0070 for the development of a 163 single family attached dwelling units project with related on-site/off-site improvements and amenities remains compatible and appropriate with the surrounding area. Based on the original plot plan findings, the approved project was designed to conform to a logical pattern of development as envisioned by the General Plan, and the project remains consistent with those findings. Further, the MND/MMRP adopted for Plot Plan No. 16-0070 analyzed all potential impacts related to the approved project and outlined mitigation measures which remain applicable to the project and remain as adopted conditions of approval. Since there are no changes proposed to the approved plot plan with this specific EOT #3 request, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 1-year extension of time to February 9, 2027 for Plot Plan No. 16-0070 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved plot plan.

Evidence: The Applicant submitted the EOT application and paid the required fee on January 8, 2026, in advance of the February 9, 2026, expiration date of the plot plan. Accordingly, the application was timely filed in accordance with WMC Section 17.125.120, and this finding is satisfied.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, approves a final 1-year extension of time through February 9, 2027 for TTM No. 37156 and Plot Plan No. 16-0070, subject to the updated conditions of approval attached hereto this Resolution as Exhibit 1 and incorporated by reference.

PASSED, APPROVED AND ADOPTED this 4th day of February, 2026.

_____
Eric Filar
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1
UPDATED CONDITIONS OF APPROVAL

ATTACHMENT A – EXHIBIT 1
CONDITIONS OF APPROVAL

Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2

APN: 367-250-008

~~TTM No. 37156 Original Approval Date: August 9, 2017~~ ~~TTM No. 37156 - EOT #1 Approval Date: August 19, 2020~~ ~~TTM No. 37156 - EOT #2 Approval Date: August 2, 2023~~ **TTM No. 37156 - EOT #3 Approval Date: February 4, 2026**	~~TTM No. 37156 – Original Expiration Date: August 9, 2020~~ ~~TTM No. 37156 - EOT #1 Expiration Date: February 9, 2024~~ ~~TTM No. 37156 - EOT #2 Expiration Date: February 9, 2026~~ **TTM No. 37156 - EOT #3 Expiration Date: February 9, 2027**

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
PLANNING DEPARTMENT CONDITIONS			
General Requirements / Standard Conditions			
1. ~~In compliance with Chapter 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Chapter 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,266.25**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Chapter 711.4(c)). The above fee is broken down as follows:~~ **~~a. California Department of Fish and Wildlife = $2,216.25~~** **~~b. Riverside County Clerk Administrative Fee = $ 50.00~~**	~~August 16, 2017~~	~~Planning Department~~	Matthew Bassi
2. *The Applicant's signature below, which shall be submitted to the Planning Department on or before August 16, 2023, hereby verifies the acceptance of these updated "Council Approved Conditions of Approval" for EOT #2 contained herein.* *Applicant Signature* *Date*	*August 16, 2023*	*Planning Department*	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2			
APN: 367-250-008			
~~TTM No. 37156 Original Approval Date: August 9, 2017~~ ~~TTM No. 37156 - EOT #1 Approval Date: August 19, 2020~~ ~~TTM No. 37156 - EOT #2 Approval Date: August 2, 2023~~ **TTM No. 37156 - EOT #3 Approval Date: February 4, 2026**	~~TTM No. 37156 – Original Expiration Date: August 9, 2020~~ ~~TTM No. 37156 - EOT #1 Expiration Date: February 9, 2024~~ ~~TTM No. 37156 - EOT #2 Expiration Date: February 9, 2026~~ **TTM No. 37156 - EOT #3 Expiration Date: February 9, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
3.	The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of	Ongoing	Planning Department	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2			
APN: 367-250-008			
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	the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	~~*TTM No. 37156* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 16-0070 by the City Council. No grading or building permits shall be issued until after the effective date of the change of zone.~~	~~October 20, 2017~~	~~Planning Department~~	Matthew Bassi
5.	~~Within 30 days after approval of the second reading of the Ordinance approving Change of Zone No. 16-0070 by the City Council, the Applicant shall pay all applicable outstanding/negative deposit account balances (#16-0070). Failure to pay the outstanding balance by the due date may result in delays in the processing of the final tract map.~~	~~October 20, 2017~~	~~Planning Department~~	Matthew Bassi
6.	*Approval of Extension of Time #3 for Tentative Tract Map No. 37156 shall now expire on February 9, 2027 if the final tract map has not been approved by the City Council and recorded with the Riverside County Clerk. This is the final extension of time.*	*February 9, 2027*	*Planning Department*	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
7.	~~In accordance with Chapter 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~November 9, 2017~~	~~Planning Department~~	Matthew Bassi
8.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the tentative tract map.	On-Going	Planning Department	Matthew Bassi
9.	The project shall be subdivided in accordance with the Tentative Tract Map approved by the City Council on August 9, 2017. The Applicant may request a minor change/revision to the approved Tract Map, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	Matthew Bassi

ATTACHMENT A – EXHIBIT 1
CONDITIONS OF APPROVAL

Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2

APN: 367-250-008

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Mitigated Negative Declaration (MND) Mitigation Measures *(Still in full force and effect)*			
Biological Resources			
10. **BIO-1 Potential Direct/Indirect Impacts to Burrowing Owl.** Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP. In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	

	present outside the nesting season. The EPD may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with EPD and/or CDFW taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species.			
11.	**BIO-2 Potential Direct/Indirect Impacts to Protected Avian Species.** Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect protected nesting avian species shall be timed to avoid the typical avian nesting season (February 15 to September 15 for songbirds; January 15 to September 15 for raptors). If such activities are scheduled to occur during the nesting season, a qualified biologist shall conduct a preconstruction survey for nesting raptors and other protected avian species within 500 feet of proposed disturbance activities. The preconstruction survey shall be conducted no more than 7 days prior to the start of vegetation clearing/grubbing. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project Applicant, the City, the CDFW, and the USFWS, as needed. If raptors or other protected avian nests are	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	identified during the above surveys, the qualified biologist shall notify the project Applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.			
12.	**BIO-3 Potential Indirect Impacts to Special-Status Species.** The following construction-related best management practices (BMPs) shall be implemented during vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities to avoid impacts to potentially occurring special-status wildlife species: • Prior to vegetation clearing/grubbing, a biological monitor shall conduct a pre-construction meeting with the construction crew to identify appropriate access route(s) in and out of the construction area and review of project boundaries. • Prior to vegetation clearing/grubbing, a biological monitor shall inspect the limits of protective fencing along the work limits adjacent to on/off-site habitats to remain.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	• Following construction, a qualified biologist shall ensure temporarily disturbed vegetated areas are returned to pre-project contours using a local native plant hydro-seed mix.			
13.	**BIO-4 Potential Indirect Impacts to Sensitive Habitats from Invasive Plants and Night Lighting.** The following measures shall be implemented to reduce the introduction and spread of non-native, invasive species into the riparian habitats that are intended to be preserved on-site: • Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds, before mobilizing to arrive at the construction site and before leaving the construction site. • All non-native, invasive plant species shall be removed from disturbed areas prior to replanting. • Any landscaping or replanting required for the project shall not use species listed as noxious by the California Department of Food and Agriculture (CDFA). • Disturbed soil adjacent to the on-site riparian habitats to be avoided shall be landscaped with a CDFA-recommended seed mix or local native plants/erosion-control seed mix, per the recommendations of a qualified biologist, to preclude invasion of these riparian areas by noxious weeds.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	• The following measures shall be implemented to reduce the potential for night-lighting impacts to nocturnal species that may use the riparian habitats that are intended to be preserved on the site: – During construction activities, artificial lighting shall be limited at the urban interface. – Outdoor lighting associated with new development shall be low intensity, focused, and directional to preclude night illumination of the adjacent riparian areas.			
14.	**BIO-5 Direct Impacts to Jurisdictional Areas.** Any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City. Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project Applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: 1. On-site or off-site creation, restoration and/or enhancement of USACE/RWQCB jurisdictional "waters of the U.S." at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. 2. On-site or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program must occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, and/or enhancement of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The			

	HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat. 3. Prior to issuance of any grading permit, the project Applicant shall provide to the City written correspondence from the United State Fish and Wildlife Service and California Department of Fish and Wildlife stating the Determination of Biologically Equivalent or Superior Preservation (DBESP) has been approved. 4. Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine area shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in perpetuity.			

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Cultural Resources			
15. **CUL-1** To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the Tribe(s) are satisfied that construction will not disturb cultural resources.	During any ground-disturbing construction activities	City of Wildomar Building and Planning Departments	
16. **CUL-2** Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.	Prior to any ground-disturbing construction activities	City of Wildomar Building and Planning Departments	

17.	**CUL-3** Prior to the issuance of any grading permit, the project Applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.	During any ground-disturbing activity	City of Wildomar Building and Planning Departments	
18.	**CUL-4** If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological	During grading or construction activities	City of Wildomar Building and Planning Departments	

	resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-3 and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.			
19.	**CUL-5** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project Applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.			
20.	**CUL-6** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the 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 shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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	Resources Code Section 5097.98 and the Agreement required under CUL-2.			

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Geology/Soils				
21.	**GEO-1** No structures for human occupancy, as defined in Section 15.76.020 of the Wildomar Municipal Code, shall be constructed over the identified fault zones (See Appendix 6 and Figure 12) labeled as a "Limited Use Zone" (With Recommended Setback) that has been delineated within the western and eastern portions of the project site. The boundary of the Limited Use Zone shall be shown on all construction drawings for the project.	As a condition of project approval	City of Wildomar Planning and Public Works Departments	
22.	**GEO-2** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project Applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.			
Noise				
23.	**NOI-1** Construction Noise Impacts. The following shall apply during the construction phase of the project: 1. Operation of "large construction equipment" shall be limited to the hours of 8:00 a.m.–4:30 p.m., and shall not be operated on Sundays. As used here, "large construction equipment" means any track-type bulldozer, grader or scraper larger than a D-8 Caterpillar bulldozer, concrete mixer, haul truck, or similar heavy equipment. 2. Large construction equipment shall not operate within 90 feet of adjacent Murrieta receiver locations R4 and R5, as shown in Exhibit 8-A of Appendix 9, at any time. 3. Notice shall be given to adjacent property owners seven calendar days prior to the commencement of construction activity. 4. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the project site. 5. Equipment staging and maintenance shall be located in areas that will create the greatest distance between construction-related noise sources and adjacent residences.	During all project site construction	City of Wildomar Planning and Public Works Departments	

	6. The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck related noise. 7. The contractor shall ensure that all construction equipment, fixed or mobile, is equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.			
24.	**NOI-2** Exterior Noise Levels. The project shall incorporate 5-foot-high noise barriers for first-floor patio areas for Building 19 as shown on Exhibit ES-A of the Camelia Townhomes Noise Impact Analysis (Urban Crossroads 2016).	Plan check and construction	City of Wildomar Planning Department	
Prior to Final Map Approval and Recordation				
25.	Prior to City Council approval of the final map, the Applicant shall submit two (2) copies of the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the entire project area for review and approval by the Planning Director and City Attorney. The CC&Rs shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&Rs shall be in the form and content approved by the Planning Director and City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. Said CC&R's shall be recorded concurrently with the final	Prior to Approval of the Final Map	Planning Department	

	map and a copy of the recorded CC&R's shall be submitted to the Planning and Engineering Departments within 2 weeks after recordation. The CC&R's shall include specific language prohibiting resident and visitor parking along Washington Avenue, Palomar Street and Jefferson Avenue project frontage. Further, language shall be included in the CC&R's requiring residents to park in the garages and only within designated visitor spaces shown on the approved plot plan.			
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Requirements / Standard Conditions				
1.	Developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	Developer shall refer to the conditions of approval for any Plot Plan or Grading activities associated with this property..	On-Going	Engineering Dept.	
3.	Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	

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4.	Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
5.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
6.	Developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then Developer shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	
7.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
8.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by Developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
9.	Improvement Plans for underground utilities (e.g., Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way	On-Going	Engineering Dept.	

	or easement that will be owned and maintained by other entities shall be reviewed by the City. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.			
10.	The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.	On-Going	Engineering Dept.	
11.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review Developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
12.	Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
13.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP	Prior to Issuance of a Grading Permit	Engineering Dept.	

	is applicable for this project's offsite improvements; and, sign and stamp the WQMP checklist with their license seal.			
14.	Developer shall prepare and submit a comprehensive drainage study and plan that analyzes existing or proposed offsite drainage facilities.	Prior to Issuance of a Grading Permit	Engineering Dept.	
Prior to Final Map Approval and Recordation				
15.	Improvement plans shall be prepared, processed, and approved. Construct the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act.	Prior to Final Map Approval	Engineering Dept.	
16.	Developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
17.	Developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
18.	Developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement	Prior to Recordation of Final Map or First Building Permit	Engineering Dept. Planning Dept.	

	Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.			
19.	Developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
20.	Refer to General Requirements/Condition regarding annexation into City CFD – Services. Special Tax A shall include maintenance services of public facilities associated with the development. Special Tax B shall include safety services associated with the development.	Prior to Recordation of Final Map	Engineering Dept.	
Prior to Recordation of the Final Map – Project Specific				
21.	Comply with the Mitigation Measures associated with the EIR Mitigation Monitoring and Reporting Program (MMRP). The following project specific conditions do not negate the requirements of the MMRP. Should a conflict arise in language between the MMRP and the Project Specific conditions, the stricter interpretation shall apply as determined by the City Engineer.	Prior to Recordation of Final Map	Engineering Dept. Public Works Dept.	
22.	Open Space Lot(s) 16 and 18, water quality basins, drainage facilities draining from the basins, by-pass drainage lines and off-site improvements within the project's adjacent street right of way shall be maintained by the CFD – Services. All other lots, open space areas, interior streets, drainage facilities draining to the basins and all other	Prior to Recordation of Final Map	Engineering Dept	

	appurtenant facilities within the property shall be retained by the owner as private and maintained by an HOA.			
23.	Developer shall submit to the City Engineer traffic control plans along Jefferson Avenue, Palomar Street and Washington Avenue to ensure the continued flow of traffic during construction.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept. Public Works Dept.	
24.	Developer shall dedicate, design and construct interim improvements on Palomar Street *to provide 3 lanes* of traffic from existing *westerly* improvements *at the Sycamore Academy* ~~Starbuck Circle~~ to the realigned intersection at Jefferson Avenue and Washington Avenue. *The culvert at station 191+92 (CIP 0024) will be extended to support the ultimate width of Palomar Street.* The interim improvements shall provide safe transitions to match design conditioned herein for Jefferson Avenue and Washington Avenue and to the satisfaction of the City Engineer. *(amended by City Council at August 9, 2017 meeting)*	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
25.	Developer shall dedicate, design and construct the part-width improvements on Washington Avenue in coordination with the improvements associated with Tract 31896 and City of Wildomar CIP 0028. The improvements shall comply with a modified Standard 94 with a Traffic Index of 8.5 and provide three lanes of traffic, median lane, bike lane, sidewalk and landscape in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	

26.	Developer shall dedicate, design and construct the part-width improvements on Jefferson Avenue in coordination with the improvements associated with Tract 31896 and City of Wildomar CIP 0028. The improvements shall comply with a modified Standard 92 with a Traffic Index of 9.5 and provide three lanes of traffic, median lane, bike lane, sidewalk and landscape in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Developer shall install 8 foot width of median improvement to prohibit full turn movements at most northerly entrance.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	Fire Hydrants: Provide fire hydrants at each street intersection and spaced not more than 330 feet apart in any direction.	On-Going	Fire Department	
2.	Fire Flow: Provide or show there exists a water system capable of delivering fire flow of 500 gpm at 20 psi for 1 hour as required by California Fire Code and Riverside County Fire Department standards.	On-Going	Fire Department	
3.	Water Plans: Prior to building plan approval and construction, Applicant/Developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and	On-Going	Fire Department	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2			
APN: 367-250-008			
~~TTM No. 37156 Original Approval Date: August 9, 2017~~ ~~TTM No. 37156 - EOT #1 Approval Date: August 19, 2020~~ ~~TTM No. 37156 - EOT #2 Approval Date: August 2, 2023~~ **TTM No. 37156 - EOT #3 Approval Date: February 4, 2026**	~~TTM No. 37156 – Original Expiration Date: August 9, 2020~~ ~~TTM No. 37156 - EOT #1 Expiration Date: February 9, 2024~~ ~~TTM No. 37156 - EOT #2 Expiration Date: February 9, 2026~~ **TTM No. 37156 - EOT #3 Expiration Date: February 9, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.			
4.	Water System Prior to Permit Issuance: Prior to issuance of building permits, the water system for fire protection must be installed and approved by the Fire Department.	On-Going	Fire Department	
5.	Water System Prior to Combustibles on Site: The water system shall be installed and accepted prior to bringing any combustibles on site.	On-Going	Fire Department	
6.	Fire Sprinkler Systems: All one and two family homes shall have fire sprinkler systems in accordance with the California Residential Code, 2013 edition.	On-Going	Fire Department	
7.	Building Address Numbers: Display street numbers in a prominent location on the address side of buildings. Numbers shall be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	

END

ATTACHMENT A – EXHIBIT 2
CONDITIONS OF APPROVAL

Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1

APN: 380-220-003

~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring Dept.	Verification (Date and Signature)
PLANNING DEPARTMENT CONDITIONS				
Standard Conditions				
1.	~~In compliance with Chapter 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Chapter 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,266.25**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Chapter 711.4(c)). The above fee is broken down as follows:~~ ~~**a. California Department of Fish and Wildlife = $2,216.25**~~ ~~**b. Riverside County Clerk Administrative Fee = $ 50.00**~~	~~August 16, 2017~~	~~Planning Department~~	Matthew Bassi
2.	~~*The Applicant's signature below, which shall be submitted to the Planning Department on or before August 16, 2023, hereby verifies the acceptance of these updated "Council Approved Conditions of Approval" for EOT #2 contained herein.*~~ ~~*Applicant Signature Date*~~	*August 16, 2023*	*Planning Department*	

ATTACHMENT A – EXHIBIT 2 CONDITIONS OF APPROVAL			
Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1			
APN: 380-220-003			
~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
3.	The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that	Ongoing	Planning Department	

ATTACHMENT A – EXHIBIT 2 CONDITIONS OF APPROVAL			
Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1			
APN: 380-220-003			
~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**

	City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	~~Plot Plan No. 16-0070 shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 16-0070 by the City Council. No grading or building permits shall be issued until after the effective date of the change of zone.~~	~~October 20, 2017~~	~~Planning Department~~	Matthew Bassi
5.	~~Within 30 days after approval of the second reading of the Ordinance approving Change of Zone No. 16-0070 by the City Council, the Applicant shall pay all applicable outstanding/negative deposit account balances (#16-0070). Failure to pay the outstanding balance by the due date may result in delays in the processing of grading plans, improvement plans and/or building/construction plans.~~	~~October 20, 2017~~	~~Planning Department~~	Matthew Bassi
6.	*Approval of Extension of Time #3 for Plot Plan No. 16-0070 shall now expire on February 9, 2027 if grading and/or building permits have not been issued and substantial construction work has not commenced on the project site. For the purposes of this condition, the term*	*February 9, 2027*	*Planning Department*	

ATTACHMENT A – EXHIBIT 2 CONDITIONS OF APPROVAL			
Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1			
APN: 380-220-003			
~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
	"commenced" means either the beginning of substantial construction of facilities for the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. This is the final extension of time.			
7.	~~In accordance with Chapter 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby given to the Applicant that the 90-day appeal period begins with approval of this project by City Council on July 26, 2017.~~	~~November 9, 2017~~	~~Planning Department~~	
8.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan.	On-Going	Planning Department	
9.	The project site shall be developed in accordance with the approved development plans for Plot Plan No. 16-0070 as approved by the City Council on August 9, 2017, including minor modifications approved under Substantial Conformance No. 16-0070 (SC). The Applicant may request a modification/revision to the approved project, if needed, in accordance with Chapter 17.228 of the Wildomar Municipal Code. *The following was added by the City Council at the August 9, 2017 meeting:* *9.a) The Applicant shall build a 15-foot+ "construction screen*	Ongoing	Planning Department	

	partition/noise-dust blanket" along the entire south property line (adjacent to Buildings # 1 - 10) prior to any grading activity occurring for the project (i.e., with phase 1 work). *9b) Phase 1 of the construction work shall include planting of the 1st row of 36" box trees adjacent to the green wall, construction of an 8-foot "green wall" at top of slope, and the setback area landscaping adjacent to the green wall.* *9c) Buildings #1 – 10 shall only be constructed during the final/last phases of the construction work, including planting of the 2nd row of 36" box trees adjacent to the buildings #1 – 10.*			
10.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Department	
11.	All grading shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the Applicant shall obtain a grading permit from the Building Department.	On-Going	Planning Department	
12.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded (refer to dept. form 284-47). Temporary erosion controls shall occur immediately upon establishing Planting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. Prior to occupancy, the Applicant	On-Going	Planning Department	

	shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.			
13.	If human remains are encountered during grading activities, State Health and Safety Code Chapter 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 Public Resource Code Chapter 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 shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Chapter 5097.98.	On-Going	Planning & Engineering Depts.	
14.	The Applicant is prohibited from using any sort of blasting device/activity during all grading and/or construction operations.	On-Going	Planning Department	
15.	The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal	On-Going	Planning Department	

	Code.			
16.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	
17.	The Applicant shall provide at least one (1) 220 volt electric vehicle plug in fixture in each enclosed garage. This information shall be provided on the construction drawings when they are submitted to the Building Department.	On-Going	Planning & Building Departments	
18.	The Applicant shall be subject to, and comply with, the following four (4) state mandated codes/ordinances including all other applicable state & local codes/ordinances already in effect: • California Building Code, Chapter 7A; • California Residential Code, Chapter R327; • California Referenced Standards Code, Chapter 12-7A; and • California Fire Code, Chapter 49.	On-Going	Building & Fire Departments	
19.	The Applicant shall provide bike racks/spaces within the project interior & centrally located in accordance with the 2016 Cal-Green building code.	On-Going	Planning & Building Departments	

ATTACHMENT A – EXHIBIT 2
CONDITIONS OF APPROVAL

Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1

APN: 380-220-003

~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
Mitigated Negative Declaration (MND) Mitigation Measures *(Still in Full force and Effect)*				
Biological Resources				
20.	**BIO-1 Potential Direct/Indirect Impacts to Burrowing Owl.** Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP. In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season. The EPD may require translocation	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	

	sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with EPD and/or CDFW taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species.			
21.	**BIO-2 Potential Direct/Indirect Impacts to Protected Avian Species.** Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect protected nesting avian species shall be timed to avoid the typical avian nesting season (February 15 to September 15 for songbirds; January 15 to September 15 for raptors). If such activities are scheduled to occur during the nesting season, a qualified biologist shall conduct a preconstruction survey for nesting raptors and other protected avian species within 500 feet of proposed disturbance activities. The preconstruction survey shall be conducted no more than 7 days prior to the start of vegetation clearing/grubbing. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project Applicant, the City, the CDFW, and the USFWS, as needed. If raptors or other protected avian nests are identified during the above surveys, the	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	qualified biologist shall notify the project Applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.			
22.	**BIO-3 Potential Indirect Impacts to Special-Status Species.** The following construction-related best management practices (BMPs) shall be implemented during vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities to avoid impacts to potentially occurring special-status wildlife species: • Prior to vegetation clearing/grubbing, a biological monitor shall conduct a pre-construction meeting with the construction crew to identify appropriate access route(s) in and out of the construction area and review of project boundaries. • Prior to vegetation clearing/grubbing, a biological monitor shall inspect the limits of protective fencing along the work limits adjacent to on/off-site habitats to remain. • Following construction, a qualified biologist shall ensure temporarily disturbed vegetated areas are returned to pre-project contours using a local native plant hydro-seed mix.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

ATTACHMENT A – EXHIBIT 2 CONDITIONS OF APPROVAL			
Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1			
APN: 380-220-003			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**

ATTACHMENT A – EXHIBIT 2 CONDITIONS OF APPROVAL			
Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
23.	**BIO-4 Potential Indirect Impacts to Sensitive Habitats from Invasive Plants and Night Lighting.** The following measures shall be implemented to reduce the introduction and spread of non-native, invasive species into the riparian habitats that are intended to be preserved on-site: • Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds, before mobilizing to arrive at the construction site and before leaving the construction site. • All non-native, invasive plant species shall be removed from disturbed areas prior to replanting. • Any landscaping or replanting required for the project shall not use species listed as noxious by the California Department of Food and Agriculture (CDFA). • Disturbed soil adjacent to the on-site riparian habitats to be avoided shall be landscaped with a CDFA-recommended seed mix or local native plants/erosion-control seed mix, per the recommendations of a qualified biologist, to preclude invasion of these riparian areas by noxious weeds. • The following measures shall be implemented to reduce the potential for night-lighting impacts to nocturnal species that may use the riparian habitats that are intended to be preserved on the site:	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	– During construction activities, artificial lighting shall be limited at the urban interface. – Outdoor lighting associated with new development shall be low intensity, focused, and directional to preclude night illumination of the adjacent riparian areas.			
24.	**BIO-5 Direct Impacts to Jurisdictional Areas.** Any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City. Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project Applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: 1. On-site or off-site creation, restoration and/or enhancement of USACE/RWQCB jurisdictional "waters of the U.S." at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. 2. On-site or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program must occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, and/or enhancement of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to create, restore, and/or enhance similar habitat with equal			

	or greater function and value than the impacted habitat. 3. Prior to issuance of any grading permit, the project Applicant shall provide to the City written correspondence from the United State Fish and Wildlife Service and California Department of Fish and Wildlife stating the Determination of Biologically Equivalent or Superior Preservation (DBESP) has been approved. 4. Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine area shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in perpetuity.			
Cultural Resources				
25.	**CUL-1** To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign	During any ground-disturbing construction activities	City of Wildomar Building and Planning Departments	

	individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the Tribe(s) are satisfied that construction will not disturb cultural resources.			
26.	**CUL-2** Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.	Prior to any ground-disturbing construction activities	City of Wildomar Building and Planning Departments	
27.	**CUL-3** Prior to the issuance of any grading permit, the project Applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and	During any ground-disturbing activity	City of Wildomar Building and Planning Departments	

	establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.			
28.	**CUL-4** If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by	During grading or construction activities	City of Wildomar Building and Planning Departments	

	mitigation measure CUL-3 and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.			
29.	**CUL-5** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project Applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.			
30.	**CUL-6** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the 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 shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Geology/Soils				
31.	**GEO-1** No structures for human occupancy, as defined in Section 15.76.020 of the Wildomar Municipal Code, shall be constructed over the identified fault zones (See Appendix 6 and Figure 12) labeled as a "Limited Use Zone" (With Recommended Setback) that has been delineated within the western and eastern portions of the project site. The boundary of the Limited Use Zone shall be shown on all	As a condition of project approval	City of Wildomar Planning and Public Works Departments	

	construction drawings for the project.			
32.	**GEO-2** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project Applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Noise				

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
33.	**NOI-1** Construction Noise Impacts. The following shall apply during the construction phase of the project: 1. Operation of "large construction equipment" shall be limited to the hours of 8:00 a.m.–4:30 p.m., and shall not be operated on Sundays. As used here, "large construction equipment" means any track-type bulldozer, grader or scraper larger than a D-8 Caterpillar bulldozer, concrete mixer, haul truck, or similar heavy equipment. 2. Large construction equipment shall not operate within 90 feet of adjacent Murrieta receiver locations R4 and R5, as shown in Exhibit 8-A of Appendix 9, at any time. 3. Notice shall be given to adjacent property owners seven calendar days prior to the commencement of construction activity. 4. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the project site. 5. Equipment staging and maintenance shall be located in areas that will create the greatest distance between construction-related noise sources and adjacent residences. 6. The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck related noise. 7. The contractor shall ensure that all construction equipment, fixed or mobile, is equipped with properly operating and maintained	During all project site construction	City of Wildomar Planning and Public Works Departments	

	mufflers, consistent with manufacturers' standards.			
34.	**NOI-2** Exterior Noise Levels. The project shall incorporate 5-foot-high noise barriers for first-floor patio areas for Building 19 as shown on Exhibit ES-A of the Camelia Townhome Noise Impact Analysis (Urban Crossroads 2016).	Plan check and construction	City of Wildomar Planning Department	
Prior to Issuance of Grading Permits				
35.	Prior to the issuance of a grading permit, the Applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Engineering Dept.	
36.	Prior to the issuance of a grading permit, the Applicant shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils	Prior to Issuance of a Grading Permit	Engineering Dept.	

	reports as approved by the City of Wildomar.			
Prior to Issuance of Building Permits				
37.	Prior to the issuance of the 1st building permit, the Applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings including on-site and public right-of-way and shall include a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, including any future water conservation measures adopted by the City Council or imposed by the State of California in effect at the time of development, including but not limited to, drought-tolerant landscaping and drip irrigation/micro spray irrigation. The landscape plans shall further include the following items: a) Landscape plans shall be drawn at a scale of not less than 1:20. b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans. c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth	Prior to Issuance of Building Permits	Planning Department	

	tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors). d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation. e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (12" wide x 4" deep monolithic reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations. f) All plants within the detention basin shall be California native and reflected in the final WQMP. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore), or similar. The shrubs shall be *Heteromeles arbutifolia* (toyon). g) The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas. h) All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil			

	texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments. i) No plant materials that could freeze, damage paving, or have thorns are allowed. j) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting. k) Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. l) Erosion control measures shall be implemented immediately upon establishing final grades to minimize erosion and to ensure slope coverage prior to the rainy season. m) The Applicant shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.			
38.	The following special landscape requirements/conditions shall be applied to the landscape and irrigation plans required under Planning Condition No. 37 above: a) Provide separate slope planting design and plant palette from non-slope areas. Use various spreading groundcovers on	Prior to Issuance of Building Permits	Planning Department	

	slopes to provide 100% coverage and slope erosion control within 1 year. b) Provide a Basin landscape design to show a list/palette of shrubs that go in the basin area slopes and bottom if applicable. c) Tubular Steel Fencing shall be provided as designed and shown on the approved plans. d) Provide enhanced paving area with pavers or stamped color concrete at project entries. e) Provide accent trees at project interior corners, corridors and end of streets/cul-de-sacs per the approved conceptual landscape plans. f) The proposed picnic shelter, pool area, tot-lot/basketball court area and dog park shall be designed to be consistent with the approved plans. g) Vertical/screening type trees at end of buildings shall be designed to be consistent with the approved plans. h) Provide vertical theme trees and or Date Palms at pool area, (18'BTH Min.) i) All site amenities, benches, tot-lots, trash receptacles, etc., shall be designed to be consistent with the approved plans. j) Accent trees 36"-box and 48"-box shall be provided at end of streets, corners, etc., per the approved plans.			

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
39.	Prior to issuance of building permits for Plot Plan No. 16-0070, the Applicant shall submit a detailed/final photometric analysis for review and approval by the Planning and Building departments. The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal Code.	Prior to Issuance of Building Permits	Planning Department	
40.	Prior to the issuance of a building permit, the Applicant shall prepare a comprehensive sign program for the Camelia Townhouse project for review and approval by the Planning Director. The sign program shall be consistent with all applicable provisions of Chapter 17.252 (Sign Regulations) of the Wildomar Municipal Code and reflect the designs shown on the conceptual landscape plans. In addition, project monument signs shall be provided at the two (2) main entrances to the site as reflected on the approved plot plan.	Prior to Issuance of Building Permits	Planning Department	
41.	Prior to the issuance of building permits, the Applicant shall submit a detailed lighting plan for review and approval by the Planning Director and Building Official. All exterior lighting shall comply with the standards and requirements of the City's Light Pollution Ordinance outlined in Chapter 8.64 of the WMC.	Prior to Issuance of Building Permits	Planning and Building Depts.	
42.	Prior to the issuance of building permits, the Applicant shall submit architectural design/elevation plans for all on-site recreation/passive open space areas including the design of the central pool/cabana area, tot-lot/basketball area, tot-lots/playground equipment, bocce ball area and gazebos. Said plans shall be approved by the Planning	Prior to Issuance of Building Permits	Planning and Building Depts.	

	Director.			
Prior to Issuance of a Certificate of Occupancy				
43.	Prior to the issuance of occupancy permits, all required landscape planting and irrigation shall be inspected, and installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director, or his designee. All plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order which may be verified via an irrigation audit. .	Prior to the Issuance of Occupancy Permits	Planning Department	
44.	Prior to the issuance of occupancy permits, the following conditions shall be satisfied: • Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the	Prior to the Issuance of Occupancy Permits	Planning Department	

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	Planning Department prior to re-inspection for maintenance bond release. • The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.			
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Requirements/Conditions			
1.	The Applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	

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3.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the Applicant shall obtain a grading permit from the Building Department.	On-Going	Engineering Dept. Building Dept.	
5.	All necessary measures to control dust shall be implemented by the Applicant during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering Dept.	
6.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area.	On-Going	Engineering Dept.	
7.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
8.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Engineering Dept. Building Dept.	
9.	The Applicant/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	

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10.	The Applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an environmentally approved site.	On-Going	Public Works	
11.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	
12.	For commercial/industrial projects, the Applicant shall submit a Business Registration application to the city for approval. The Business Registration shall indicate that this business in required to submit a Stormwater Compliance Deposit to the City for ongoing Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The Applicant/Applicant shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.	On-Going	Engineering Dept.	

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13.	The Applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website.	On-Going	Engineering Dept.	
14.	The Applicant/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
15.	The Applicant shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
16.	The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Applicant shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil	On-Going	Engineering Dept. Planning Dept.	

	stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.			
18.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
19.	The Applicant shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the Applicant shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	
20.	The Applicant shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
21.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
22.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by The Applicant in accordance with City requirements. The undergrounding of utilities shall be reflected on the project	On-Going	Engineering Dept.	

	improvement plans.			
23.	Improvement Plans for underground utilities (e.g., Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.	On-Going	Engineering Dept.	
24.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the Applicant shall pay the appropriate fees to RCFCD.\	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits				
25.	The Applicant shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	The Applicant shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized	Prior to Issuance of a Grading Permit	Engineering Dept.	

	letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.			
27.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
28.	The Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	The Applicant shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering Dept.	
30.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
31.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board shall be prepared and approved. The Applicant shall confirm the watershed requirements relative to their project location shall be approved by the	Prior to Issuance of a Grading Permit	Engineering Dept.	

	City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The Applicant shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Preliminary WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall meet the hydromodification criteria established in the WQMP Guidance Manual.			
32.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, The Applicant is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	

ATTACHMENT A – EXHIBIT 2 CONDITIONS OF APPROVAL			
Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1			
APN: 380-220-003			
~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
34.	If project precedes development of Tract 31896, The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method.	Prior to Issuance of a Grading Permit	Engineering Dept.	

ATTACHMENT A – EXHIBIT 2
CONDITIONS OF APPROVAL

Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1

APN: 380-220-003

~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
	d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate. If project follows development of Tract 31896, The Applicant shall size the basins in accordance with the Final WQMP.			
35.	The Applicant shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	
Prior to Issuance of Building Permits				
36.	Comply with the Conditions of Approval for Tentative Tract Map 37156	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
37.	Language shall be included in the CC&R's requiring residents to park in the garages.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
38.	Circulation streets within the site shall be posted "No Parking". Parking shall be in designated parking areas and/or garages.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
39.	The Applicant/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
40.	Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Applicant.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
41.	The Applicant shall provide will serve letters from the appropriate	Prior to Issuance of	Building Dept.	

	water and sewer agencies.	a Building Permit		
42.	The Applicant shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	

ATTACHMENT A – EXHIBIT 2 CONDITIONS OF APPROVAL			
Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date and Signature)**
43.	The Applicant shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
44.	The Applicant shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
45.	The Applicant shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
46.	The Applicant/Applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
47.	The Applicant shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
48.	The Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
49.	The Applicant shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	

	Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.			
50.	The Applicant shall design and construct improvements on Jefferson Avenue and Street A at the projects Northerly Access to control access as right in / right out only.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
51.	The Applicant shall comply with City of Murrieta requirements (ref. DPO-016): a) Restripe Jefferson Avenue at Grizzly Ridge Drive and Washington Avenue; b) Construct permanent cul-de-sac Arbury Avenue; and, c) Water Quality. Provide the City of Wildomar with executed permits and approved plans by the City of Murrieta.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept. City of Murrieta	
Prior to Issuance of Certificate of Occupancy				
52.	Prior to the issuance of occupancy permits, the Applicant *shall install a* ~~pay an in-lieu amount based on a fair share calculation for the future~~ Traffic Signal at the intersection of Jefferson Avenue and Washington Avenue to the satisfaction of the City Engineer. *(amended by City Council at the August 9, 2017 meeting)*	Prior to Issuance of Occupancy	Public Works Dept.	

ATTACHMENT A – EXHIBIT 2
CONDITIONS OF APPROVAL

Camelia Townhouse Project – Plot Plan No. 16-0070 / Extension of Time #1

APN: 380-220-003

~~Plot Plan 16-0070 Original Approval Date: August 9, 2017~~ ~~Plot Plan 16-0070 - EOT #1 Approval Date: August 19, 2020~~ ~~Plot Plan 16-0070 - EOT #2 Approval Date: Aug. 2, 2023~~ **Plot Plan 16-0070 - EOT #3 Approval Date: February 4, 2026**	~~Plot Plan 16-0070 - Original Expiration Date: August 9, 2020~~ ~~Plot Plan 16-0070 - EOT #1 Expiration Date: February 9, 2024~~ ~~Plot Plan 16-0070 - EOT #2 Expiration Date: Feb. 9, 2026~~ **Plot Plan 16-0070 - EOT #3 Expiration Date: Feb. 9, 2027**

		Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring Dept.	Verification (Date and Signature)
RIVERSIDE COUNTY FIRE DEPARTMENT					
General Conditions					
1.	Fire Hydrants: Provide fire hydrants at each street intersection and spaced not more than 330 feet apart in any direction.		On-Going	Fire Department	
2.	Fire Flow: Provide or show there exists a water system capable of delivering fire flow of 500 gpm at 20 psi for 1 hour as required by California Fire Code and Riverside County Fire Department standards.		On-Going	Fire Department	
3.	Water plans: If fire hydrants are required, Applicant/The Applicant shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.		On-Going	Fire Department	
4.	Water system prior to combustibles on site: No combustible material shall be brought on site until the water system has been inspected and approved by the Riverside County Fire Department.		On-Going	Fire Department	
5.	Blue Dot Reflectors: Blue retro-reflective pavement markers shall be installed to indicate the location of fire hydrants.		On-Going	Fire Department	
6.	Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be		On-Going	Fire Department	

	designed to adequately allow access of emergency fire vehicles. The Applicant or The Applicant shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.			
7.	Building Address Numbers: Display street numbers in a prominent location on the address side of buildings. Numbers shall be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
8.	Fire Sprinkler Systems: All one and two family homes shall have fire sprinkler systems in accordance with the California Residential Code, 2013 edition.	On-Going	Fire Department	
9.	Knox Rapid Entry System: Gates shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.	On-Going	Fire Department	

END

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: August 9, 2017

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Camelia Townhouse Project (PA 16-0070)

STAFF REPORT

STAFF RECOMMENDATION:
The Planning Commission recommends that the City Council take the following actions:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2017-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2017011041), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CAMELIA TOWNHOME PROJECT CONSISTING OF A CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM NO. 37156) AND PLOT PLAN (PLANNING APPLICATION NO. 16-0070) LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

2. Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 16-0070) TO CHANGE THE EXISTING ZONING DESIGNATION OF R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) TO BE CONSISTENT WITH THE GENERAL PLAN FOR A 25.9± ACRE SITE LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

3. Adopt a Resolution entitled:

RESOLUTION NO. 2017-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37156 (PLANNING APPLICATION NO. 16-0070) TO SUBDIVIDE A 25.9± ACRE SITE INTO 20 LOTS FOR CONDOMINIUM PURPOSES LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2017-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 16-0070 TO DEVELOP THE CAMELIA TOWNHOUSE PROJECT CONSISTING OF 163 SINGLE FAMILY ATTACHED CONDOMINIUM UNITS WITH RELATED ON-SITE RECREATION AMENITIES ON 25.9± ACRES LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

BACKGROUND:

Buffering/Transition Area Along Wildomar/Murrieta Border:
As part of the formal development review process for the Camelia project, staff was concerned with, and identified the need, to address land use buffering along the south property line. As the project site has grade difference of about 20± feet higher than existing homes in Murrieta (to the south), design changes to project were necessary. To receive input from Murrieta Planning and Engineering staff, the project was forwarded to them for review. The Applicant also met several times with city staff. As a result, the Applicant agreed to coordinate with the city during the improvement plan review phase of the project. A copy of Murrieta's staff comments is provided for Council consideration in Attachment I.

In an effort to reach out to the Murrieta residences adjacent to the Camelia project, the Applicant held two neighborhood meetings prior to the April 5, 2017 Planning Commission meeting. As a result of these meetings, the Applicant agreed to make several design changes to the project (these were presented at the original PC meeting of April 5).

These design changes are summarized below and reflected on the final development plans under consideration by the Council (refer to Attachment F – H).

1) To minimize the number of units with front and/or rear doors/windows looking down onto the neighboring properties, the condominium buildings were rotated 90-degress so the end of the building is perpendicular to the south property line. This design change resulted in no front and/or rear doors/windows looking down onto the neighboring properties and reduced the number of units from about 30 to 10 with views facing southwards;

2) The Applicant has proposed to design all windows along the south property line facing Murrieta homes as fixed/frosted windows (with the exception of the second story windows in the loft area). This design technique will help to obscure views looking southwards from the Camelia project;

3) The Applicant has provided a large landscape buffer of 20 to 25 feet along the entire south property line. This area will be heavily landscaped with evergreen trees and shrubs which will help to obscure the views looking southwards; and

4) The Applicant has committed to providing a 6-8 foot decorative block wall along the southern property area at the top of slope. This will shield car headlights/glare as they enter their garages, and provide additional screening between the project and adjacent residents to the south.

Additional changes were made to the project to address concerns raised at the April 5 Commission meeting. These additional changes are summarized in the Background Section of the staff report above. The development plans provided with this agenda packet reflect the final changes.

Planning Commission Review:

The Camelia Townhouse project was first reviewed by the Planning Commission on April 5, 2017. Staff's original recommendation was for the Commission to adopt four resolutions that would recommend City Council approval of the project. During the public hearing phase of the meeting, residents from Wildomar and Murrieta provided public testimony regarding the proposed townhouse project and raised a number of concerns (refer to Attachment J for detail letters). The Commission also had concerns about the site design, architectural elevations and view issues. As a result the Commission voted 5-0 to continue the project to the June 21, 2017 meeting. The continuance gave an opportunity for the Applicant to evaluate the concerns and look at ways to possibly change the project design.

At the June 21, 2017 Commission meeting the Applicant provided an extensive power point presentation outlining the changes made to the project to address the concerns from the April 5 meeting. These changes are summarized below:

1. The Spanish Elevation design was removed and replaced with the Wildomar Ranch design to better compliment the overall design theme and address Commissioner Langworthy's comments.

2. The south facing windows on Buildings 1 through 10 have been designed to be fixed/frosted to obstruct views from these buildings looking southward.

3. The setbacks for Buildings 1 through 9 have been increased along the south boundary by 10 feet to 13 feet over the original setbacks. What was a minimum setback of 20 feet is now 30 feet (a 33% increase).

4. The landscape plan was updated by adding a new 6-foot green wall along the entire southern boundary at the top of slope to help screen views looking southwards.

5. The landscape plan was updated by providing enhanced landscaping and larger trees between Buildings 1 – 9 and the new green wall (at top of slope) to provide a greater landscape buffer in this area.

6. The landscape plan was updated by providing enhanced landscaping and larger trees along the entire southern boundary slope between the new green wall and property line adjacent to the Murrieta residences to provide a greater landscape buffer in this area.

7. Updated site cross-sections at Buildings 1 – 9 showing the extent of the Cuts & Fill.

8. Updated site cross-section showing street grade relationships for Jefferson, Washington and Street A.

9. Prepared 3-D view simulations from the second floor windows for Buildings 1 – 10.

10. Prepared 3-D view simulations from existing Murrieta houses to Buildings 1 – 10.

11. Prepared 3-D view simulations of the proposed site grading.

[Note: Items 7 – 11 were provided at the June 21 Commission meeting as part of the Applicant's power point presentation. This information will also be provided to the Council at the August 9 meeting.]

In the days leading up to the June 21 Commission meeting, Staff received a number of emails in support of, and opposition to, the Camelia project. These emails were sent to the Commission and Council and hard copies were provided at the Commission meeting to be entered into the public record. In addition, these emails have been consolidated into a single Pdf for easy reference (refer to Attachment J). In addition, other emails were received at the June 21 meeting and have also been submitted to staff and Council up to the August 9 meeting. This second set of emails has been consolidated into a single Pdf for Council review (Attachment K).

There were about 29 speakers during the public hearing phase of the meeting (a majority of the speakers were Murrieta residents). The primary concerns expressed by those opposed to the project centered around density impacts related to the zone change to R-3 (i.e., loss of rural land for higher density), privacy issues (i.e., views looking down onto the backyards of the Grizzly Ridge neighborhood), increased crime due to higher density, increased traffic on Jefferson and Palomar and property devaluation due to the condos being located adjacent to single family homes. After Commission deliberations regarding the public comments, the Commission ultimately voted 3 - 2 (Strong & Thomas-no) to adopt PC Resolutions No. 2017-07, 2017-08, 2017-09 & 2017-10 recommending City Council adoption of the MND and approval of the Change of Zone No. 16-0060, Tentative Tract Map No. 37156 and Plot Plan No. 16-0060, subject to conditions.

Additional Project Changes since the June 21, 2017 Commission Meeting:

In the weeks following the June 21 Commission meeting, the Applicant has made more changes to the project. These changes are summarized by the Applicant below:

BUILDING CHANGES

1) BUILDINGS 1 THROUGH 9:
   a. CHANGED FROM 6-PLEX TO 5-PLEX
   b. INCREASED SETBACKS BY 16 FEET
2) BUILDING 10, INCREASED SETBACK FROM 38 FEET TO 45 FEET
3) STREET "B", MOVED APPROXIMATELY 10' NORTHEASTERLY
4) BUILDING 28, CHANGED FROM 3-PLEX TO 4 PLEX
5) BUILDING 29, CHANGED FROM 5-PLEX TO 6 PLEX
6) BUILDING 30, CHANGED FROM 5-PLEX TO 6 PLEX
7) SLOPE BETWEEN STREETS "B" AND "C", MOVED NORTHEASTERLY ABOUT 4 FT.
8) STREET "C", MOVED APPROXIMATELY 10 FEET SOUTHWESTERLY
9) BUILDING 18, CHANGED FROM 5-PLEX TO 6-PLEX
10) BUILDING 17, CHANGED FROM 5-PLEX TO 6-PLEX
11) BUILDING 16, CHANGED FROM 5-PLEX TO 6-PLEX
12) BUILDING 15, CHANGED 5-PLEX TO 6-PLEX
13) BUILDING 14, CHANGED FROM 5-PLEX TO 6-PLEX

LANDSCAPE CHANGES

1) ADDED BARBEQUE UNITS AT EACH DRIVEWAY END ON THE SOUTH PL SIDE.
2) ADDED (28) – 36" BOX SIZE TREES IN THE AREA ON THE SOUTH SIDE BETWEEN THE GREEN WALL AND THE BUILDINGS.
3) SHOWED THE SHRUB PLANTING ON THE SOUTH SIDE BETWEEN THE BUILDING AND THE SOUTH PL.
4) ADDED A MAINTENANCE GATE BETWEEN THE GREEN WALL AND THE EXISTING WALL.

The Applicant has also created enhanced simulation diagrams showing the vertical view relationship between the project site and the 11 Murrieta lots along the south property line. These view simulations are shown in Attachment L. These additional changes were made by the Applicant to address project related concerns raised since the June 21 Planning Commission meeting. The final development plans reflecting all the changes made to the Camelia project for consideration by the City Council are illustrated in Attachment E – H, and L.

PROJECT DESCRIPTION:

The Applicant (Camelia Communities, LLC, Mr. Bill Lo) is requesting City Council consideration to develop the Camelia Townhome project. The proposed project consists of the following applications. A more detailed project description is provided below.

1) Mitigated Negative Declaration (IS/MND) - The proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration (SCH# 2017011041) and Mitigation Monitoring and Reporting Program in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines.

2) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to change the existing zoning designation from R-R (Rural Residential) to R-3 (General Residential) to accommodate proposed townhouse project;

3) Tentative Tract Map (TTM No. 37156) - The proposed project requires the approval of a tentative tract map to subdivide the 25.9± acre site into one 20 lots (including 4 open space lots) for condominium purposes to accommodate the proposed townhouse project; and

4) Plot Plan (PP) - The proposed project requires the approval of a plot plan/final site plan of development to develop the Camelia Townhomes project consisting of 163 single family attached townhouse dwelling units with related on-site/off-site improvements and recreational and landscape amenities.

Surrounding Land Uses:

The project site encompasses approximately 25.9± acres located on the east side of Palomar Street adjacent to the city's southern border (APN:380-220-003). Refer to the vicinity/location map below and on the following page.

Vicinity / Location Maps

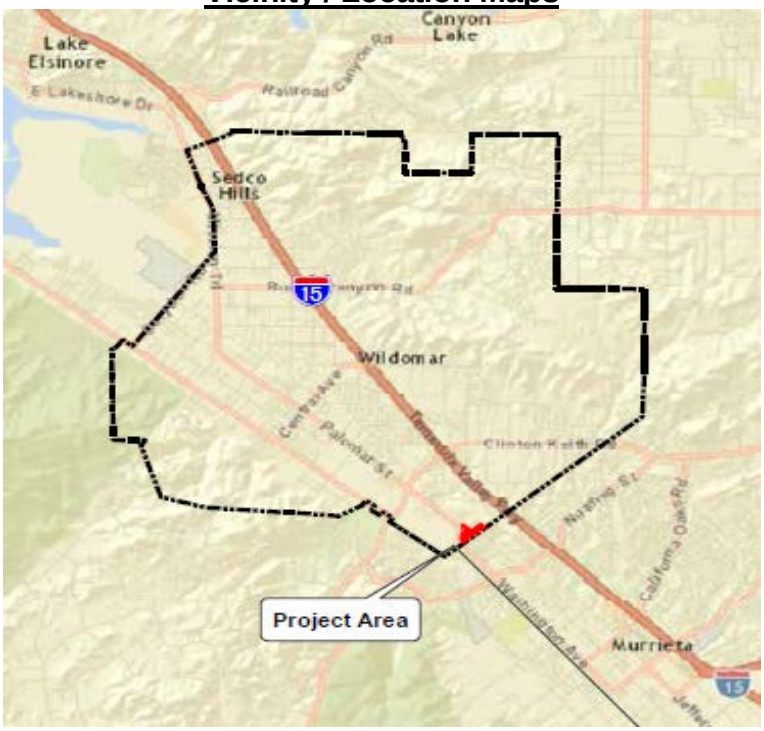




FIGURE 2
Project Location
Camelia Townhomes

Michael Baker INTERNATIONAL

0 100 200 400 Feet

The project site is currently vacant, including the properties to the north, east and west. and surrounded by residential lands to the north and east. To the south in the city of Murrieta is an existing single family residential neighborhood along the entire southern project boundary. These homes are located below the finished grade of the Camelia project. The table on the following page summarizes the current uses, land use and zoning designations related to the project site and surrounding properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Property	Vacant	Medium High Density Residential (MHDR)	R-R (Rural Residential)
North	Vacant	Commercial Retail (CR)	R-R (Rural Residential)
South *(Murrieta)*	Existing Single Family Residences	Single Family Residential (SFR)	Single-Family 1 (SF-1)
East	Vacant	Highest Density Residential (HHDR)	R-4 (Planned Residential Zone)
West	Vacant	Medium Density Residential (MDR)	R-1 (One Family Dwelling)

Initial Study/Mitigated Negative Declaration:

The Planning Director in a preliminary review of the proposed project determined that there was substantial evidence that the Camelia Townhome Residential project may have one or more significant effects on the environment. Therefore, in accordance with the CEQA, Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, the proposed project required the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND). Analysis of the CEQA process is provided in the Analysis section of this report. A copy of the draft IS/MND and technical appendices are provided for Commission consideration in Attachment A, Exhibits 1 & 2.

AB 52 Tribal Consultation Compliance:

Enacted as of July 1, 2015, AB 52 established a new category of resources under CEQA called tribal cultural resources that considers the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigations. The Bill was built on the concept that California Native American tribes have the expertise with regard to tribal history and practices to identify significant cultural resources. To this end, AB 52 requires early consultation in the CEQA process to ensure that local and Tribal governments, public agencies, and project proponents have information available, early in the CEQA environmental review process, for the purpose of identifying and addressing potential adverse impacts to tribal cultural resources.

AB 52 requires that the lead agency contact (in writing) all culturally affiliated tribes that could be affected by a project, within 14 days of deeming a development application complete. The notice commences a 30-day period for the tribe to request consultation.

Upon receipt of a request consultation, the lead agency has an additional 30 days to begin the consultation process. AB 52 states that the consultation concludes when either 1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal resource, or 2) a party, acting on good faith and after a reasonable effort, concludes that mutual agreement cannot be reached. AB 52 notes that the consultation can be ongoing throughout the CEQA process.

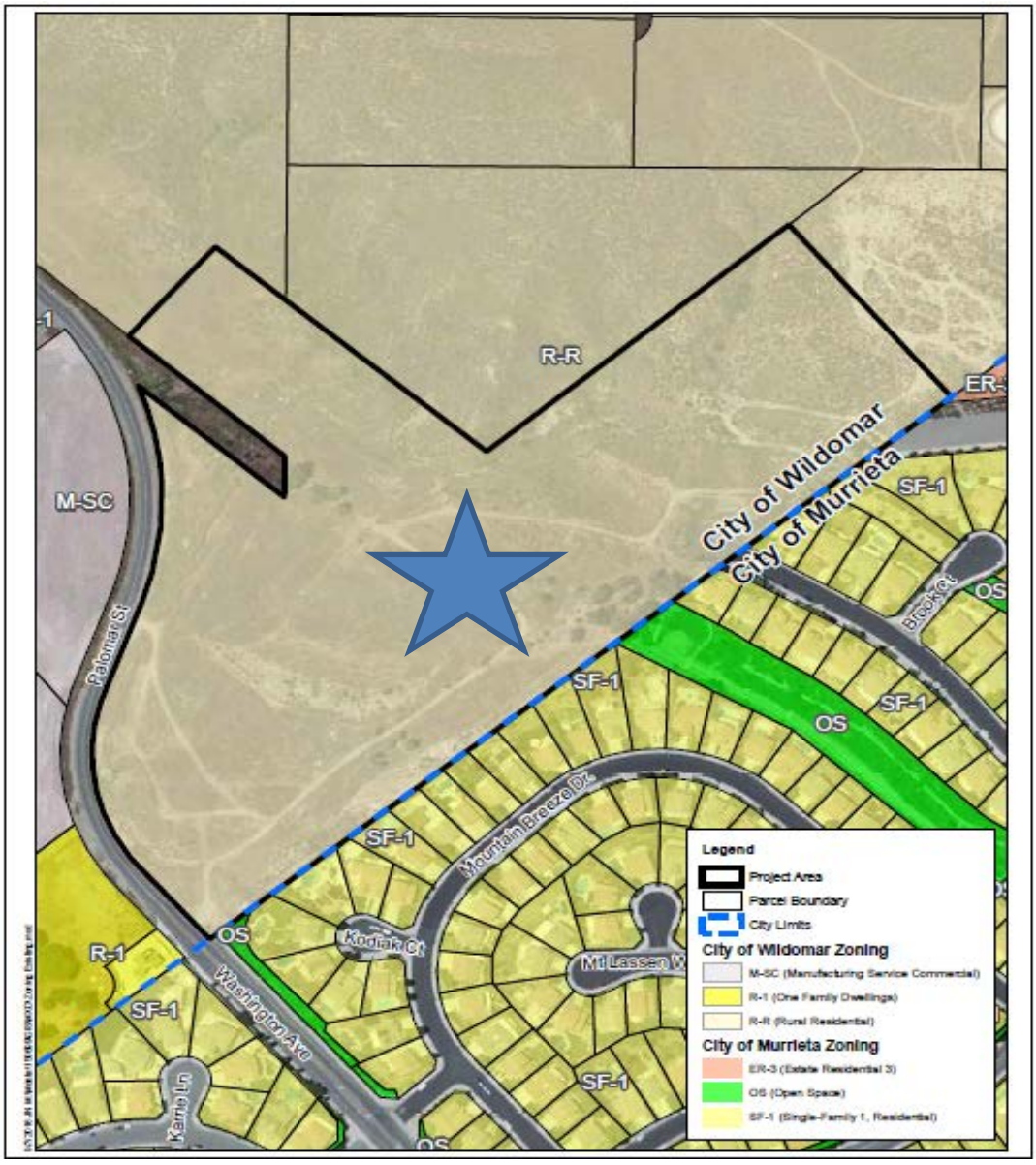
Based on the information presented in the Project Cultural Resources Investigation, the Project would not affect known or probable resources that are listed or eligible for listing in the California Register of Historical Resources; or resources listed in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The Project Cultural Resources Investigation also substantiates that the Project would not adversely affect known or probable resources determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Mitigation is incorporated in the EIR to ensure protection and preservation of as-yet unknown cultural resources/tribal cultural resources that may be present within the Project site.

The City has complied with notification requirements and has initiated consultation as required under AB 52. To ensure protection of as yet unknown cultural resources that may be encountered in developing the Project; as well as protection of tribal cultural resources that may be determined significant through consultation(s) with potentially affected Native American Tribe(s) the following mitigation measures have been imposed on the developer (CULT 1 – 6, refer to Plot Plan Planning Condition Nos. 25 - 30). Compliance with these mitigation measures, complemented by ongoing consultation with the Pechanga and Soboba tribes pursuant to AB 52, will ensure that development of the Camelia Townhome project will not result in any significant impacts to cultural resources and/or tribal cultural resources.

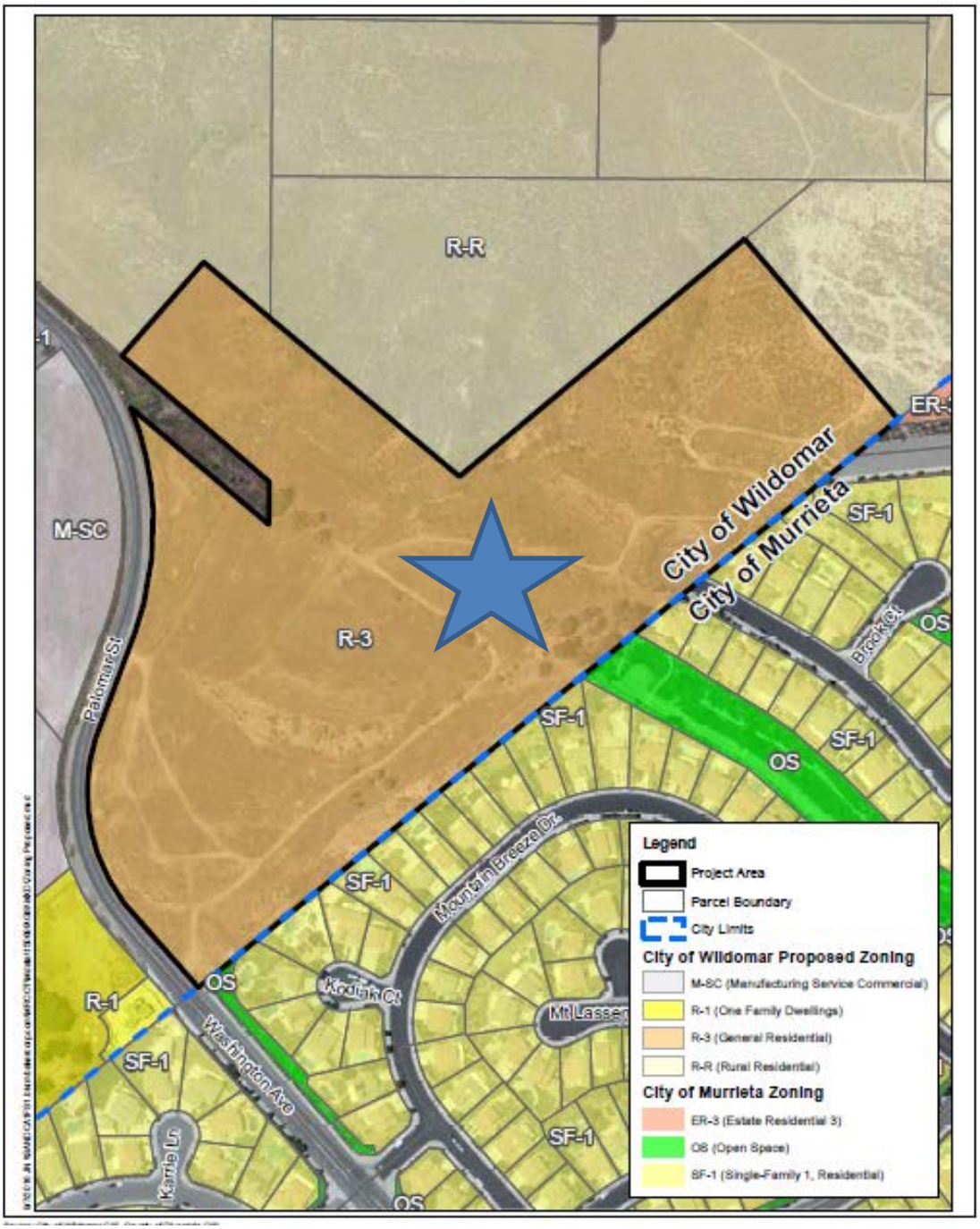
Change of Zone (CZ):

The existing zoning on the project site is R-R (Rural Residential). The Applicant is requesting approval of a change of zone to the city's R-3 (General Residential) designation. The rezone to R-3 will apply to the entire 25.9 acre site, and is consistent with the existing MHDR land use designation (see exhibit on the following page) which allows for single family attached residences in a condominium format. The following exhibits reflect the existing and proposed zoning designations, including an exhibit of the current GP land use designation for the site)MHDR). The City Council has the authority to approve or deny the proposed change of zone. The findings in support of the change of zone are provided in the Findings section of the staff report.

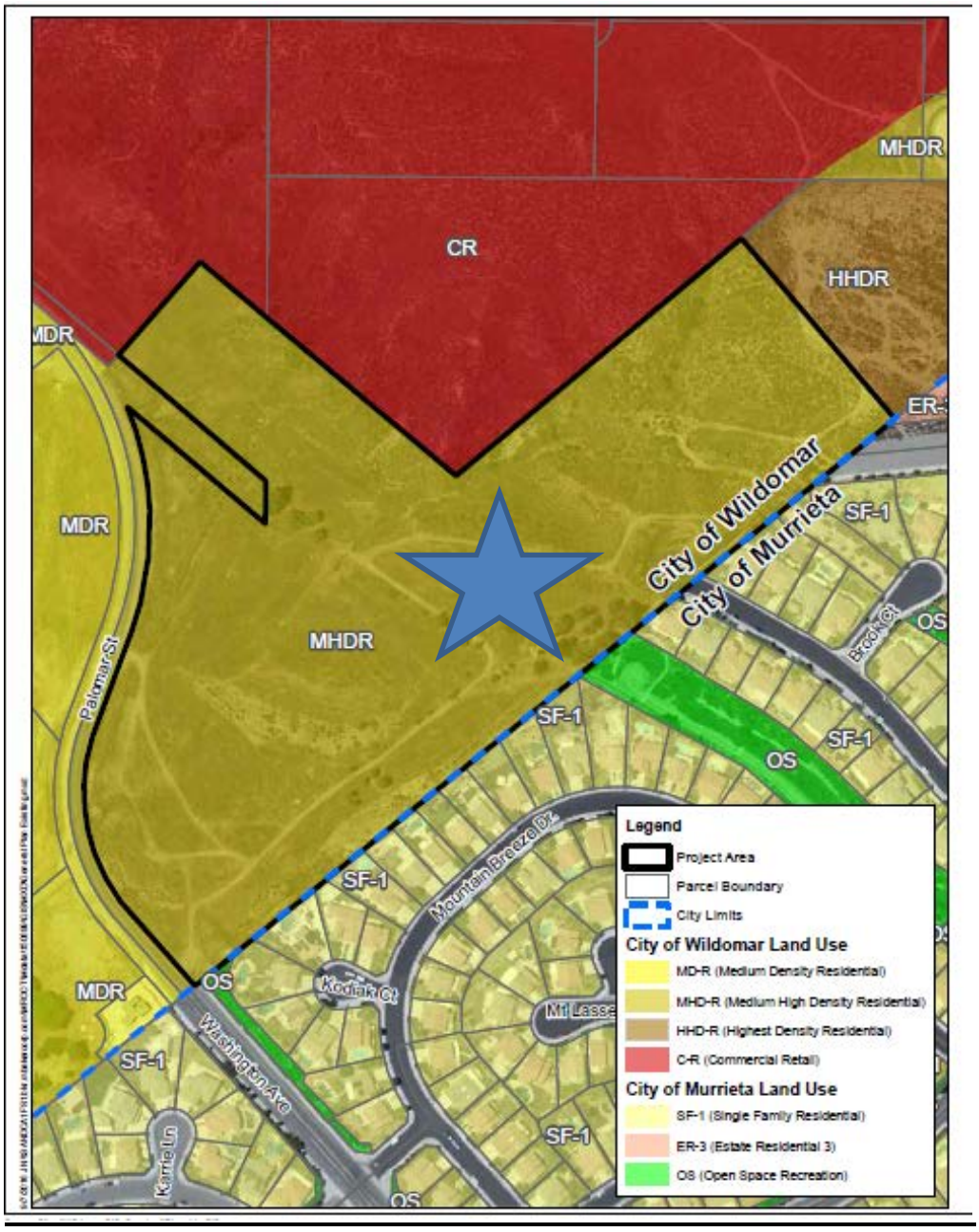
Existing Zoning Designation Exhibit



Proposed Change of Zone Exhibit



Existing General Plan Land Use Designation Exhibit (in effect since July 1, 2008)



Tentative Map Proposal:

The proposed Camelia Townhome project requires the approval of a tentative tract map (TTM No. 37156) to subdivide the 25.9± acre site into one 20 lots (including 4 open space lots) for condominium purposes to accommodate the proposed townhouse project. The tract map is subject to the development standards of the proposed R-3 zone in terms of lot area which requires a minimum size of 7,200 square feet. Minor changes were made to the some of the lot sizes from the original map to accommodate the increased setback along the southern border. Each lot remains larger than the minimum required.

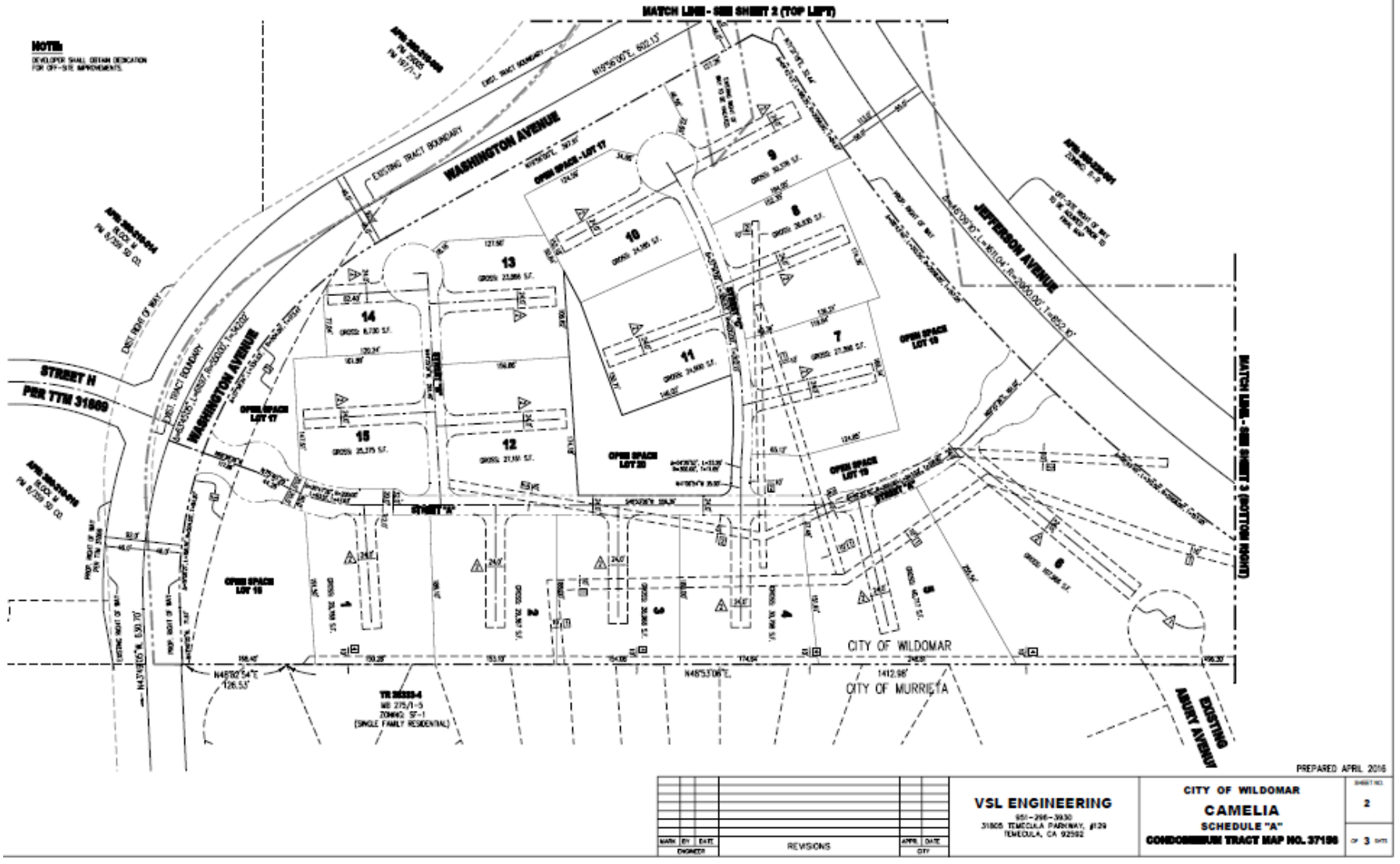
The summary table on the following page reflects the breakdown of each lot.

Lot/Parcel Number	Parcel/Lot Size (S.F.)	Minimum Standard (S.F.)	Meets Code Standards
1	28,768 *	7,200	YES
2	29,367 *	7,200	YES
3	28,968 *	7,200	YES
4	30,798 *	7,200	YES
5	40,717 *	7,200	YES
6	104,558 *	7,200	YES
7	25,252 *	7,200	YES
8	25,221 *	7,200	YES
9	29,215 *	7,200	YES
10	24,928 *	7,200	YES
11	26,983	7,200	YES
12	28,028	7,200	YES
13	24,127	7,200	YES
14	7,955	7,200	YES
15	25,375	7,200	YES
16	33,452	7,200	YES
17	35,134	7,200	YES
18	19,370	7,200	YES
19	46,437	7,200	YES
20	33,172	7,200	YES

**Note: parcel size for lots 1 -10 increased slightly from original plans reviewed by the PC on 4/5/17 resulting from changes to the site plan.*

The City Council has the authority to approve or deny the proposed tentative tract map. The findings in support of the tract map are provided in the Findings section of the staff report. The complete set of tract map exhibits is provided for Council consideration in Attachment E. A reduced exhibit of the tentative map is provided on the following page.

Proposed Tract Map No. 37156 Exhibit



Plot Plan No. 16-0070:

The Camelia Townhome project requires approval of a plot plan/final site plan of development. The plot plan description below is broken down by various categories to determine consistency with the proposed R-3 zone development standards as outlined in Chapter 17.44 of the Wildomar Municipal Code. The Plot Plan package includes the site plan, preliminary grading plan, landscape plan, etc. Refer to Attachment F – H for detailed drawings.

Site Plan Design:

The proposed condominium project encompasses the development of 163 attached single family residences on 25.9± acres in a gated community setting. The attached residences will be located within 30, 2-story buildings spread out throughout the site. Each townhome residence has an attached 2-car garage with internal access to the living areas. Patios for individual units are not proposed with this project.

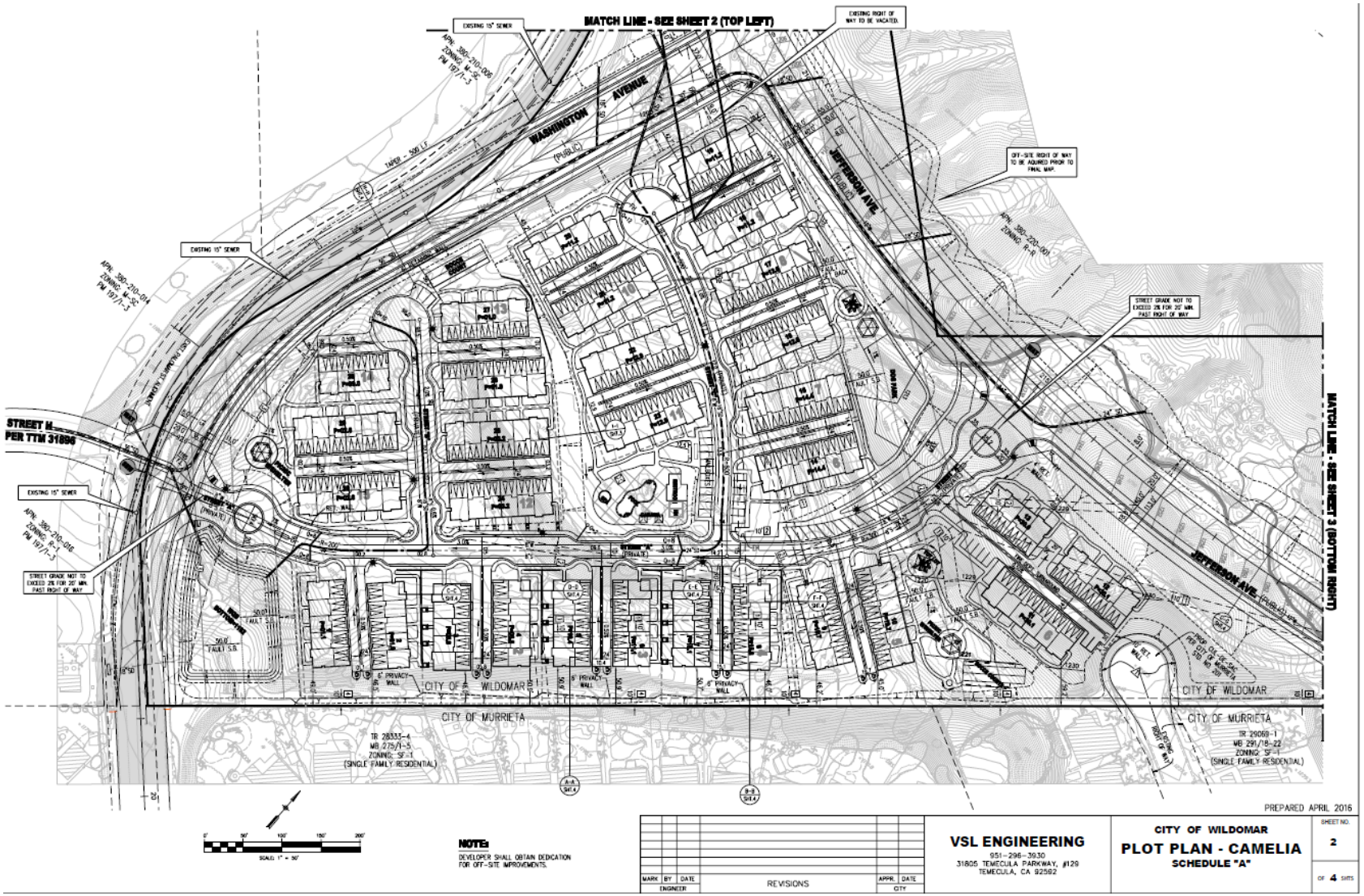
The condominium project is subject to the development standards of the R-3 zone (Chapter 17.44.020). This section establishes standards and requirements related to lot area, setbacks, building height, etc. The table below summarizes compliance with these standards. The project also includes recreational/passive open space areas, such as a central pool/cabana area, a tot-lot / basketball area (near the southeast portion of the site), a dog park and second tot lot (northeastern portion of the site), a bocce ball area (northwestern portion of the site) and a gazebo area (southwestern portion of the site. As architectural design details were not provided with the development plans, a condition has been added (Planning Condition No. 42) requiring architectural design plans to be submitted for planning director approval prior to the issuance of building permits. A reduced copy of the site plan is provided on the following page, and Attachment F.

Development Standards Table (17.44.020 – R-3 Zone)

Development Standards	Minimum Dev. Standard	Proposed Project	Meets/Exceeds Requirements
Minimum Lot Area	7,200 square feet	7,955 square feet	Yes
Required Setbacks			
Front Setback – Living Space / Main Structure	10 feet	Varies 31[1] - 61 feet (along Washington and Jefferson)	Yes
Rear Setback – Living Space / Main Structure	10 feet	45 - 70 feet (along southern boundary)	Yes
Side Setback – Living Space / Main Structure	5 feet	Varies 31 - 61 feet (along Washington and Jefferson)	Yes
Building Height	50 feet maximum	27’ 4” maximum	Yes
Lot Coverage	50% of net lot area	Less than 50% / lot.	Yes

[1] The proposed minimum setback has been increased from 20’ to 45’ - 50’ since the original site plan was presented to the Commission on 4/5/17.

Camelia Site Plan Exhibit



Off-Street Parking (Section 17.188):
The proposed 163-unit condominium project is subject to the multi-family parking requirements outlined in Chapter 17.188.030 of the Wildomar Municipal Code. Based on the unit types and number of bedrooms proposed, the project is required to provide a minimum of 422 parking spaces, inclusive of indoor garage and visitor parking. The Applicant has provided 423 parking spaces, inclusive of indoor garage and visitor parking. The table on the following page summarizes compliance with the parking standards.

Parking Standards Table (17.188)

Development Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
Condominium Units			
2 bedroom/unit (53 units @ 2.25 sp./unit)	106 spaces	106 spaces	Yes
3 bedroom/unit (110 units @ 2.75 sp./unit)	220 spaces	220 spaces	Yes
Visitor/Open Parking	96 spaces	97 spaces	Yes
Total Spaces	**422 spaces**[2]	**423 spaces**	**Yes**
Parking Stall Size (open/covered)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
Parallel Parking Stall Size	9 ft. × 23 ft. 9 ft. × 30 ft. (end stall)	9 ft. × 23 ft. 9 ft. × 30 ft. (end stall)	
Attached Garage Stall Size	9' x 18'	10' x 20"	Yes
On-site Drive Aisles	24 feet	24 feet	Yes

Of the total amount, 326 spaces are provided in enclosed/attached garages (with direct access to the interior of the unit). The remaining 97 spaces are provided in various locations throughout the site. A reduced parking exhibit is provided on the following page that illustrates the location of the required and visitor parking. The red lines show the required ADA/pedestrian pathways, the purple color shows the enclosed garage parking, the green color shows the visitor/open parking.

Pedestrian Circulation/Connectivity:
It is staff's opinion that the project provides adequate onsite pedestrian circulation. Given the location of the varying recreation/open space areas throughout the site, each resident will be able to access these in close proximity to the buildings they live in. The colored exhibit on the following page illustrates this.

[2] The total number of spaces includes open/visitor parking spaces in the ratio. There is no separate standard for open/visitor parking. The applicant is providing interior garage spaces for each unit.

Camelia Parking Exhibit

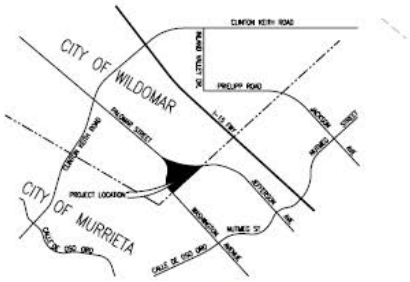
CITY OF WILDOMAR
CAMELIA - PARKING EXHIBIT

PARKING COMPUTATION

UNIT TYPE	UNIT NO.	PARKING SPACES REQUIRED
3 BEDROOM	110 EA.	110 x 2.75 = 303
2 BEDROOM	53 EA.	53 x 2.25 = 119
TOTAL PARKING REQUIRED:		422

UNIT TYPE	UNIT NO.	GARAGE PARKING PROVIDED
3 BEDROOM	110 EA.	110 x 2.00 = 220
2 BEDROOM	53 EA.	53 x 2.00 = 106
SURFACE PARKING		97
TOTAL PARKING PROVIDED:		423

NOTE:
PARKING SPACE DIMENSIONS SHALL BE IN ACCORDANCE WITH CITY OF WILDOMAR ORDINANCE 348.



VICINITY MAP:
NOT TO SCALE

LEGEND

- INDICATES ACCSSIBLE PATH
- INDICATES GARAGE PARKING
- INDICATES UNCOVERED PARKING
- INDICATES ACCESSIBLE PARKING

PREPARED JULY 2017

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

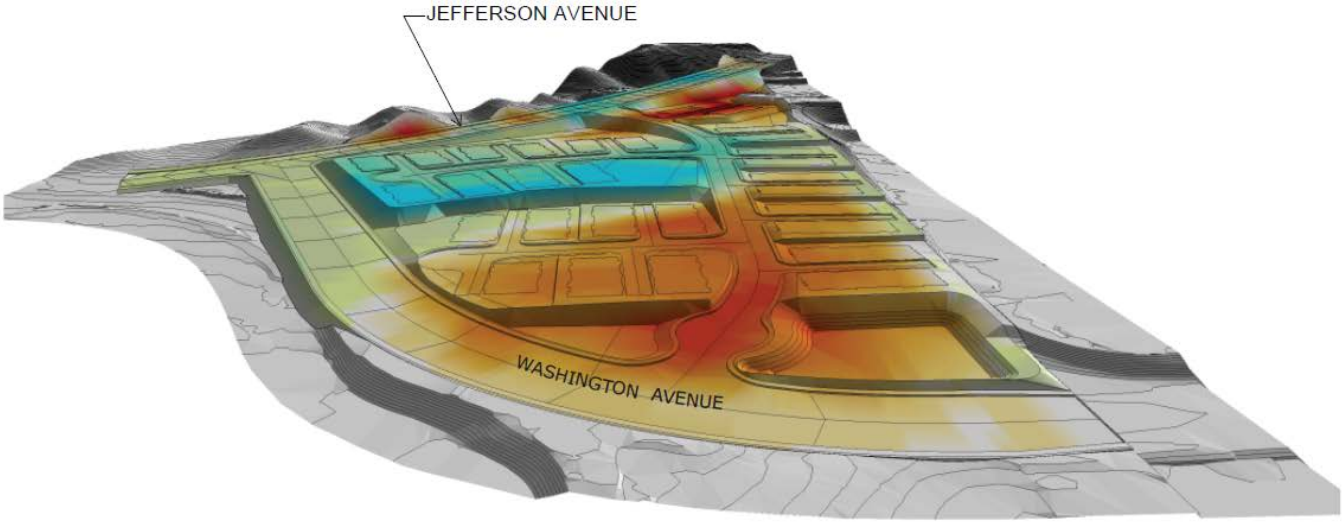
VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 1 SHTS

Proposed Grading:

Development of the 25.9 acre site will be graded into basic pad areas due to the site's topography. As shown in the exhibit below, the site is quite hilly and slopes downward from east to west with elevation change of about 45 feet. According to the grading plan, approximately 250,000 cubic yards of dirt is required to be removed (known as "cut") to build the project. However, this dirt will be used to complete the grading (known as "fill") on site so no dirt will be imported or exported from the project site. This design technique results in what is commonly known as a balanced grading plan. The colored exhibit below illustrates the grading technique.



VSL ENGINEERING
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592
951-296-3930

CAMELIA
WILDOMAR, CA

OBLIQUE PERSPECTIVE

Proposed Unit Type / Floor Plans:
The Camelia project is comprised of 163 units located within 30, 2-story buildings spread out throughout the site. Due to changes in the site plan since the original Commission meeting, there are 4 - 6 units in each building. Buildings 1 – 9 along the south property line were revised specifically from 6 – 5 units per building to increase the setbacks along the south property line.

There are three basic floor plan types and two architectural elevations styles for the project (i.e., Wildomar Ranch & Monterrey). The floor plans are divided into 53 (2-bedroom/2.5 bath units) and 110 (3-bedroom/2.5 bath units) ranging in size from 1,417 square feet to 1,698 square feet. Each unit has an attached 2-car garage with direct interior access to each unit. For reference purposes, the unit and floor plan information is summarized in the table on the following page.

Typical Unit Types / Floor Plan

Unit Type	Unit Quantity	Unit Size (sq. ft.)	# of Bedrooms / Bathrooms	Garage Type
Plan 1 (2-story)	53 units	1,417 sq. ft.	2 bedroom / and 2.5 bathrooms (dual master bed)	2-car garage
Plan 2 (2-story)	55 units	1,501 sq. ft.	3 bedroom / 2.5 bathrooms	2-car garage
Plan 3 (2-story)	55 units	1,698 sq. ft.	3 bedroom / 2.5 bathrooms	2-car garage
Total Counts	**163 Units**			

Proposed Architecture:
The architectural theme for the condominium developments can be characterized as a Monterrey and Wildomar Ranch[3] style. The design elements incorporate typical features such as: stucco and board & batten wood walls, flat concrete roof tiles, decorative wood shutters and window trim, decorative and foam pot shelves, decorative gable foam accents, exterior accent lighting, etc. The proposed architecture is consistent with the city's design guidelines as each building has 360-degree architectural treatment.

Staff has provided reduced size exhibits of the architectural elevations on the following pages. A full set of the colored architectural elevations are provided for Commission consideration (Attachment G).

[3] The Wildomar Ranch elevation replaced the original Spanish elevation proposed to the Commission at the 4/5/17 meeting to address architectural concerns.

Architectural Elevations Exhibits – Wildomar Ranch Design (replaced Spanish Theme)



FRONT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. LAP SIDING
3. TRIM: CEMENTITIOUS FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE GABLE FOAM VENT
8. SHUTTER
9. ADDRESS LIGHT
10. DECORATIVE LIGHT FIXTURE
11. UTILITY CABINET

#18022
06/05/17

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES – 6 PLEX

SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-8

Architectural Elevations Exhibits – Wildomar Ranch Design(replaced Spanish Theme)



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. LAP SIDING
3. TRIM: CEMENTITIOUS FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE GABLE FOAM VENT
8. SHUTTER
9. ADDRESS LIGHT
10. DECORATIVE LIGHT FIXTURE
11. UTILITY CABINET



REAR ELEVATION

#10022
05/05/17

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES – 6 PLEX

SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-4

Architectural Elevations Exhibits – Monterrey Design



FRONT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO OVER FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE FOAM POTSHELF
8. BOARD AND BATTEN SIDING
9. SHUTTER
10. ADDRESS LIGHT
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CABINET

#18022
06/05/17

CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES – 6 PLEX

SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-5

Architectural Elevations Exhibits – Monterrey Design



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO OVER FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE FOAM POTSHELF
8. BOARD AND BATTEN SIDING
9. SHUTTER
10. ADDRESS LIGHT
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CABINET



REAR ELEVATION

#18022
05/05/17

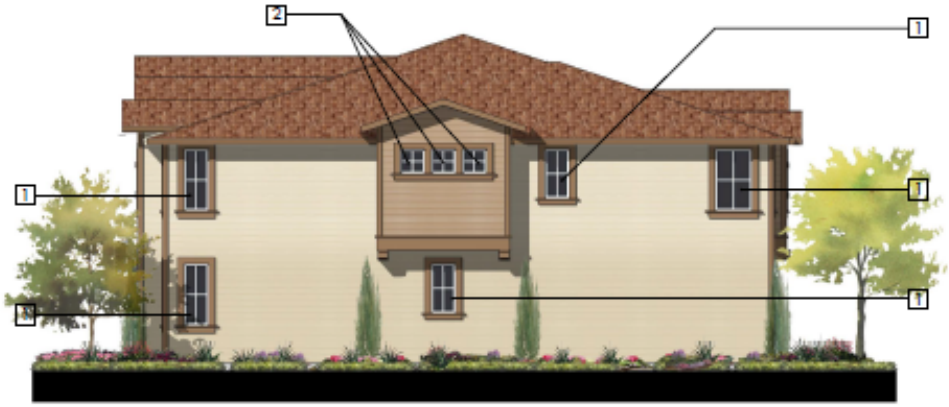
CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES – 6 PLEX

SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-6

South Elevation Exhibits - Along South Property Line

Buildings #1 – 9 (5 unit buildings instead of 6 units)



WILDOMAR RANCH ELEVATION



(WINDOWS SIMILAR TO WILDOMAR

MONTEREY ELEVATION

NOTES:

1	FIXED AND FROSTED GLASS
2	SLIDER WINDOW WITH FROSTED GLASS

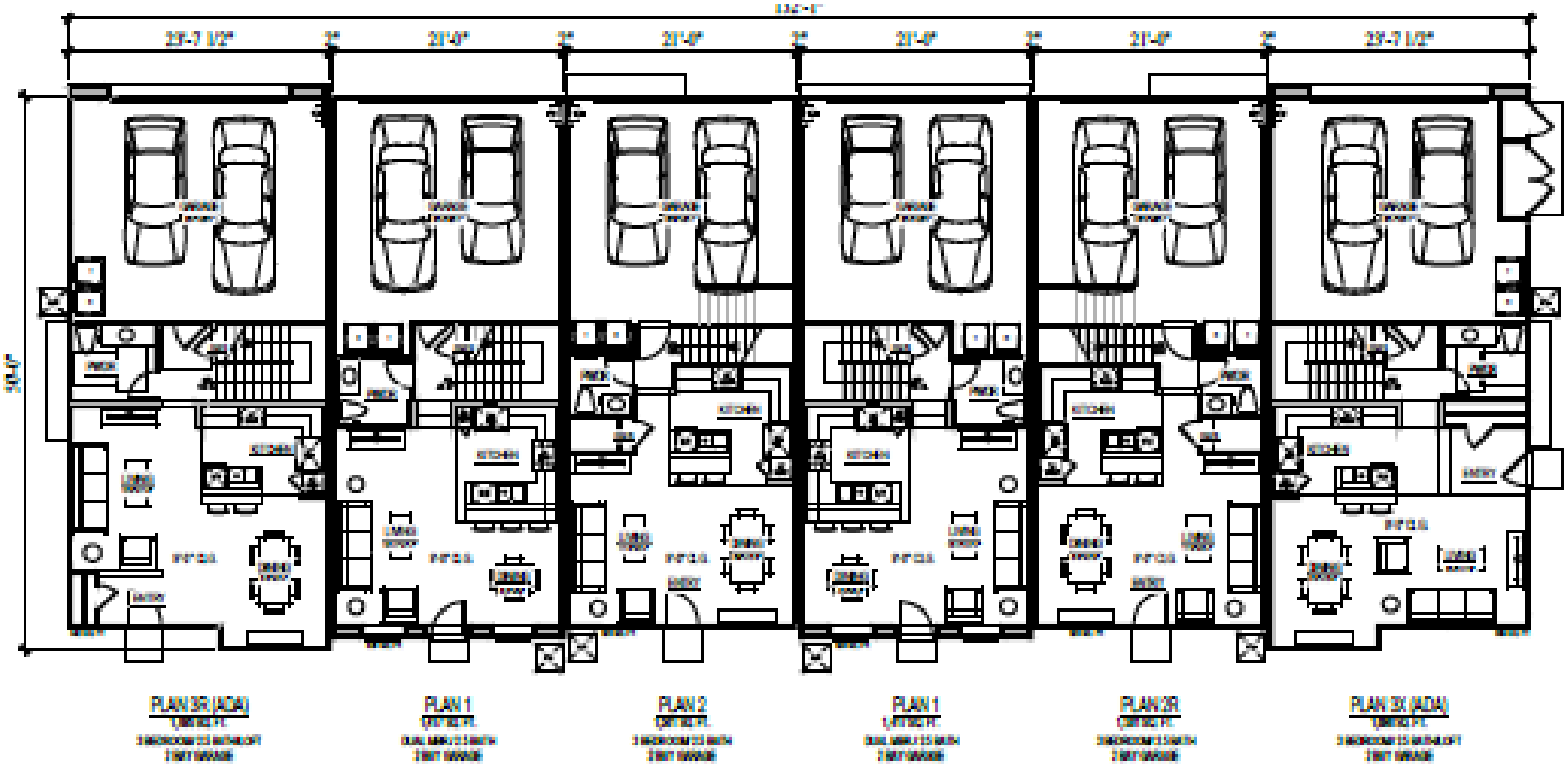
#18022
06/06/17

CAMELIA
WILDOMAR, CA

ALTERNATIVE ELEVATIONS ALONG SOUTH PROPERTY LINE
TOWNHOMES – 5 PLEX

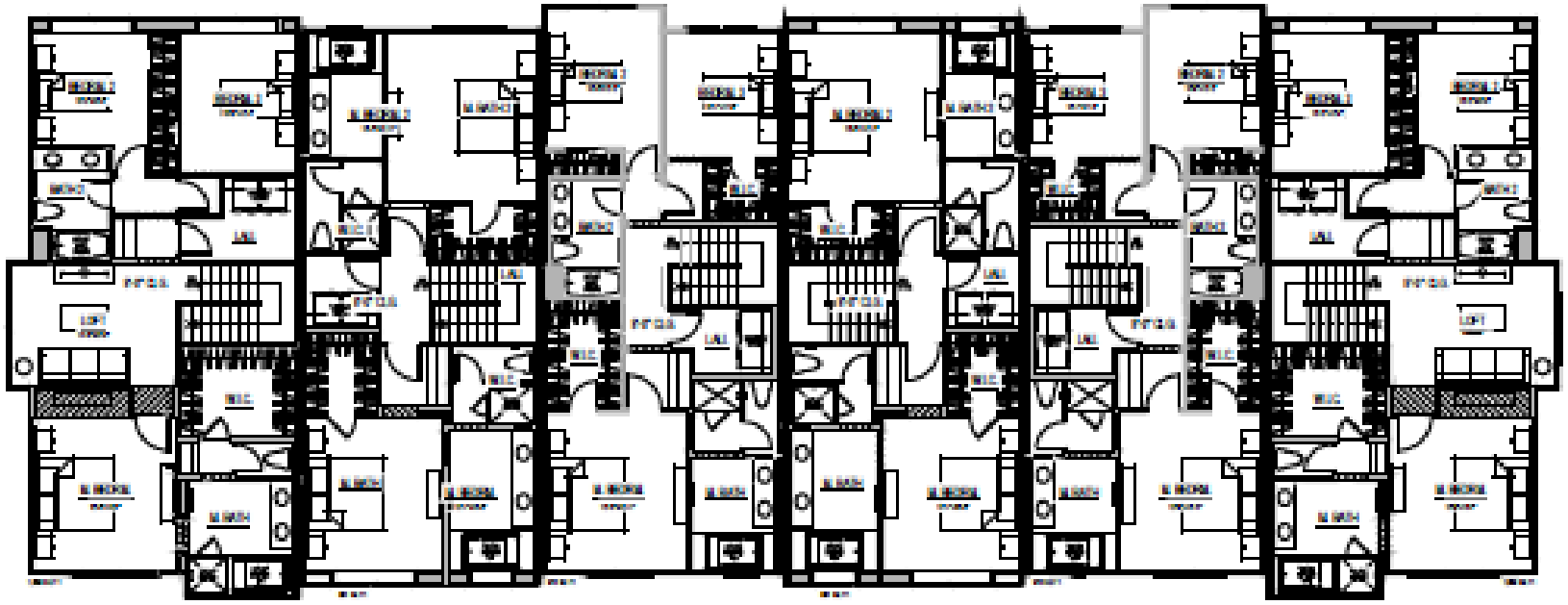
SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-7

General Floor Plan Layout (# of units varies between buildings)



FIRST FLOOR PLAN

General Floor Plan Layout (# of units varies between buildings)



PLAN 3X PLAN 1 PLAN 2 PLAN 1 PLAN 2R PLAN 3R

SECOND FLOOR PLAN

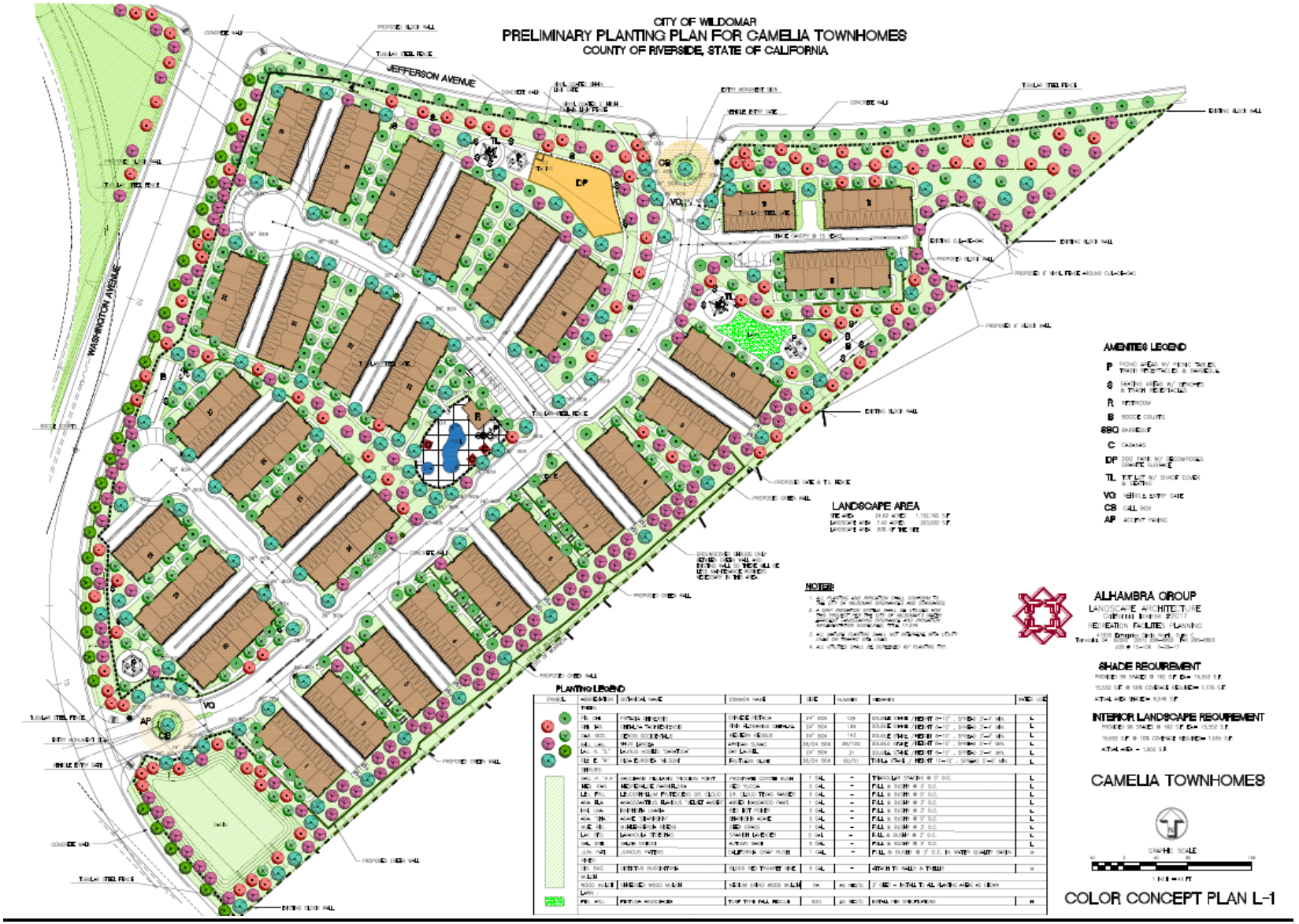
Landscaping/Water Efficient Standards (Chapter 17.276):

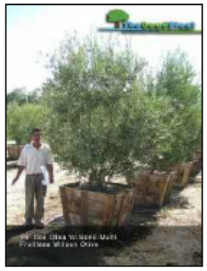
The Applicant has provided a detailed conceptual landscape plan for staff's review. The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are at least as effective in conserving water as the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to also encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals.

The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect in accordance with the provisions of this code section. Based on this review, the conceptual landscape plans are consistent with city standards. During the construction plan check process, staff will perform a detailed landscape and irrigation plan review to determine that the proposed water usage meets the requirements of Chapter 17.276. Based on the conceptual landscape plans, the project is consistent with city standards.

A full set of the landscape plans is provided for Commission consideration in Attachment F. The colored exhibit on the following page illustrates the landscape concept.

Colored Landscape Plan (Final Landscape Design Theme)





OLIVE TREE 84" BOX



OLIVE TREE 7-10 YEARS

RHUS LANCEA 84" BOX

RHUS LANCEA 7-10 YEARS

PLANTING LEGEND

CAMELIA TOWNHOMES

COLOR CONCEPT PLAN L-2

Exterior Street Design:

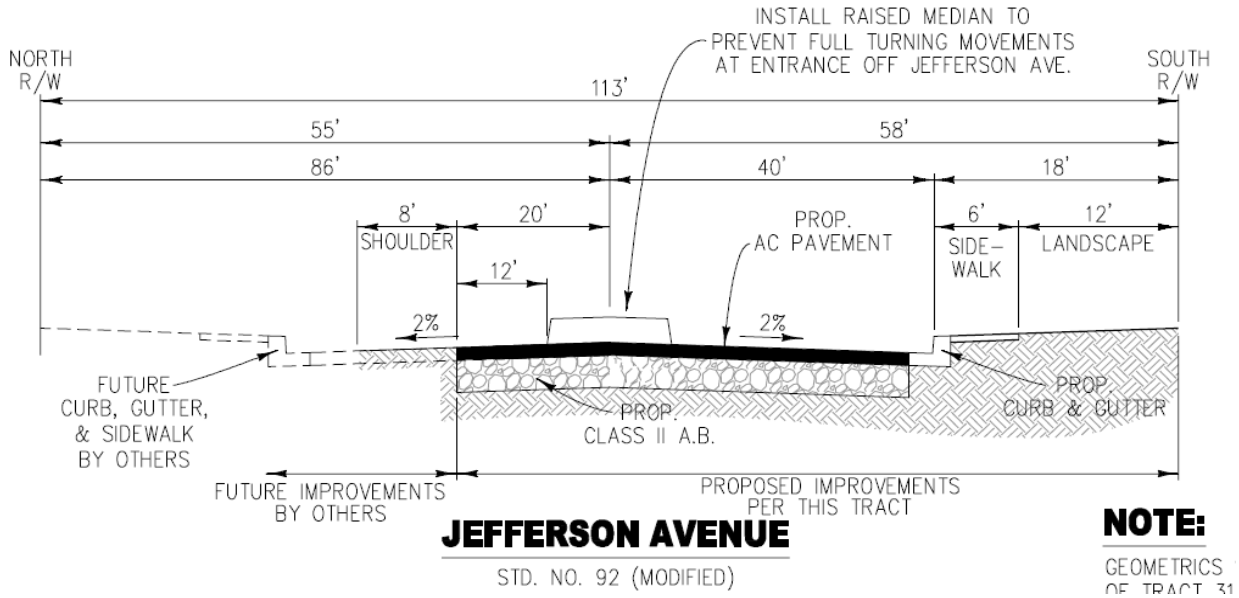
As part of the Camelia project, the Applicant is being conditioned to extend Palomar Street southeastwards to align with Jefferson Avenue in Murrieta. This alignment is part of the Circulation element roadway system (Standard 92) outlined in the General Plan. It has also been a planned roadway design for many years. Based on the Traffic Impact Analysis (TIA), the Camelia project will generate about 953 average daily trips per day with 72 AM peak hour trips and 85 PM peak hour trips (per the TIA).



The roadway will be designed as a 113-foot right of way arterial with a 40-foot, 1/2 street pavement section (includes an 6-8-foot raised median) and 18-foot parkway design along the western edge of the street along the project frontage. The raised median is needed to restrict turning movements along the road section.

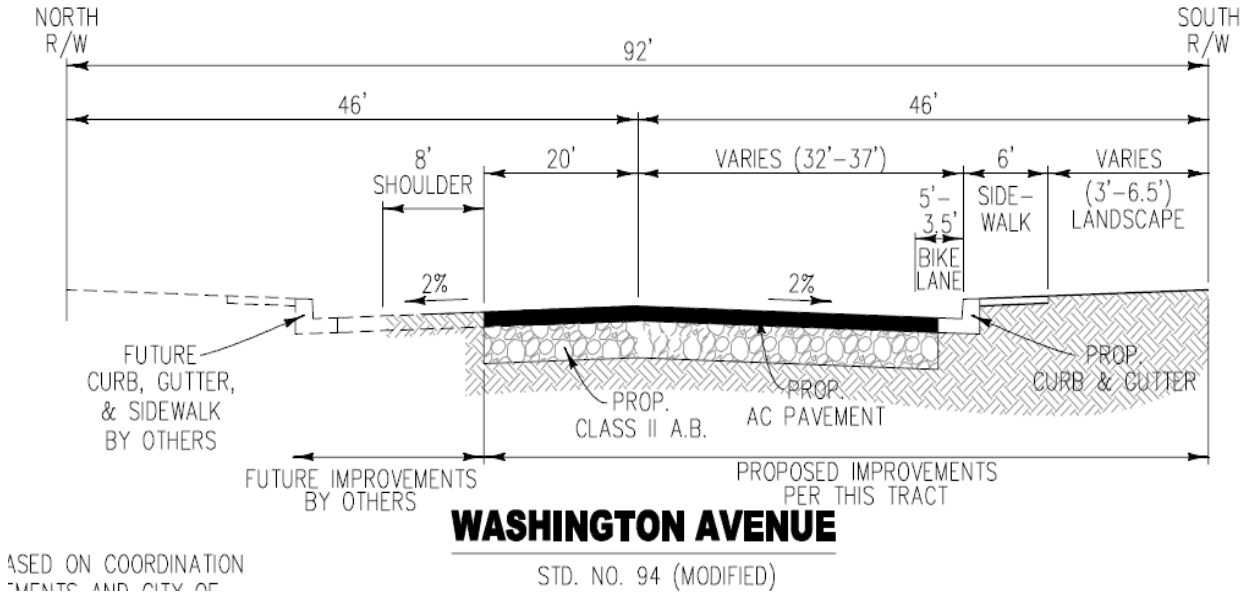
The cross section on the following page illustrates the Palomar/Jefferson design (see next page).

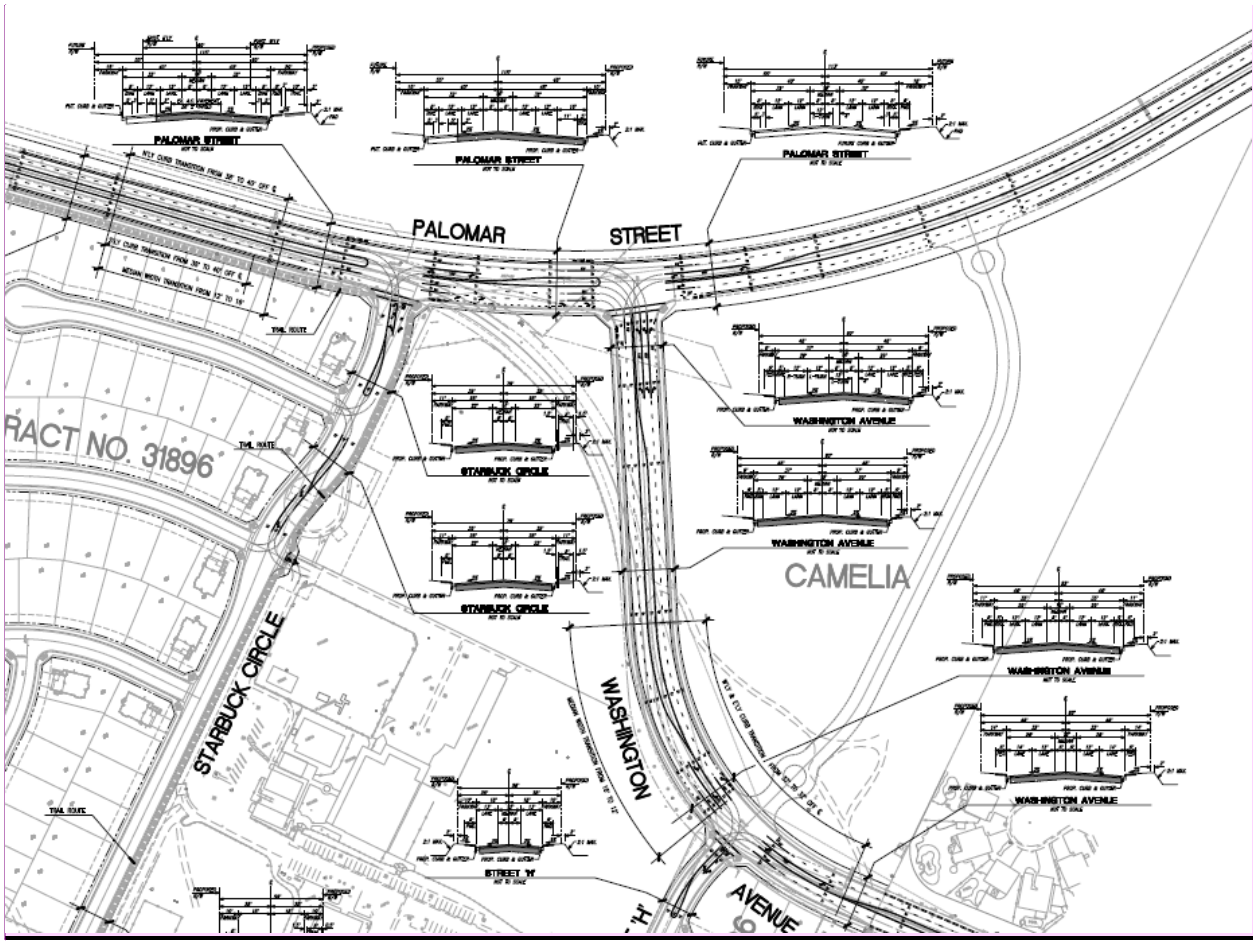
Palomar/Jefferson Avenue Design Exhibit



Further, Washington Avenue, which currently aligns with Palomar Street, will be realigned so it becomes a T-Intersection at Palomar. This alignment is part of the Circulation element roadway system (Standard 94) outlined in the General Plan. The roadway will be designed as a 92-foot right of way arterial with a 32 – 37-foot, 1/2 street pavement section and a 12-foot parkway design. The following cross section illustrates the Palomar/Jefferson Street design

Washington Avenue Design Exhibit

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STARBUCK CIRCLE
STARBUCK CIRCLE
WASHINGTON AVENUE
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PROJECT ANALYSIS / FINDINGS OF FACT:[A1]

CEQA Analysis:

The Planning Director determined that there was substantial evidence that the Camelia Townhomes project may have one or more significant effects on the environment and that preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) was therefore warranted under Public Resources Code § 21080(c). In accordance with CEQA Guidelines Section 15072, when the Planning Department completed the draft IS/MND, a Notice of Intent (NOI) to adopt an MND (along with a copy of the IS/MND and technical studies) was provided on January 19, 2017 to the State Clearinghouse, Riverside County Clerk, Press Enterprise, and the City's local distribution list notifying these agencies/persons that the draft Initial Study/Mitigated Negative Declaration for the proposed Camelia Townhomes project was available for public review.

In accordance with CEQA Guidelines §15073 and §15105, and the City's Local CEQA Guidelines, the draft IS/MND was circulated for the required 30-day public review period which began on January 19, 2017 and scheduled to conclude on February 17, 2017. The draft IS/MND was also posted on the City's website for public review. Shortly after releasing the IS/MND, it was discovered that the 2 technical studies were missing from the package. Thus, on February 2, 2017, the planning department issued an amended NOI & IS/MND CD (with the two missing studies) to the state clearinghouse and local distribution list, as well as uploaded to the City's website, and provided a new 30-day public review period that ended on March 3, 2017.

The Planning Department during the public review period received six (6) written comment letters concerning the draft IS/MND for the proposed Camelia Townhome. In accordance with the City's Local CEQA Guidelines, the Planning Department has prepared detailed responses to these comment letters as part of the final MND/Response package. A copy of the final MND with detailed responses to each comment letter was provided to each commenter a minimum of ten days prior to the April 5, 2017 Planning Commission meeting. As part of the final MND, the planning department also prepared a Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines to monitor compliance with the proposed mitigation measures. A copy of the final MND/Response to Comments package and MMRP are provided for Commission consideration in Attachment A, Exhibits 3 & 4.

CEQA Findings:

Based on the analysis above and compliance with CEQA Guidelines, Planning Commission, in light of the whole record before it, including but not limited to, the draft IS/MND, Technical Appendices, Final MND/Response to Comments and Mitigation Monitoring and Reporting Program, and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, recommends the City Council find and determine as follows:

A. Review Period: That the City has provided a minimum 30 day public review period for the draft Initial Study/Mitigated Negative Declaration as required by CEQA Guidelines §15073 and §15105.

B. Compliance with Law: That the draft Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).

C. Independent Judgment: That the draft Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the City.

D. Mitigation Monitoring and Reporting Program: That the Mitigation Monitoring and Reporting Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

E. No Significant Effect: That revisions made to the project as agreed to by the applicant, and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the City Council finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the City Council concludes that the project will not have a significant effect on the environment with adoption of the proposed mitigation measures as outlined in the Mitigation Monitoring and Reporting Program.

Change of Zone (CZ) Analysis:

The existing zoning for the entire project site is R-R (Rural Residential). The proposed change of zone would replace the R-R zoning and add the R-3 (General Residential) zoning designation to the site. The existing General Plan land use designation is Medium High Density Residential (MHDR) which allows for single family attached condominiums at a density range of 5 – 8 units/acre. This existing land use designation has existed on the property since city incorporation in 2008. In fact, the density range has been planned for this site since the late 1980's when the County adopted its Southwest Area Plan (SWAP).

According to the City's general plan zoning consistency table, the R-3 zone is conditionally consistent with the MHDR land use designation. As the R-3 zone allows for single family attached residences, the proposed change of zone is appropriate. The

R-3 zoning designation on the 25.9 acres site with 163 units results in a project density of 6.3 units/acre which fits into the lower end of the MHDR density range. Based on these facts, staff supports the proposed change of zone to R-3. The following findings are provided for the City Council.

Change of Zone Findings:

In accordance with the State of California, Government Code Sections 65855, and Chapter 17.280 of the Wildomar Zoning Ordinance, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

A. The proposed change of zone is in conformance with the adopted General Plan for the City of Wildomar.

Evidence: The existing general plan land use designation for the project site in Medium High Density Residential (MHDR). The zone change from R-R (Rural Residential) to R-3 (General Residential) is consistent with the MHDR land use designation since single family attached residences are allowed in this land use designation. As the proposed change of zone to R-3 will result in a project density of 6.3 units/acre, it is consistent with the density range of the MHDR land use designation which allows 5 – 8 dwelling units/acre. Further, the proposed change of zone and subsequent residential development will be consistent with, and implement, the following goals and polices of the General Plan:

LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.

LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 22.1 The proposed project will accommodate the development of single family attached condominium units on land that is appropriately designated by the General Plan land use map of Medium High Density Residential (MHDR).

LU 22.4 The proposed project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.

LU 22.10 The proposed project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic, parking and operational hazards.

LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.

H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the 2013 Housing Element.

Tentative Tract Map Analysis:

The Camelia Townhome project requires approval of a tentative tract map to subdivide the 25.9 acre site for condominium purposes. Specifically, the tract proposes to subdivide the site into 20 parcels, including five open space lots. Parcels 1 – 15 will accommodate the 163 attached condominium units and some of the on-site recreation/passive use areas, while Parcels 16 – 20 will accommodate a large detention basin and the remaining on-site recreation/passive use areas. Each lot has been evaluated for compliance with the R-3 zone development standards in terms of lot size, width, and depth. Based on the proposed tract map design, each lot meets and exceeds the minimum development standards. A summary table of the R-3 development standards and project compliance is provided in the project description section of the staff report. Based on these facts, the Planning Commission supported the proposed tentative tract map, and recommends the City Council make the following findings.

Tentative Tract Map No. 37156 Findings of Fact:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council hereby find and determine as follows:

A. The proposed Tract map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Tract Map No. 37156 is consistent with the City's General Plan in that the land use designation of Medium High Density Residential (MHDR) is intended to provide for the development of single family

attached condominium uses. As these residences are proposed as condominium ownership units, the project will provide necessary housing opportunities for Wildomar residents who can't afford to purchase more expensive homes. Further, the proposed 25.9 acre project of 163 units will have a density of 6.3 units/acre which is in the allowable density range of the MHDR land use designation that permits 5 – 8 units/acre. Thus, the proposed Tentative Tract Map is consistent with the General Plan. There is no specific plan governing this project or the general area.

The project also promotes the following General Plan land use and housing policies:

LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.

LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 22.1 The proposed project will accommodate the development of single family attached condominium units on land that is appropriately designated by the General Plan land use map of Medium High Density Residential (MHDR).

LU 22.4 The proposed project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.

LU 22.10 The proposed project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic, parking and operational hazards.

LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.

H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the 2013 Housing Element.

B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions which are intended to provide safe pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses approximately 25.9± acres. The tentative tract map proposes to subdivide the site into 20 parcels condominium purposes, including five open space lots to develop 163 single family attached dwelling units. The density of the proposed development is established at 6.3 units/acre which falls within the allowable density range 5 – 8 units/acre permitted in the MHDR land use designation. Further, each lot of the tract map meets and exceeds the minimum lot size of 7,200 square feet required in the R-3 zone district. Each lot also meets and exceeds the minimum lot width and depth of 60 and 100 feet, respectively. Given these facts, the proposed tentative tract map is physically suitable for the type and proposed density of development.

D. The design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The City has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Camelia Townhome project which includes the proposed Tentative Tract Map No. 37156. The IS/MND analyzed all required environmental issues outlined in the CEQA Guidelines related to fish and wildlife, including their respective habitats. The IS/MND was circulated for a 44-day public review period in which all commenters on the draft IS/MND have been responded to as outlined in the final MND. As the IS/MND analyzed impacts to wildlife resources, etc., the IS/MND determined that the design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP). Therefore, the proposed tentative tract map meets this finding.

E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance and Subdivision Ordinance. The design and construction of all residential dwelling units and other on-site improvements to accommodate the proposed project have been conditioned to comply with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to storm water runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed tentative tract map meets this finding.

F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

Plot Plan Analysis:

The proposed project requires approval of a plot plan to develop the 163-unit townhome project. Development of the residences must conform to the standards and requirements of the proposed R-3 zone outlined in Chapter 17.44 of the Wildomar Municipal Code. The plot plan was analyzed in detail as part of the city's development review process described above in the project description section of the staff report. The project was also forwarded to the City of Murrieta Planning and Engineering departments for review. Based on their review, the Applicant made several design changes to the project related to street design and buffering.

Based on the proposed project description and development plans, the project complies with the R-3 development standards (i.e., setbacks, building height, parking, landscaping, etc.) and MHDR land use designation. Based on these facts, the Planning Commission supports the proposed plot plan, and has recommended the Council make the following findings.

Plot Plan Findings:

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed plot plan to develop the Camelia Townhome project consisting of a 163 single family attached dwelling units with related on-site/off-site improvements and amenities is consistent with the intent of the General Plan land use designation of MHDR as this land use designation is intended to accommodate residential uses, including townhomes, etc. The proposed project density has been established at 6.3 units/acre which is within the allowable density range of 5 – 8 units/acre outlined in the MHDR land use designation. Further, the condominium development is an allowed use in the R-3 zone district subject to the approval of a plot plan and all development standards of Chapter 17.44.020. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the 163-unit single family attached condominium development meets the purpose and intent of the R-3 zone and meets this finding. In addition, the proposed use also is consistent with the following General Plan policies:

LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.

LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 22.1 The proposed project will accommodate the development of single family attached condominium units on land that is appropriately designated by the General Plan land use map of Medium High Density Residential (MHDR).

LU 22.4 The proposed project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.

LU 22.10 The proposed project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic, parking and operational hazards.

LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.

H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the 2013 Housing Element.

B. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The surrounding area has existing land use designations that include MDR, MHDR, HHDR and CR, which will ultimately result in development of single family, multi-family and commercial/retail land uses. As the project has the MHDR land use designation and no GPA is required, the project site, upon approval of the change of zone to R-3, will result in the proposed Camelia Townhome project meeting this finding.

C. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The proposed single family condominium development considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion. The Applicant has been conditioned to realign Palomar Street to link directly with Jefferson Avenue in Murrieta consistent with the General Plan Circulation element, and the historical alignment of this road prior to incorporation. Further, the Applicant has been conditioned to realign Washington Avenue adjacent to the project site so it results in a T-Intersection with Palomar Street. These improvements will result in good traffic flow and increased vehicular safety. Primary/full access to the site will occur from Washington Avenue dedicated left turn lanes into the site. The entrance will align with the future Street H for TM No. 31896. Jefferson Avenue is planned as a secondary access to and from the site with limited (i.e., right-in / right-out) turning movements only. All streets within the project area will be improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. As a result, the proposed Camelia Townhome project meets this finding.

D. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The construction of the project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage control regulations. The site which is hilly will be graded in a series of pads to accommodate the design of the project. According to the IS/MND, the project will result in 250,000 cubic yards of cut & fill resulting in a balanced grading approach. This results in no import or export of dirt to and from the site. The grading approach will minimize topographical impacts which will include a 50-foot buffer along the southern boundary of the site. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the IS/MND which analyzed and addressed in detail all drainage impacts that could have resulted from this project. As a result, the proposed Camelia Townhome project meets this finding.

E. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project does include a tentative tract map (TTM No. 37156) to subdivide the property to accommodate the proposed Camelia Townhome project. The tentative maps have been properly conditioned to be recorded prior to any occupancy of the project, therefore the proposed Camelia Townhome meets this finding.

FISCAL IMPACTS:

The Camelia Townhome project will not have a fiscal impact on the city's general fund. In accordance with the Development Impact Fee (DIF) ordinance adopted by Council, this project is required to pay approximately $1,956,000 in fees. In addition, the required regional impact fees (i.e., TUMF, MSHCP, SKR, & LEUSD), equal approximately $2,626,000. Total development impact fees to be paid for the project equals approximately $4,582,000, and are typically paid at the time of the issuance of building permits or occupancy permits.

In addition, the project (163 condominium/townhome units) is conditioned to be annexed into the city-wide CFD 2013-1, thus, the development will pay its full share of park maintenance through the CFD services and the equivalent share of the Measure Z tax of $28/unit/year. The CFD revenue will be determined and finalized based on final engineering plans and the level of maintenance required.

PUBLIC COMMUNICATION / NOTICING:

In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on July 26, 2017 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Camelia Townhome project (PA No. 16-0070) would be considered by the City Council. In accordance with Ordinance No. 135, the Planning Department on July 27, 2017 posted a public hearing notice sign board at the Camelia project site (along the Palomar/Washington Avenue frontage) identifying information regarding the August 9, 2017 City Council meeting for the Camelia project.

In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 17.280.040, the City of Wildomar Planning Department, on July 28, 2017 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, notifying the general public of the public hearing for which the Camelia Townhome project (PA No. 16-0070) would be considered by the City Council. In addition a public hearing notice was provided to the Lake Elsinore Unified School District (LEUSD) and the Elsinore Valley Municipal Water District (EVMWD) in accordance with the city's subdivision ordinance.

Public Comments:

The City Council has received many email letters from residents of Wildomar and Murrieta, in support of, and opposition to, the Camelia Townhome project between the April 5 PC meeting and the August 9 CC meeting. These letters have been compiled into two single Pdf documents for Council consideration (refer to Attachment J & K).

Submitted By:
Matthew C. Bassi
Planning Director

Approved By:
Gary Nordquist
City Manager

ATTACHM

ENTS:

A. Council Resolution for IS/MND Document
   - Exhibit 1 - IS/MND Document (under separate cover)
   - Exhibit 2 - IS/MND Technical Appendices (under separate cover)
   - Exhibit 3 - Final MND/Response to Comments (under separate cover)
   - Exhibit 4 - Mitigation Monitoring & Reporting Program (under separate cover)

B. Council Ordinance for Change of Zone No. 16-0070
   - Exhibit 1 - Draft Council Ordinance

C. Council Resolution for Tentative Tract Map No. 37156

Exhibit 1 - TTM Conditions of Approval

D. Council Resolution for Plot Plan No. 16-0070

Exhibit 1 - Plot Plan Conditions of Approval

E. Camelia Tract Map No. 37156 Exhibit

F. Camelia Development/Site/Grading Plans

G. Camelia Architectural Plans (Colored)

H. Camelia Landscape Plans

I. City of Murrieta Planning/Engineering Staff Comments Memorandum

J. Wildomar / Murrieta Resident Letters-Combined – Part 1

K. Wildomar / Murrieta Resident Letters-Combined – Part 2

L. South Property Line View Simulations

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Subdivision Ordinance (Title 16 of the WMC)
- City of Wildomar Zoning Ordinance (Title 17 of the WMC)

CITY OF WILDOMAR
PC - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.2
Meeting Date: August 2, 2023

SUBJECT: Tentative Tract Map No. 37156 / Plot Plan No. 16-0070 (Camelia EOT #2)

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:
1. Find and determine that the Extension of Time #2 for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME TO FEBRUARY 9, 2026 FOR TENTATIVE TRACT MAP NO. 37156 AND PLOT PLAN NO. 16-0070 (CAMELIA TOWNHOUSE PROJECT) LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

PROJECT DESCRIPTION:
Background:
The Planning Commission reviewed Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 on June 21, 2017 and recommended City Council approval of the proposed project. The City Council subsequently reviewed and approved the Camelia Townhouse project at its August 9, 2017 meeting. The Council's approval consisted of the following actions:

1) Mitigated Negative Declaration (IS/MND) - The City Council adopted Resolution No. 2017-40 adopting a Mitigated Negative Declaration (SCH #2017011041) and Mitigation Monitoring and Reporting Program in accordance with Section 15070 of the California

Environmental Quality Act (CEQA) Guidelines. As an information item, the Planning Department filed the Notice of Determination (NOD) on August 10, 2017.

2) Change of Zone (CZ) - The City Council adopted Ordinance No. 137 approving a change of zone from R-R (Rural Residential) to R-3 (General Residential) for the entire project site.

3) Tentative Tract Map No. 37156 - The City Council adopted Resolution No. 2017-41 approving Tentative Tract Map No. 37156 (subject to conditions) to subdivide the 25.9+ acre site into one 20 lots (including 4 open space lots) for condominium purposes to accommodate the approved townhouse project.

4) Plot Plan (PP) - The City Council adopted Resolution No. 2017-42 approving Plot Plan No. 16-0070 (subject to conditions as amended by Council) to develop the Camelia Townhomes project consisting of 163 single family attached townhouse dwelling units with related on-site/off-site improvements and recreational and landscape amenities.

In accordance with Planning Department Condition No. 6, the Applicant was required to record the final tract map and begin construction on the approved development project before August 9, 2020 (3 years from Council approval) or the tentative tract map and plot plan would expire. Shortly after the project was approved by Council, the city and applicant received a lawsuit from Martha Bridges and John Burkett which took six (6) months to litigate before the lawsuit was settled.

The Applicant at that time indicated he would not be in a position to start construction by the August 9, 2020 deadline due to market factors and the litigation; thus, the Applicant requested a 3-year extension of time as allowed by the Wildomar Municipal Code. The Planning Commission reviewed this request on August 19, 2020 and subsequently approved a 3-year extension of time (EOT #1 of 3) for the approved tentative tract map and plot plan in accordance with Section 16.12.240.A and Section 17.216.070.B of the WMC. The new expiration date of February 9, 2026 included a 6-month "litigation stay" period as allowed under Section 16.12.240.F and Section 17.216.090 of the WMC.

As noted in Attachment H, the Applicant is now requesting a 2nd extension of time to February 9, 2026 due to the following reasons:

1. Coordination of improvement plans and architectural drawings has been a lengthy process and taking longer than expected to finalize;
2. The volume and extent of engineering infrastructure design and coordination with adjacent property owners and governing bodies has been quite involved and time consuming; and
3. The current lending market is difficult to navigate and negotiate with lenders for financing to build the project and is playing a major role in the time extension request.

The Applicant is not proposing any changes to the approved tract map or plot plan with this 2nd extension of time request. Based on this, the Planning and Engineering Departments have determined that the Camelia Townhome project remains in full compliance with the approved project and all development standards of the R-3 zone. Copies of the original Council report, EOT #1 Commission report and approved development plans and other exhibits, etc., are provided for Commission consideration in Attachments B – G.

PROJECT ANALYSIS:

CEQA Discussion:

In accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) was adopted by the City Council upon recommendation from the Planning Commission on August 9, 2017 as part of its approval of Tentative Tract Map No. 37156 and Plot Plan No. 16-0070. A Notice of Determination (NOD) was filed with the Riverside County Clerk on August 16, 2017 within the prescribed time frame in accordance with CEQA.

CEQA Guideline 15162 provides that once a Mitigated Negative Declaration is adopted for a project, when a subsequent discretionary approval is required for the project, the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions stated in Guideline 15162(a) are present (discussed in more detail below), then the lead agency must prepare a subsequent MND for the project. If none of the conditions stated in Guideline 15162(a) are present, then the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (Guideline 15162(b)).

Guideline 15162(a) requires a subsequent EIR or MND to be prepared if one or more of the following conditions exist:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as

complete or the MND was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or MND;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or MND;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Determination Findings:

The Planning Department has evaluated the above criteria and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no conditions exist that might otherwise require a subsequent EIR, subsequent MND, subsequent Negative Declaration, or an Addendum pursuant to Title 14 California Code of Regulations. Therefore, it can be concluded that no additional CEQA documentation is required for approval of Extension of Time #2 for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070. Thus, the Planning Department is recommending the Planning Commission make the following findings:

1) Substantial changes are not proposed in the project:

The Applicant is not proposing any technical or physical changes to Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 as part of the proposed 2nd extension of time. Therefore, no major revisions of the previously adopted MND/MMRP are necessary because there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, resulting from changes to the project.

2) No Substantial Changes to the Project's Circumstances:

No substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously adopted MND/MMRP due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. The proposed 2-year extension of time request being considered for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved tentative

parcel map or plot plan. Further, the city has not been presented with any evidence that the physical setting of the project has substantially changed since the original MND/MMRP was adopted.

3) No New Information of Substantial Importance:

This final element under CEQA Guideline 15162(a) requires a showing that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the original project approval. The City has not been made aware of any new information that was not known and could not have been known at the time the City Council originally certified the Mitigated Negative Declaration (MND) that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts.

EOT Findings of Fact for Tentative Tract Map No. 37156:

The approval or denial of the extension of time for Tentative Tract Map No. 37156 is in the purview of the Planning Commission subject to specific findings. The Applicant has indicated the need for additional time to record the final tract map. In reviewing the 2nd extension of time request, the Planning and Engineering departments have determined that the approved tentative tract map has not been modified from Council's original approval, nor has the Applicant requested any changes to the layout of the tract map with this request. Thus, it is staff's opinion that the 2-year extension of time is a reasonable request.

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated August 2, 2023 and all evidence and testimony heard at the public meeting for Extension of Time #2 for Tentative Tract Map No. 37156, the Planning Department recommends the Planning Commission make the following findings:

Finding 1: The proposed extension of time for Tentative Tract Map No. 37156 is consistent with the City of Wildomar General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed EOT for Tentative Tract Map No. 37156 remains consistent with the City's General Plan in that the approved land use designation of Medium High Density Residential (MHDR), is intended to provide for multi-family residential projects. In regard to the proposed Camelia Townhomes project, it remains consistent with the General Plan. The project site will create home ownership and rental opportunities to Wildomar residents. Given these facts, the approved tract map remains consistent with the General Plan. There is no specific plan governing this project or the general area. The project continues to promote the following land use policies:

LU 2.1 The approved project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan

Land Use map proposed for the subject site.
LU 4.1 The approved project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
LU 6.1 The approved project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
LU 22.1 The approved project will accommodate the development of single family attached condominium units on land that is appropriately designated by the General Plan land use map of Medium High Density Residential (MHDR).
LU 22.4 The approved project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.
LU 22.10 The approved project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
LU23.6 The approved project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic, parking and operational hazards.
LU23.7 The approved project will be served by water and sewer along provided by EVMWD to meet the project demands.
H-1.1 The approved single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the 2021-2029 Housing Element.

Considering these facts, the proposed request for a 2-year extension of time to February 9, 2026 for Tentative Tract Map No. 37156 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time for Tentative Tract Map No. 37156 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed EOT for Tentative Tract Map No. 37156 remains consistent with the current/approved zoning designation of R-3 for the project area remains in in conformance with the approved Medium High Density Residential (MHDR) general plan land use designation. Considering these facts, the proposed request for a 2-year extension of time to February 9, 2026 for Tentative Tract Map No. 37156 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time for Tentative Tract Map No. 37156 does not adversely affect the general health, safety and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety and welfare of the public as the originally approved Tract Map remains in compliance

with all the required design and development standards of zoning designation of R-3 for the project area. Further, all adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the MHDR land use designation or the current zoning designations since the project was approved, the original development standards of these zones remain the same. Further, the design of the Subdivision and Plot Plan remains in conformance with the City's General Plan, Subdivision Ordinance and Zoning Ordinance. The design and construction of all improvements related to the proposed project remain as originally conditioned which are intended to protect the general health, safety and welfare of the public. Considering these facts, the proposed request for a 2-year extension of time to February 9, 2024 for Tentative Tract Map No. 37156 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Tract Map No. 37156.

Evidence: The Applicant submitted the EOT application and paid the required fees on July 6, 2023 which is 6 months in advance of the February 9, 2024 expiration date. Given this, the proposed request for a 2-year extension of time to February 9, 2026 meets this finding.

Plot Plan No. 16-0070 / Extension of Time Discussion:

The approval or denial of the extension of time for Plot Plan No. 16-0070 is in the purview of the Planning Commission subject to specific findings. The Applicant has indicated the need for additional time to develop the approved project. In reviewing the extension of time request, the Planning and Engineering departments have determined that the approved plot plan has not been modified from Council's original approval, nor has the Applicant requested any site plan changes with this specific extension of time request. Staff did approve a minor modification to the approved architecture via a Substantial Conformance application on June 6, 2022 which was consistent with the city's multi-family design standards and guidelines.

Section 17.216.070.B of the Wildomar Municipal Code allows plot plans up to six (6) years of time extensions provided the Applicant files an application and filing fee with the Planning Department prior to the expiration date. The Applicant filed the EOT application and paid the required fee on July 6, 2023 well in advance of the February 9, 2024 deadline. This request represents the 2nd time extension for Plot Plan No. 16-0070.

EOT Finding of Facts for Plot Plan No. 16-0070:

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated August 2, 2023 and all evidence and testimony heard at the public meeting for the extension of time #2 for Plot Plan No. 16-0070, the Planning Department recommends the Planning Commission make the following findings approving a 2-year extension of time for Plot Plan No. 16-0070:

Finding 1: The approved plot plan permit remains consistent with the adopted General Plan.

Evidence: The proposed EOT #2 for Plot Plan No. 16-0070 remains consistent with the City's General Plan in that the approved plot plan to develop the Camelia Townhome project consisting of a 163 attached dwelling units with related on-site/off-site improvements and amenities is consistent with the intent of the General Plan land use designation of Medium High Density Residential (MHDR) as this land use designation is intended to accommodate multi-family residential uses, including townhomes, etc. The approved project density of 6.3 units/acre remains in compliance with the allowable density range of 5 – 8 units/acre outlined in the MHDR land use designation. Further, the multi-family development is an allowed use in the R-3 zone district subject to the approval of a plot plan and in compliance with all development standards of the R-3 zone. The approved site plan was evaluated in accordance with these development standards and it has been determined that each standard continues to be met and/or exceeded. In addition, the approved use also remains consistent with the following General Plan policies:

LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.

LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 22.1 The approved project will accommodate the development of single family attached condominium units on land that is appropriately designated by the General Plan land use map of Medium High Density Residential (MHDR).

LU 22.4 The approved project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.

LU 22.10 The approved project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU23.6 The approved project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic, parking and operational hazards.

LU23.7 The approved project will be served by water and sewer along provided by EVMWD to meet the project demands.

H-1.1 The approved single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the 2013 Housing Element.

Given these facts, the proposed request for a 2-year extension of time to February 9, 2026 for Plot Plan No. 16-0070 meets this finding.

Finding 2: The approved plot plan permit remains in conformance with the requirements of Title 17 (Zoning).

Evidence: The approved plot plan approved by the City Council remains consistent with R-3 zone district and is an allowed use. The plot plan was evaluated to determine compliance with the R-3 development standards required in Chapter 17.44.020 of the Wildomar Municipal Code. In review of the approved plot plan, it has been determined that it remains consistent with the R-3 development standards in terms of setbacks, building height, lot area and lot coverage. Further, the plot plan remains consistent with the parking and landscape standards required in Chapter 17.188 and 17.276 of the Wildomar Municipal Code, respectively. Based on these facts, the project remains consistent with the Zoning Ordinance. The Applicant is not proposing any changes or modifications to the approved plot plan with this specific EOT #2 request. Given these facts, the proposed request for a 2-year extension of time to February 9, 2026 for Plot Plan No. 16-0070 meets this finding.

Finding 3: The setting and local circumstances of the approved plot plan have not changed in such a way to make the previously approved plot plan incompatible or inappropriate with the surrounding area.

Evidence: The approved Plot Plan No. 16-0070 for the development of a 163 single family attached dwelling units project with related on-site/off-site improvements and amenities remains compatible and appropriate with the surrounding area. Based on the original plot plan findings, the approved project was designed to conform to a logical pattern of development as envisioned by the General Plan, and the project remains consistent with those findings. The adjacent properties have similar compatible land use designations that that have not changed. In addition, the construction of the project was conditioned to comply with all applicable City ordinances, codes, and standards including, including but not limited to, storm water runoff management and other drainage controls regulations which remain in full force and effect. Further, the MND/MMRP adopted for Plot Plan No. 16-0070 analyzed all potential impacts related to the approved project and outlined mitigation measures which remain applicable to the project and remain as adopted conditions of approval. These mitigation measures will continue to ensure compliance with the current setting and circumstances that remain the same as when the project was originally approved. Since there are no changes proposed to the approved plot plan with this specific EOT #2 request, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 2-year extension of time to February 9, 2026 for Plot Plan No. 16-0070 meets this finding.

Finding 4: The request and fee for the extension was filed prior to the expiration date of the approved plot plan permit.

Evidence: The Applicant submitted the EOT application and paid the required fees on July 6, 2023 well in advance of the February 9, 2024 expiration date. Given these facts, the proposed

request for a 2-year extension of time to February 9, 2026 for Plot Plan No. 16-0070 meets this finding.

ATTACHMENTS:

Attach A - PC Resolution No 2023-21-COAs [8-2-23].pdf
Attach B - Camelia City Council Rept-Final 8-9-17.pdf
Attach C - Camelia EOT1-PC Staff Rept [8-19-20].pdf
Attach D - Camelia Adopted IS-MND Package [8-9-17].pdf
Attach E - Camelia Approved Development Plans [8-9-17].pdf
Attach F - Original Pub Comment Letters [8-9-17].pdf
Attach G - Sub Conf-Approved Dev Plans [6-6-22].pdf
Attach H - EOT#2 App Justification Letter [7-6-23].pdf



INITIAL STUDY FOR THE

CAMELIA TOWNHOUSE PROJECT

(Planning Application 16-0070)

Lead Agency:

CITY OF WILDOMAR
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Wildomar, CA 92595

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January 2017

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Appendix 2 – Architectural Plans

Appendix 3 – Air Quality Report

Appendix 4 – Biological Resources

a. Special Status Species Plant Report

b. Determination of Biologically Equivalent or Superior Preservation (DBESP)

c. Biological Constraints Analysis Findings

Appendix 5 – Cultural Resources

a. Phase I Cultural Assessment

b. AB 52 Letters and Responses

Appendix 6 – Geological Technical Report

Appendix 7 –Greenhouse Gas Report

Appendix 8 – Hydrology and Water Quality

a. Hydrology Report

b. Water Quality Management Plan

Appendix 9 – Noise Study

Appendix 10 – Traffic Impact Assessment

Note to Reader: To save natural resources, the appendices are contained on a CD-ROM included with the printed copy of this Initial Study. The appendices are also available on the Environmental Documents Center of the City of Wildomar Planning Department website http://www.cityofwildomar.org/environmental-documents.asp. Printed copies of the appendices are also available as part of the project file and can be reviewed at the following location:

City of Wildomar City Hall
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Hours: Monday–Thursday, 8 a.m.–5 p.m. (closed Fridays)

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I. INTRODUCTION AND PROJECT DESCRIPTION

Purpose and Project Overview

This Initial Study evaluates the following:

1) Change of Zone (CZ): The project requires approval of a Change of Zone from the existing zoning designation of R-R (Rural Residential) to R-3 (General Residential) on the entire 25.91-acre site.

2) Tentative Tract Map (TTM No. 37156): The project requires a subdivision for condominium purposes of 25.91 acres into 20 lots (including 4 open space lots) to accommodate the proposed condominium project.

3) Plot Plan (PP): The project requires approval of a plot plan/final site plan of development to develop the site with a 163-unit townhouse/for-sale single-family attached development with related on- and off-site improvements.

The purpose of this Initial Study is to evaluate the potential environmental effects associated with construction and operation of the multi-family development and to provide mitigation where necessary to avoid, minimize, or lessen those effects.

Project Location

The project site is located at the southeast corner of Palomar Street and Jefferson Avenue (after realignment). The regional and local vicinity of the project site are shown in **Figures 1** and **2**, respectively. The Assessor's Parcel Number (APN) for the project site is 380-220-003. The southern property line of the project is also the boundary line between the City of Wildomar and the City of Murrieta.

Project Description

As shown in the proposed plot plan, a total of 163 single family attached dwelling units will be developed on the 25.91-acre site at a density of 6.3 dwelling units/acre (see **Figure 3 and 4** and **Appendix 1**). Of the 423 parking spaces provided, 326 parking spots will be garage parking assigned to each townhouse unit, while 97 parking spaces will be uncovered parking throughout the site for residents and visitors. The proposed elevations for each of the buildings are shown in **Appendix 2 (Figure 5)**. The proposed project will include the following amenities: private bocce ball court, basketball court, tot lot, dog park, pool, and picnic tables.

Site Development

The project site is approximately 25.91 acres. It is anticipated that the entire site would be graded to accommodate the proposed development. The plot plan indicates that grading activities will result in a total of 250,000 Cubic Yards (cy) cut and fill. The project site would not require import or export and the site would be balanced.

Roadway Access and Parking

Site access will occur at two locations via Washington Avenue and Palomar Street from proposed Street "A". The development would include 423 parking stalls, 326 of the parking stalls are designated as private garage spaces for each townhouse unit.

Off-Site Street Improvements

The proposed project would construct the continuation of Palomar Street (a General Plan Circulation Road) through the property and connecting to Jefferson Avenue (currently located immediately adjacent to the northeastern portion of the project site), which would extend south along the northwest portion of the project site and ultimately meet Palomar Street on the south. Street "A" within the proposed development would extend into Street "H", which would intersect Washington Avenue.

Water

The proposed project would receive potable water from the Elsinore Valley Municipal Water District (EVMWD). Existing water lines run along both Palomar Street and Washington Avenue (12-inch PVC). Connection to the EVMWD water supply would occur at Palomar Street to the west of the project site and at the proposed Jefferson Avenue extension to the north of the project site.

Sewer

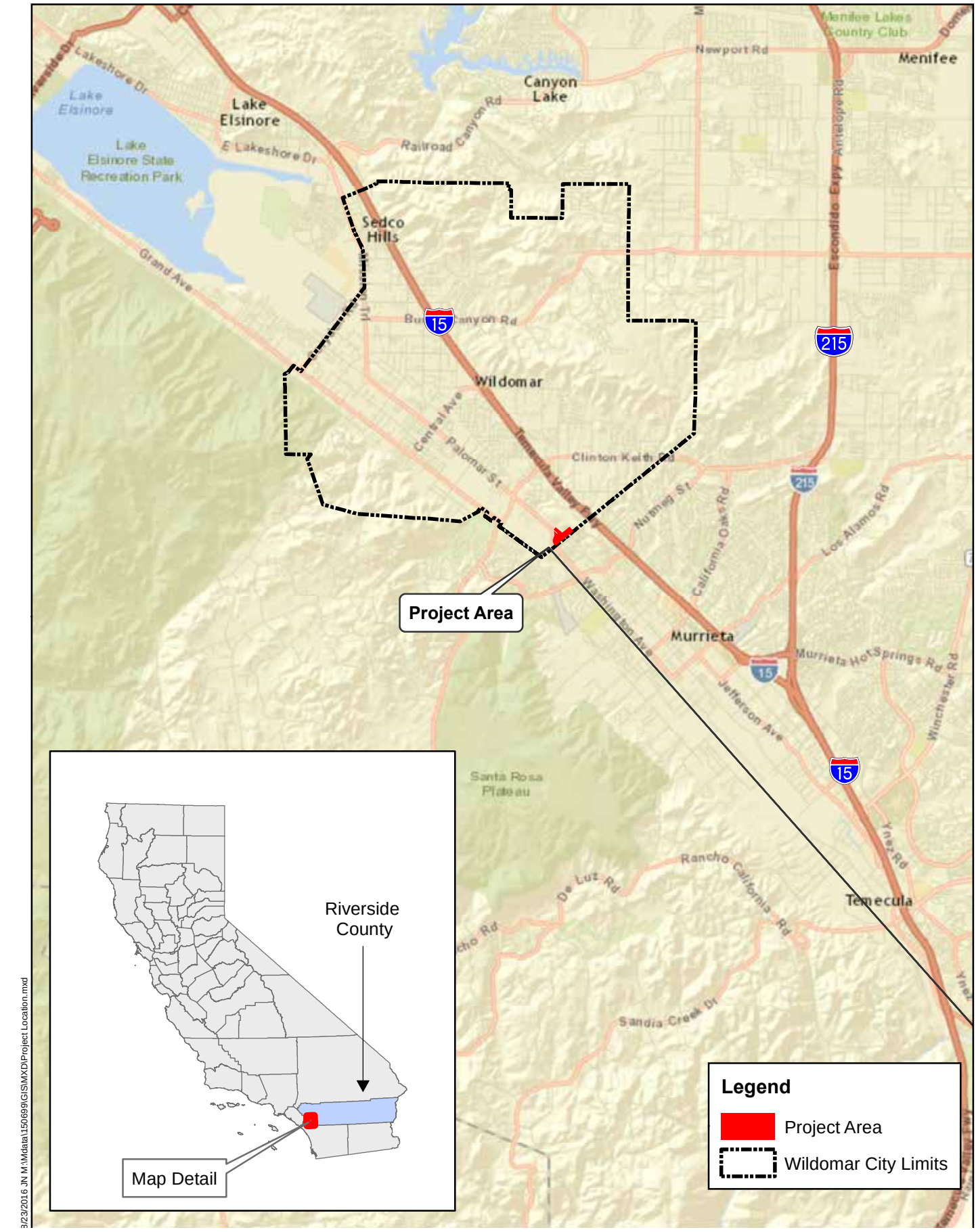
The proposed project would receive wastewater service from the EVMWD. Connection to the EVMWD wastewater system would occur via a 15-inch PVC pipe at Palomar Street.

Storm Water Improvements

Construction of the proposed project will result in an increase in impervious surfaces by approximately 21.41 acres. Table I-1 breaks down the increase of impervious surfaces.

Table I-1.
Surfaces

Acres	Surface
4.0 acres	Buildings
3.28 acres	Private streets, alleys, and parking
8.42 acres	Landscape, walkways, and amenities
5.71 acres	Public right-of-way
4.25 acres	Remainder parcels (north of Jefferson Avenue extension, that are not proposed for development)



Source: City of Wildomar GIS, County of Riverside GIS

0 1 2 4 Miles

09/2016 JN 150699 16-0070

FIGURE 1

Regional Vicinity

Camelia Townhomes

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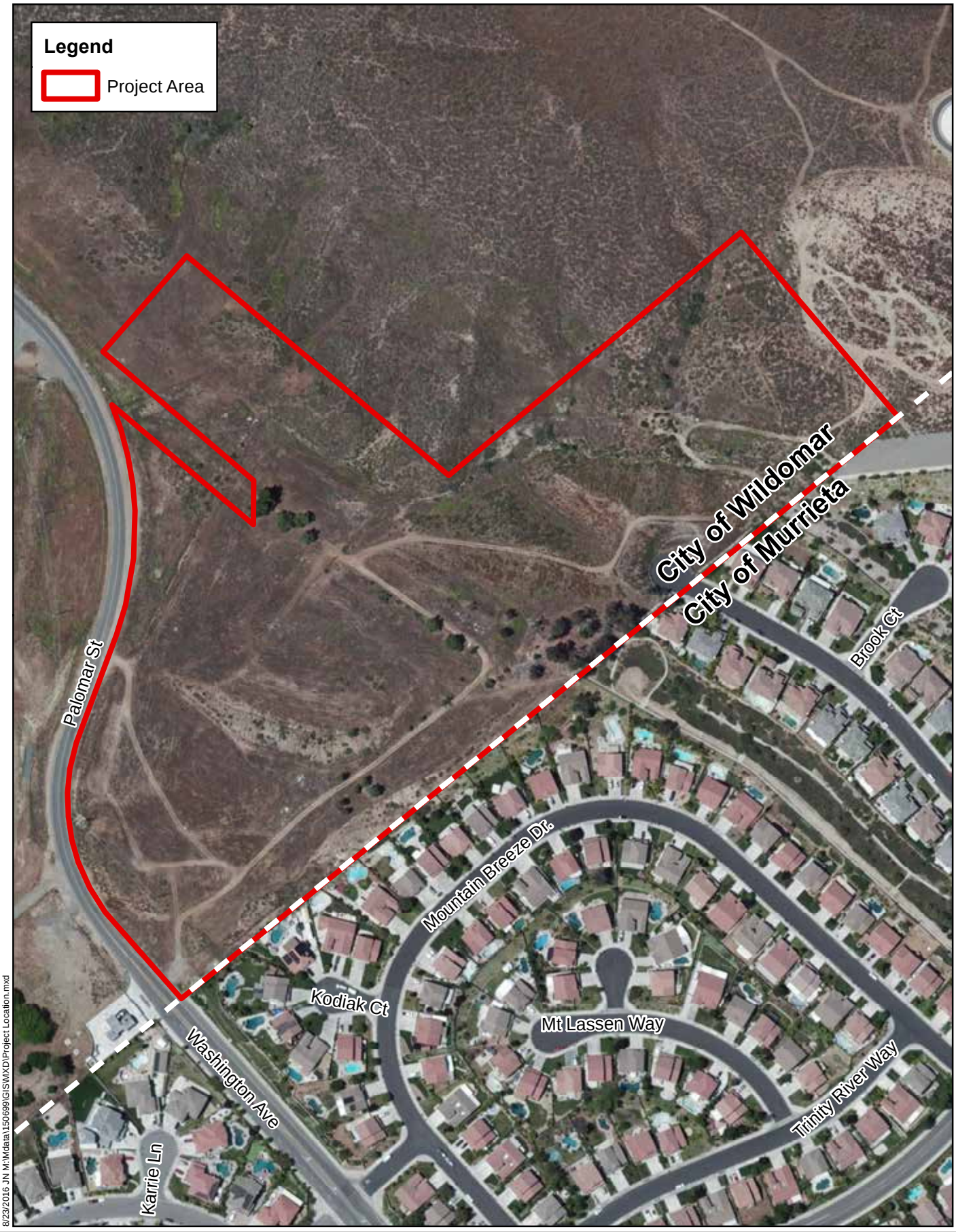

Source: City of Wildomar GIS, County of Riverside GIS

0 100 200 400 Feet

09/2016 JN 150699 16-0070

FIGURE 2

Project Location

Camelia Townhomes

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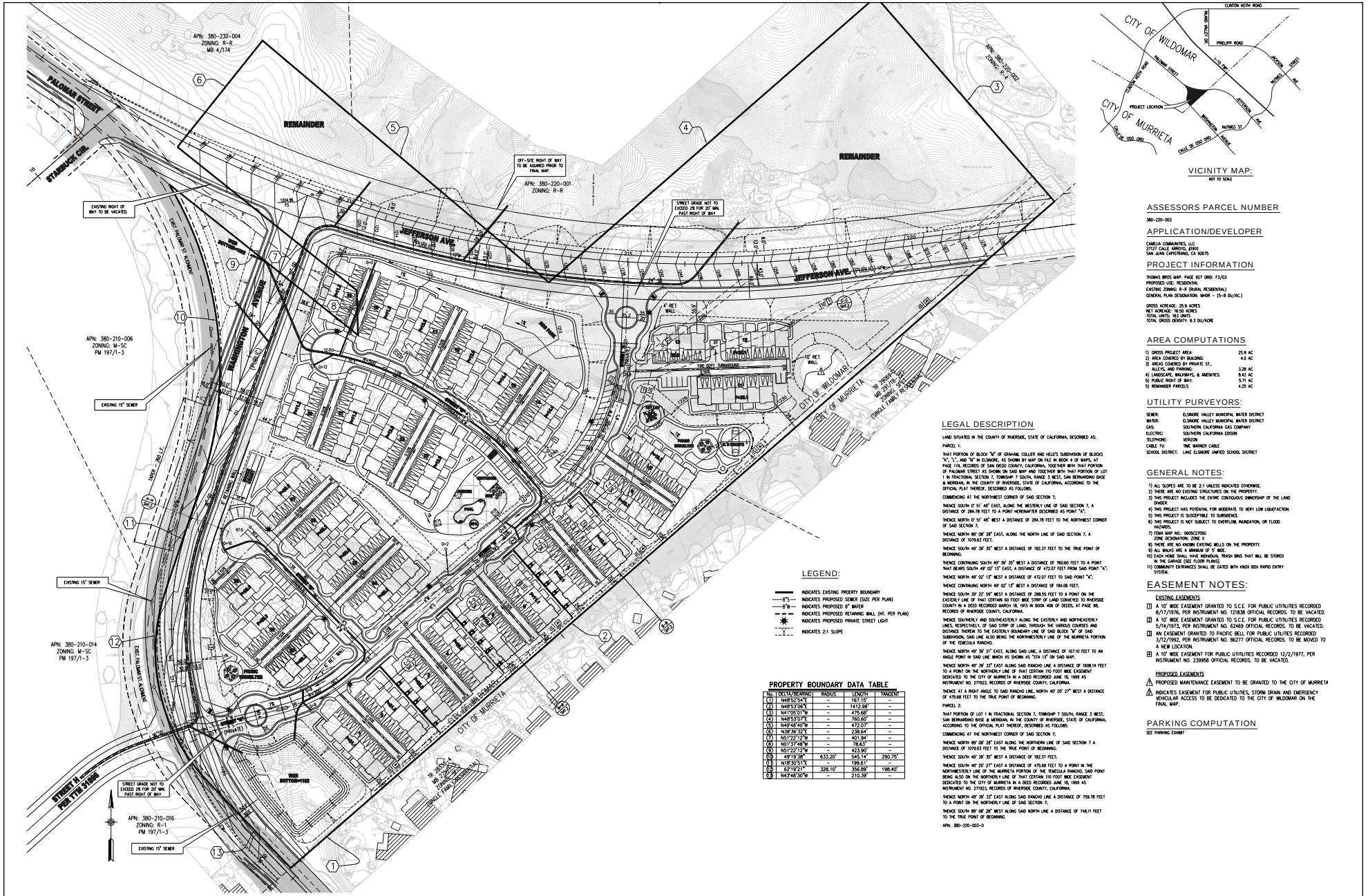
PALOMAR STREET
STARBUCK CIR.
REMAINDER
APN: 380-230-004
ZONING: R-R
MB 4/174
APN: 380-220-001
ZONING: R-R
OFF-SITE RIGHT OF WAY TO BE ACQUIRED PRIOR TO FINAL MAP.
EXISTING RIGHT OF WAY TO BE VACATED.
STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY.
JEFFERSON AVE. (PUBLIC)
WASHINGTON AVENUE (PUBLIC)
EXISTING 15" SEWER
APN: 380-210-006
ZONING: M-SC
PM 197/1-3
APN: 380-210-014
ZONING: M-SC
PM 197/1-3
APN: 380-210-016
ZONING: R-1
PM 197/1-3
EXIST. PALOMAR ST. ALIGNMENT
CITY OF MURRIETA
CITY OF WILDOMAR
TR 20069-2
MB 201/76-92
GENCE FAMILY REVOCABLE TRUST
FIRE DEPT. TURNAROUND
10' RET. WALL
4' RET. WALL
WQMP
STREET 'H'
STREET 'M'
STREET 'N'
STREET 'O'
STREET 'P'
STREET 'Q'
STREET 'R'
STREET 'S'
STREET 'T'
STREET 'U'
STREET 'V'
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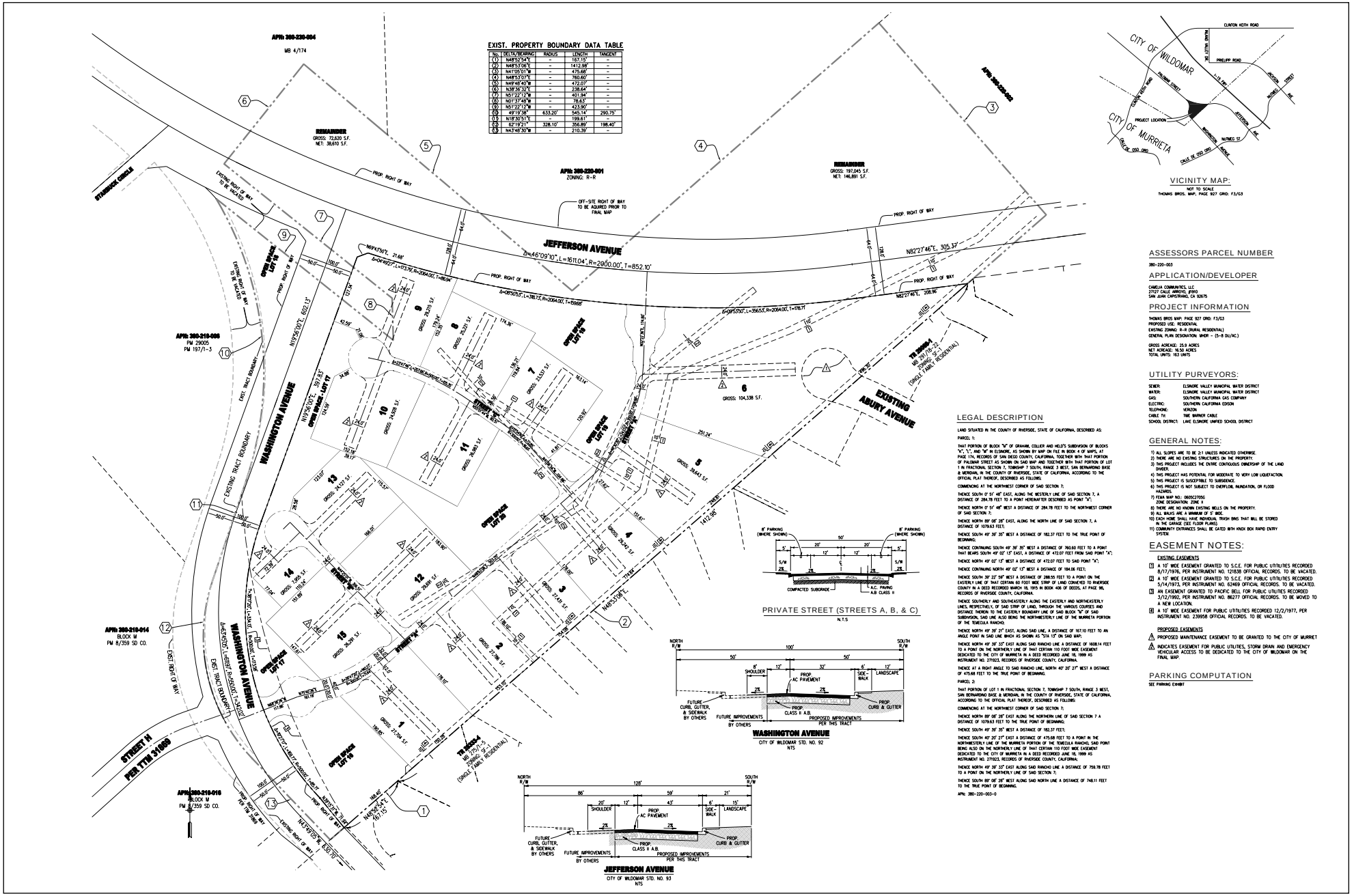

Source: VSL Engineering, 2016.

FIGURE 4

Tentative Tract Map (TTM No. 37156)

Camelia Townhomes

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FRONT ELEVATION



FRONT ELEVATION

Source: Kevin L. Cook Architect Inc., 2016.

FIGURE 5

Architectural Elevations

Camelia Townhomes

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II. EXISTING CONDITIONS

Regulatory Setting

The City of Wildomar General Plan land use designation for the project site is MHDR (Medium High Density Residential), which allows the development of single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre and lot sizes ranging from 4,000 to 6,500 square feet.

The General Plan land use designations of the properties surrounding and immediately adjacent to the project site are MDR (Medium Density Residential) to the west, CR (Commercial Retail) to the north, HHDR (Highest Density Residential) to the northeast, and the City of Murrieta SFR land use (Single Family Residential) to the southeast (**Figure 6)**.

The project site is currently zoned R-R (Rural Residential) (**Figure 7**). The project requires approval of a Change of Zone to change the zoning map from the existing zoning of R-R (Rural Residential) to R-3 (General Residential) on the entire 25.91-acre site (See **Figure 8**). The R-R zone allows the development of one-family dwellings on a minimum of one-half acre per Wildomar Municipal Code Section 17.60.020, which includes a complete list of uses permitted in the zoning district. The R-3 zone allows the development of multi-family dwellings per Wildomar Municipal Code Section 17.44.010, which includes a complete list of uses permitted in the zoning district. Zoning for the adjacent properties includes R-R to the north, the City of Murrieta SF-1 zone (Single-Family 1, Residential) to the south, and R-1 (One-Family Dwelling Zone) and M-SC (Manufacturing-Service Commercial) to the west.

Physical Setting

The project site is currently undeveloped but highly disturbed (**See Site Photos**). The site is dominated primarily by ruderal vegetation consisting of non-native species, such as shortpod mustard (*Hirschfeldia incana*), Russian thistle (*Salsola tragus*), London rocket (*Sisymbrium irio*), and foxtail chess (*Bromus madritensis* ssp. *rubens*). Although the site primarily comprises ruderal vegetation, there are patches of native vegetation communities, including California sagebrush, California buckwheat scrub, mule fat thickets, and arroyo willow thickets. The entire project study area is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) but are not located within a Criteria Cell that may require specific conservation areas.

The topography of the project site is generally flat with gently rolling hills throughout and steep hillsides along the northeastern portion. Elevations range from approximately 1,180 feet above mean sea level (amsl) along the southwestern boundary of the project site to approximately 1,315 feet amsl along the northeastern boundary.

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Photo of Site Looking East



Photo of Site Looking North



Photo of Site Looking Southeast



Photo of Site Looking West

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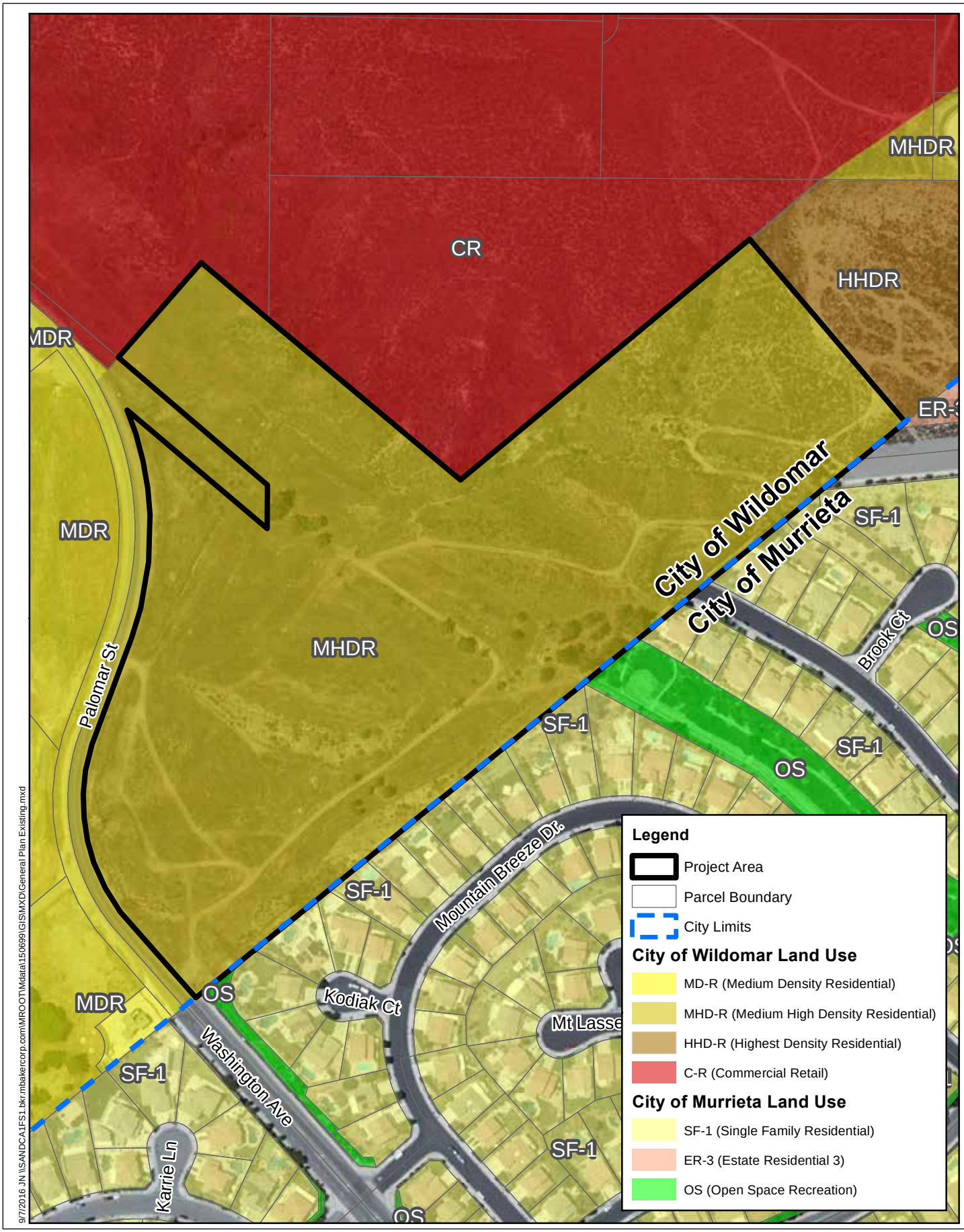

Source: City of Wildomar GIS, County of Riverside GIS

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FIGURE 6

Existing General Plan Land Use

Camelia Townhomes

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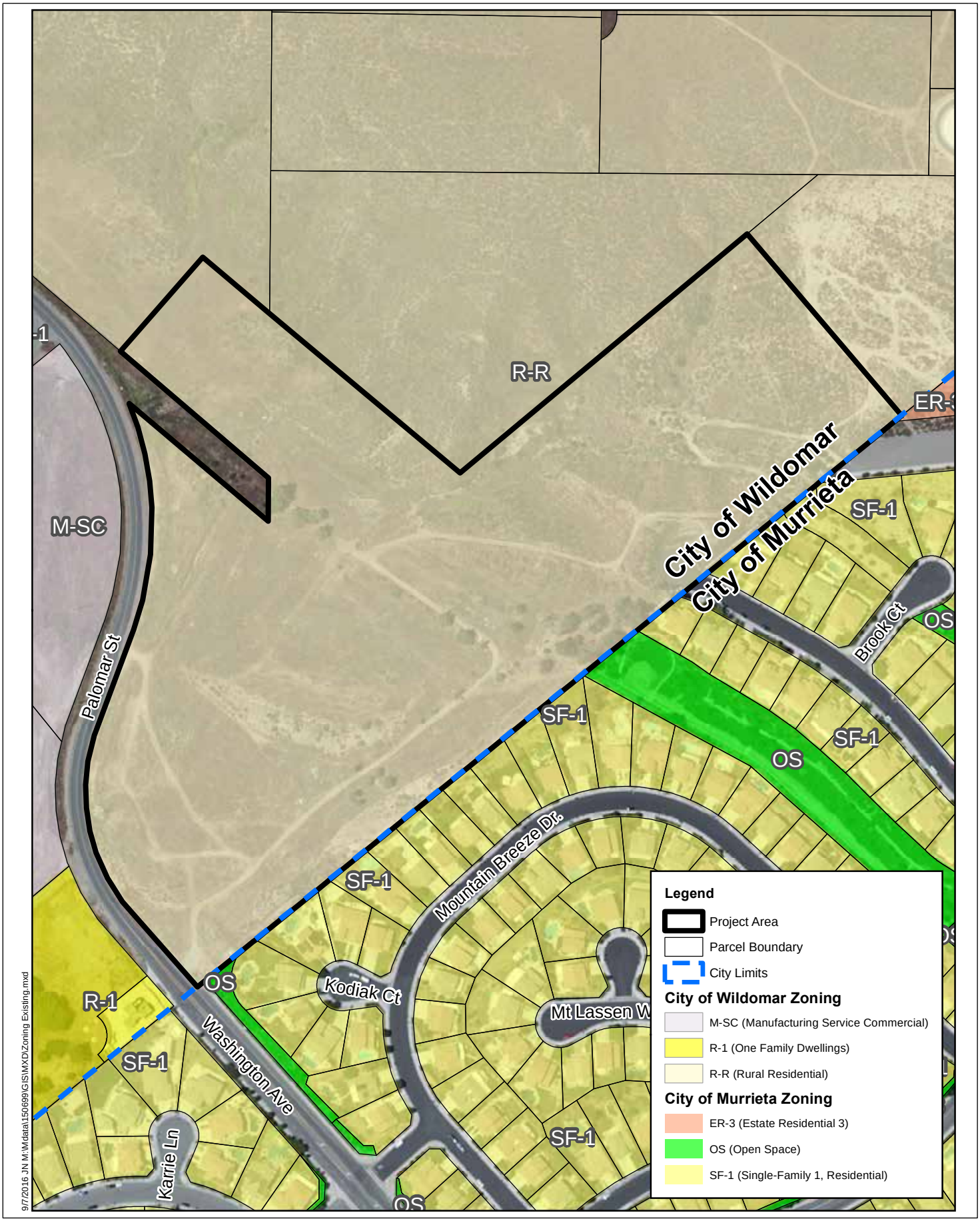

Source: City of Wildomar GIS, County of Riverside GIS

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FIGURE 7

Existing Zone District

Camelia Townhomes

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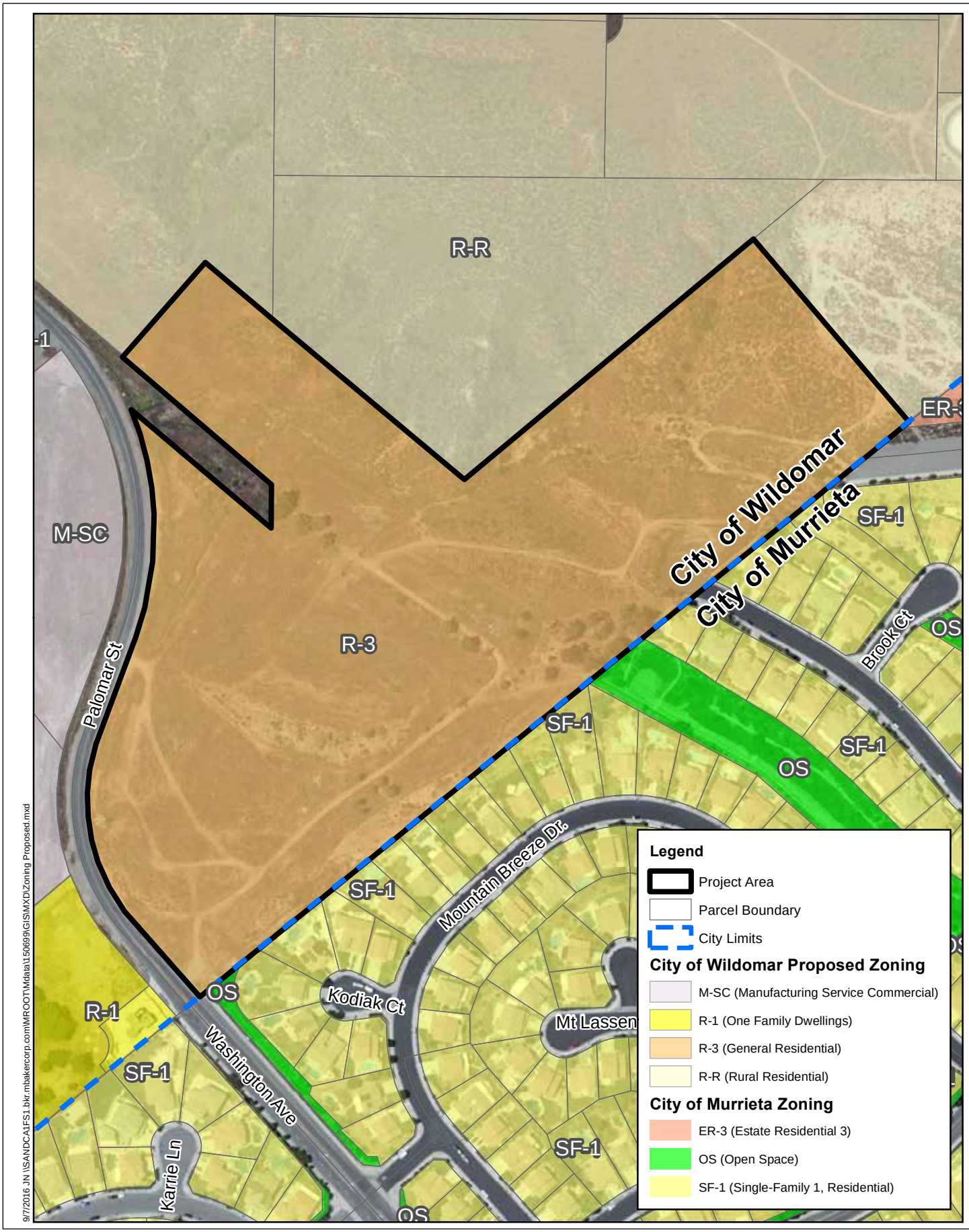

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Source: City of Wildomar GIS, County of Riverside GIS

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FIGURE 8

Proposed Zone District

Camelia Townhomes

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III. ENVIRONMENTAL CHECKLIST FORM

A. Background

1. Project Title: Camelia Townhouses (16-0071)

2. Lead Agency Name and Address:

City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595

3. Contact Person and Phone Number:

Matthew Bassi, Planning Director; (951) 677-7751, ext. 213

4. Project Location:

The project site is located southwest of Jefferson Avenue and northeast of Palomar Street in Wildomar, California (see **Figure 1** and **Figure 2**). The assessor's parcel number (APN) is 380-220-003.

5. Project Sponsor's Name and Address:

Richard Valdez, 31805 Temecula Parkway, Suite 129, Temecula, CA 92592

6. General Plan Designation: MHDR (Medium High Density Residential)

7. Zoning: existing: R-R (Rural Residential; proposed: R-3 (General Residential)

8. Description of Project:

Request for approval of a Change of Zone to change the zoning map from the existing zoning of R-R (Rural Residential) to R-3 (General Residential) on the entire 25.91-acre site, approval of Tentative Tract Map No. 37156 requiring the subdivision for condominium purposes of 25.91 acres into 20 lots to accommodate the proposed project, and approval of a final site plan of development to develop the site with a 163-unit townhouse/for-sale multi-family development with related on- and off-site improvements.

9. Surrounding Land Uses and Setting:

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
North	Vacant	CR (Commercial Retail)	R-R (Rural Residential)
South	Residential	Single Family Residential (SFR) and Parks and Open Space (P/OS)	Single Family Residential (SF-1) and Open Space
East	Residential	Single Family Residential (SFR) and Parks and Open Space (P/OS)	Single-Family Residential (SF-1) and Open Space
West	Murrieta Springs Adventist Christian Academy	MDR (Medium Density Residential)	M-SC (Manufacturing-Service Commercial) and R-1 (One-Family Dwelling Zone)

10. Other Public Agencies Whose Approval Is Required:

- California Department of Fish and Wildlife
- San Diego Regional Water Quality Control Board

B. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project involving at least one impact that is Less Than Significant Impact With Mitigation Incorporated as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population and Housing
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology and Water Quality	☐ Recreation
☒ **Biological Resources**	☐ Land Use and Planning	☐ Transportation/Traffic
☒ **Cultural Resources**	☐ Mineral Resources	☐ Utilities and Service Systems
☒ **Geology and Soils**	☒ **Noise**	☐ Mandatory Findings of Significance

C. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION will be prepared**.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Representative

Matthew C. Bassi, Planning Director — January 19, 2017 (Date)

Applicant

Pursuant to Section 15070(b)(1) of the California Environmental Quality Act , as the project applicant, I agree to revisions of the project plans or proposals as described in this Initial Study/Mitigated Negative Declaration to avoid or reduce environmental impacts of my project to a less than significant level.

Bill Lo, Applicant — January 19, 2017 (Date)

IV. ENVIRONMENTAL ANALYSIS

1. Aesthetics

Issues, would the proposal:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

DISCUSSION

a) **Less Than Significant Impact**. Scenic vistas in the project vicinity include 360 degree views of mountain ridgelines. As shown in **Appendix 2**, the proposed structures would have a maximum height of 27 feet 4 inches, which would alter existing views from the project site and immediate vicinity of the distant mountains by placing multiple structures on the project site. However, the proposed development would be consistent with the urbanizing character of the surrounding area and would complement the existing and planned residential and commercial development on adjacent properties. Residential homes in the City of Murrieta border the south and east sides of the project site. As shown in **Figure 9**, additional setbacks have been incorporated into the site. Furthermore, the proposed development would be subject to the Riverside County Design Standards and Guidelines (2004), which have been adopted by the City of Wildomar. Standards and Guidelines include articulation of building facades, varied roof plans, 360-degree architecture, streetscape design, multiple floor plans and elevations, etc. Compliance with these existing standards would ensure that the proposed project features quality design and architecture and that it is compatible with the character of the adjacent uses. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista and this impact would be less than significant.

b) **Less Than Significant Impact**. Construction of the proposed structures will alter the existing visual character of the area by potentially requiring the removal of some naturally occurring, albeit sparse, vegetation and by creating new buildings that will be seen from Washington Avenue, the proposed extension of Palomar Avenue, and some adjacent properties, which include residential and commercial uses, located to the east, south, and west of the project site. The proposed project will regrade the site, create building pads and alter all of the topography to allow for parking and roadways. All of the existing vegetation will be removed. However, the construction of the project will not require the removal of any tree, rock outcropping, or historic building that has been recognized as a scenic resource, and the proposed buildings will not block any scenic view or resource. The proposed residential buildings would be architecturally

consistent with existing residential buildings in the community. In addition, the proposed site plan, including the proposed buildings, has been reviewed by the City of Wildomar for conformance with the City's standards and found acceptable. Ultimately, the Planning Commission will make a final determination during the public hearing for the Plot Plan and Tentative Tract Map to complete the design review process, ensuring that any impact is less than significant.

c) **Less Than Significant Impact**. The proposed development is subject to the City of Wildomar Design Standards and Guidelines consistent with Riverside County Design Standards (2004). As discussed in Issue b) above, the proposed site plan, including the proposed buildings, has been reviewed by the City of Wildomar for conformance with the City's standards and found acceptable. As seen in **Figure 5, Architectural Elevations**, the proposed project's architectural elements and landscaping would complement existing surrounding residential and commercial development. Additionally, the proposed development would substantially improve the visual character of the site which is currently blighted from illegal dumping and graffiti. Therefore, implementation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, and this impact would be less than significant.

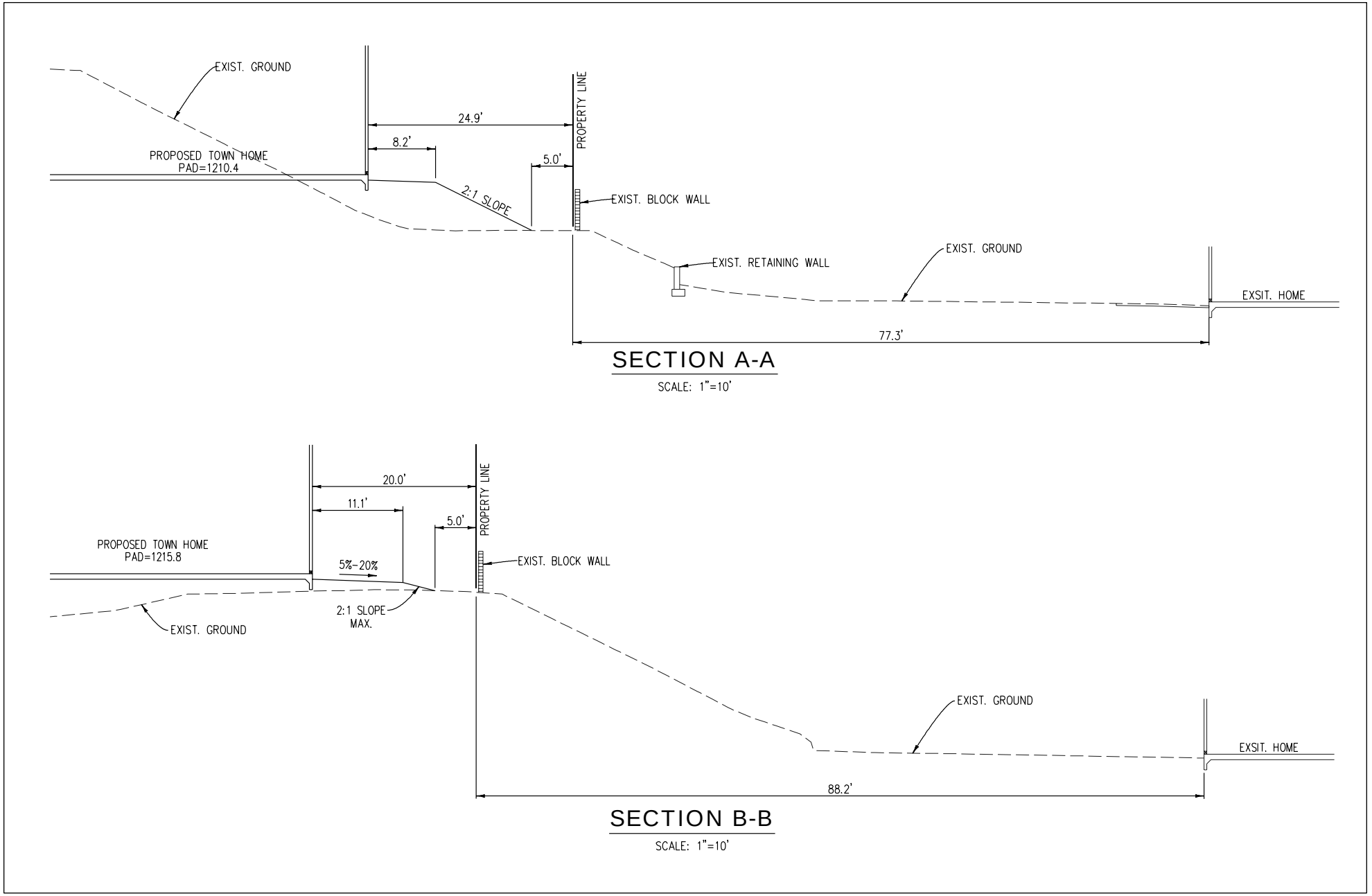
d) **Less Than Significant Impact**. Sources of new and increased nighttime lighting and illumination include, but are not limited to, lights associated with vehicular travel (e.g., car headlights), street lighting, parking lot lights, and security-related lighting. Light pollution is regulated by Chapter 8.64 of the Wildomar Municipal Code. The City's Light Pollution Ordinance establishes limits on the types of fixtures and size of bulbs for aspects of development. Compliance with the ordinance will result in a less than significant impact on nighttime light pollution. However, there will still be new light associated with the proposed project. Consistent with the City's lighting standards (Wildomar Municipal Code Section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. Additionally, all light fixtures located along the perimeter would be fitted with house-side shields to eliminate light pollution onto streets and neighboring properties. The light fixtures will be reviewed on the development plan and verified during building and site inspections of the site to ensure compliance with the ordinance. With compliance with the ordinance, the proposed project would not adversely affect day or nighttime views in the area and would not constitute a significant contribution to night sky pollution. Therefore, this impact would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project is required to comply with the provisions of Wildomar Municipal Code Chapter 8.64, Light Pollution.

MITIGATION MEASURES

None required.



Source: VSL Engineering, 2016.

FIGURE 9

Proposed Setbacks to Existing Homes

Camelia Townhomes

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2. Agricultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in the loss of forestland or conversion of forestland to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?				✓

DISCUSSION

a–e) **No Impact.** The project site is not located on or adjacent to land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and the site is not subject to a Williamson Act contract (Department of Conservation 2014). The project site is designated as Other Land, which includes low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Therefore, the project would not result in the conversion of Important Farmland to nonagricultural use, would not conflict with existing agricultural zoning or a Williamson Act contract, and would not otherwise adversely impact agriculture in the area. Additionally, the project site is located in an urbanized area of Wildomar and does not contain forestland. Therefore, project implementation would not result in the loss or conversion of forestland to non-forest use and would not otherwise adversely impact forestland in the area. There would be no impact.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The project site is located in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone (O_3), coarse particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$)). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. (An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.)

In order to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the SCAQMD adopted the 2012 Air Quality Management Plan (AQMP). The 2012 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2012 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) The project is subject to the SCAQMD's Air Quality Management Plan.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new

violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

The violations to which Consistency Criterion No. 1 refers are the California ambient air quality standards (CAAQS) and the national ambient air quality standards (NAAQS). As evaluated under Issue b) below, the project will not exceed the short-term construction standards or long-term operational standards and in so doing will not violate any air quality standards. Additionally, the analysis for long-term local air quality impacts shows that future carbon monoxide (CO) concentration levels along roadways and at intersections affected by project traffic will not exceed the 1-hour and 8-hour state CO pollutant concentration standards. Thus, a less than significant impact is expected, and the project would be consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies and demonstrates that the applicable ambient air quality standards can be achieved within the time frames required under federal law. Growth projections from local general plans adopted by cities in the air district are provided to SCAG, which develops regional growth forecasts that are used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the City of Wildomar General Plan is considered to be consistent with the Air Quality Management Plan. The proposed project is consistent with the land use designation and development density presented in the City of Wildomar General Plan and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the Air Quality Management Plan. Thus, the project is consistent with both criteria and impacts would be less than significant.

b) **Less Than Significant Impact.** As discussed previously, the project site is located in the SoCAB. State and federal air quality standards are often exceeded in many parts of the basin. A discussion of the project's potential short-term construction-period and long-term operational-period air quality impacts is provided below.

Construction Emissions

The SCAQMD has established methods to quantify air emissions associated with construction activities, such as those generated by operation of on-site construction equipment, fugitive dust emissions related to grading and site work activities, and mobile (tailpipe) emissions from construction worker vehicles and haul/delivery truck trips. Emissions would vary from day to day, depending on the level of activity, the specific type of construction activity occurring, and, for fugitive dust, prevailing weather conditions.

Dust (PM_{10}) is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Fugitive dust emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). All development projects in Wildomar, including the proposed project, are subject to SCAQMD rules and regulations to reduce fugitive dust emissions and to mitigate potential air quality impacts per General Plan Policy AQ 4.9 and SCAQMD Rule 403 (Fugitive Dust). Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property

line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. Examples of PM_{10} suppression techniques are summarized below.

a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.

b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.

e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

f. A wheel washing system will be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

The estimated maximum daily construction emissions, accounting for compliance with SCAQMD Rules 403, are summarized in **Table 3-1**. Detailed construction model outputs are presented in **Appendix 3**.

Table 3-1
Maximum Short-Term Construction Emissions (Pounds per Day)

Construction Year	Reactive Organic Gas	Nitrogen Oxide	Carbon Monoxide	Sulfur Oxide	Coarse Particulate Matter	Fine Particulate Matter
2017	4.90	51.82	40.31	0.04	10.00	6.46
2018	3.58	36.26	25.99	0.04	4.96	3.25
2019	2.94	24.12	24.59	0.04	2.83	1.70
2020	60.69	21.89	23.85	0.04	2.65	1.52
Maximum Daily Emissions[1]	**60.69**	**51.82**	**40.31**	**0.04**	**10.00**	**6.46**
SCAQMD Threshold	75.00	100.00	550.00	150.00	150.00	55
Exceed Threshold?	No	No	No	No	No	No

*Source: Urban Crossroads 2016a. See **Appendix 3** for modeling details.*
Notes: 1. Building construction and architectural coating activities are assumed to occur simultaneously. Peak daily emissions account for the maximum daily emissions of these two phases combined.

As shown, emissions resulting from project construction would not exceed any criteria pollutant thresholds established by the SCAQMD. Therefore, a less than significant impact would occur.

Construction-Related Localized Air Quality Impacts

The SCAQMD published its Final Localized Significance Threshold Methodology (2008), recommending that certain air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. Therefore, local significance thresholds (LSTs) were established in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project site that are not expected to result in an exceedance of the NAAQS or CAAQS. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in air quality impact analyses. This analysis makes use of methodology included in the SCAQMD Final Localized Significance Threshold Methodology.

The project is modeled after the SCAQMD's Summary of Five-Acre Site Example Results by Phase and Equipment. Therefore, the maximum daily disturbed acreage of 5 acres is used in determining the applicability of the SCAQMD's local significance threshold look-up tables. This methodology is consistent with recent recommendations made by SCAQMD planning staff. For a focused discussion on the background on LST development and how the project is applied to LST Methodology, see **Appendix 3,** pages 27–29.

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as "sensitive receptors." The nearest sensitive receptor is the residential community located immediately adjacent to and southeast of the project site. Notwithstanding, the methodology explicitly states, "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters (20)." Therefore, LSTs for receptors located at 25 meters were utilized. **Table 3-2** identifies the localized impacts at the nearest receptor location in the vicinity of the project.

Table 3-2
Localized Significance Summary – On-Site Construction Emissions (Pounds per Day)

Activity	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions (on-site)	51.80	39.40	9.80	6.40
SCAQMD Localized Threshold	371	1,965	13	8
Significant?	No	No	No	No

*Source: Urban Crossroads 2016a. See **Appendix 3** for modeling details.*

As shown in **Table 3-2**, emissions resulting from project construction will not exceed any applicable LSTs, with impacts that are considered less than significant.

For the reasons identified, construction-related air quality impacts are anticipated to be less than significant.

Operational Emissions

Operational activities associated with the proposed project will result in emissions of reactive organic gases (ROG), nitrogen oxide (NO_X), carbon monoxide (CO), sulfur oxide (SO_X), PM_{10}, and

$PM_{2.5}$. Operational emissions would be expected from area source emissions, energy source emissions, and mobile source emissions.

Operational-source emissions are summarized in **Table 3-3**. As shown, project operational-source emissions would not exceed applicable SCAQMD regional thresholds of significance. Therefore, the impact would be less than significant.

Table 3-3
Long-Term Unmitigated Operational Emissions (Pounds per Day)

Emissions Source	ROG	NOx	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Area Source Emissions	6.12	0.16	13.59	0.00	0.29	0.29
Energy Use Emissions	0.10	0.83	0.35	0.00	0.07	0.07
Vehicle Emissions	2.85	8.33	31.00	0.10	6.90	1.94
Total	**9.07**	**9.32**	**44.94**	**0.11**	**7.26**	**2.30**
Winter						
Area Source Emissions	6.12	0.16	13.59	0.00	0.29	0.29
Energy Use Emissions	0.10	0.83	0.35	0.00	0.07	0.07
Vehicle Emissions	2.78	8.67	29.27	0.10	7.05	1.98
Total	**9.00**	**9.66**	**43.21**	**0.11**	**7.41**	**2.34**
SCAQMD Threshold	55.00	55.00	550.00	150.00	150.00	55.00
Significant?	No	No	No	No	No	No

*Source: Urban Crossroads 2016a. See **Appendix 3** for modeling details.*

Operations Localized Significance Analysis

According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed project only if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The proposed project does not include such uses. Therefore, in the case of the proposed project, the operational phase LST protocol does not need to be applied.

Impacts associated with construction and operational air quality would be considered less than significant, as SCAQMD significance thresholds for criteria emissions would not be surpassed (see **Tables 3-1, 3-2**, and **3-3**).

Carbon Monoxide

An analysis of CO "hot spots" is needed to determine whether the change in the level of service (LOS) of an intersection as a result of the proposed project would have the potential to result in exceedances of the California or national ambient air quality standards (CAAQS or NAAQS). It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles idle at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the

turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, carbon monoxide concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The analysis prepared for carbon monoxide attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the air basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the SoCAB are due to unusual meteorological and topographical conditions, and are not due to the impact of particular intersections. Considering the region's meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans.

The proposed project considered herein would not produce the volume of traffic required to generate a CO hot spot in the context of the 2003 Los Angeles hot-spot study (Urban Crossroads 2016a). Consequently, at buildout of the project, none of the intersections in the vicinity of the proposed project site would have traffic volumes exceeding those at the intersections modeled in the 2003 AQMP, nor would there be any reason unique to the project area's meteorology to conclude that these intersections would yield higher CO concentrations if modeled in detail. The SoCAB has been designated as attainment for carbon monoxide since 2007, and even very busy intersections do not result in exceedances of the CO standard. Historical air quality data shows that existing CO levels for the project area and the general vicinity do not exceed either state or federal ambient air quality standards. The carbon monoxide concentrations in the project area are much lower than the federal and state CO standards. The proposed project would not result in any significant increase in CO concentrations at intersections in the project vicinity. Therefore, project-related traffic would not significantly affect local CO levels under future year conditions, and the CO concentrations would be below the state and federal standards. No significant impact on local CO levels would occur. Pollutant emissions from project operation would not exceed the SCAQMD thresholds for any criteria pollutants. LSTs would not be exceeded by long-term emissions from operation of the project. Therefore, CO hot spots are not an environmental impact of concern for the proposed project. Localized air quality impacts related to CO emissions would be less than significant.

c) **Less Than Significant Impact**. Projects could contribute to an existing or projected air quality exceedance because the SoCAB is currently in nonattainment for O_3, PM_{10}, and $PM_{2.5}$. With regard to determining the significance of the cumulative contribution from the proposed project, the SCAQMD recommends that any given project's potential contribution to cumulative impacts be assessed using the same significance criteria as for project-specific impacts. Therefore, individual projects that do not generate operational or construction emissions that exceed the SCAQMD's daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the air basin is in nonattainment and therefore would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the project will not exceed the applicable SCAQMD regional thresholds for construction and operational-source emissions. As such, the project will result in a cumulatively less than significant impact.

d) **Less Than Significant Impact.** In addition to the criteria air pollutants discussed in Issue b) above, the State and Federal Governments identify other substances as "toxic air contaminants" or "toxic air pollutants," respectively (collectively, "air toxics"). Air toxics are air pollutants that may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health. Sensitive receptors to air toxics can include uses such as long-term healthcare facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. As previously described, the project site is located adjacent to existing homes.

As discussed in Issue b) above, results of the LST analysis, which were developed in response to environmental justice and health concerns, indicate that the project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be subject to significant exposure to air toxics that are also criteria air pollutants during construction of residential uses on the project site. Results of the LST analysis also indicate that the project would not exceed the SCAQMD localized significance thresholds during operational activity.

Diesel Particulate Matter

In April 2005, CARB released the *Air Quality and Land Use Handbook: A Community Health Perspective*, which offers guidance on developing sensitive land uses in proximity to sources of air toxics. One particular source of air toxics treated in the guidance is freeways and major roadways. These roadways are sources of diesel particulate matter, which CARB has listed as a toxic air contaminant.

The handbook recommends that sensitive land uses be sited no closer than 500 feet from a freeway or major roadway. This 500-foot buffer area was developed to protect sensitive receptors from exposure to diesel PM and was based on traffic-related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. Presumably, acute and chronic risks as well as lifetime cancer risk due to diesel PM exposure are lowered proportionately. The project site is not within 500 feet of any highway or interstate (Interstate 15 is located more than 1,700 feet east of the project site). Therefore, the site lies beyond the CARB-recommended buffer area, and future receptors would not be negatively affected by toxic air contaminants generated on a highway or interstate. There are no other potential sources of air toxics in the vicinity of the project site.

e) **No Impact.** Offensive odors rarely cause any physical harm; however, they still can be very unpleasant, leading to considerable distress among the public, and often generate citizen complaints to local governments and regulatory agencies. Major sources of odor-related complaints by the general public commonly include wastewater treatment facilities, landfill disposal facilities, food processing facilities, agricultural activities, and various industrial activities (e.g., petroleum refineries, chemical and fiberglass manufacturing, painting/ coating operations, landfills, and transfer stations). The project will likely have communal dumpsters, which can potentially emit objectionable odors. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. The proposed project would have a less than significant impact associated with odors.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

4. Biological Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?		✓		

BACKGROUND

This section summarizes the methods and findings of a comprehensive habitat assessment, biological impact study and Determination of Biologically Equivalent or Superior Preservation (DBESP) report prepared by ESA PCR (2016). The reports are included in their entirety as **Appendix 4a** and **Appendix 4b.** The habitat assessment was used to evaluate the project site's suitability for the presence of special-status species and to characterize the environmental setting on and adjacent to the site. The DBESP provides details of the MSHCP Riparian/Riverine Areas located within the study area in addition to proposed impacts and compensatory mitigation for compliance with Section 6.1.21 of the MSHCP.

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact With Mitigation Incorporated.**

Direct Impacts to Special-Status Plants

An estimated 2,108 paniculate tarplants (*Deinandra paniculata*) would be removed as a result of vegetation clearing/grubbing and ground-disturbing activities (e.g., grading, earth moving, excavation, use of heavy equipment). Paniculate tarplant is a CNPS Rank 4.2 species, which has a limited distribution in California, but is locally common in western Riverside County and documented in a number of MSHCP Core areas, including Core F (Santa Rosa Plateau Ecological Reserve). Therefore, due to its local abundance, project impacts to paniculate tarplants would not be significant.

Direct Impacts to Special-Status Wildlife

No special-status wildlife species were observed during the general biological survey; however, there is a potential for 22 species to occur on the project site, of which 16 are Covered Species under the MSHCP. The remaining 6 have a low to very low probability to occur on-site based on limited habitat quantity and quality. Mitigation measures **BIO-1** through **BIO-5**, discussed below, in combination with payment of required MSHCP Local Development Mitigation Fees, would reduce potentially significant impacts to special-status species to less than significant levels.

Although the project site does not currently support burrowing owls, suitable habitat for this special status species exists on site. Because suitable habitat exists on the site, the MSHCP requires preconstruction surveys within 30 days of ground disturbance to confirm absence and avoid construction impacts on the species. Mitigation measure **BIO-1** requires the preconstruction surveys and details measures to be taken in the event that burrowing owls are identified during those surveys to avoid impacting the species. With implementation of **BIO-1**, impacts to burrowing owls would therefore be less than significant.

The project site and adjacent areas have the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and trees. Disturbing or destroying active nests during the typical avian nesting season is a violation of the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under California Fish and Wildlife Code Section 3503. Therefore, per mitigation measure **BIO-2**, a preconstruction nesting bird survey is required prior to any ground disturbance during the nesting season.

Indirect Impacts to Special-Status Wildlife

Vegetation clearance/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities could result in potential significant indirect impacts (e.g., construction-related noise effects, accidental intrusions outside the work limits) to potentially occurring special-status wildlife species that may use areas adjacent to the work limits and to potentially occurring protected avian species (i.e., active songbird/raptor nests in shrubs, ground cover, and limited trees) during the typical avian nesting season. Mitigation measure **BIO-3** requires the implementation of best management practices to reduce the impact to less than significant.

Although potentially suitable burrowing owl habitat exists on property adjacent to the project site, indirect impacts would be avoided through implementation of mitigation measure **BIO-1** which requires the adjacent habitat to be surveyed prior to construction, and impact avoidance measures put in place should the species be present.

Although the project site is not adjacent to or in close proximity to an existing or proposed Stephens' Kangaroo Rat (SKR) Core Reserve, and there is no on-site habitat to facilitate expansion of the SKR Core Reserve system, the Stephens' Kangaroo Rat Habitat Conservation Plan provides "take" authorization for SKR within its boundaries and will continue to be implemented independently of the MSHCP. Therefore, consistent with City ordinance, the project will be assessed an SKR mitigation fee based on the fee structure already in place.

b) **Less Than Significant Impact With Mitigation Incorporated.**

Direct Impacts to Riparian Habitat and Other Sensitive Habitats

The project site supports the following riparian habitats: mule fat thickets and arroyo willow thickets. Arroyo willow thicket is designated as a sensitive habitat per the CNDDB list of high priority and rare natural communities, CDFW special-status plant communities, and both mule fat and arroyo willow thickets are considered MSHCP Riparian Areas. However, the proposed project will not affect the arroyo willow thickets and impacts to arroyo willow thickets would be less than significant. Direct impacts to mule fat, a MSHCP Riparian/Riverine Area are discussed below in Section 4.f Riparian/Riverine Areas MSHCP Requirements. Implementation of the DBESP would reduce any associated impacts to mule fat thickets to a less than significant level.

Indirect Impacts to Sensitive and Riparian Habitats

Vegetation clearance/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities could result in potential significant indirect impacts (e.g., construction-related dust, runoff, accidental intrusions outside the work limits) to the above-mentioned sensitive riparian habitats, which are intended to be avoided. However, implementation of the construction-related BMPs listed in mitigation measure **BIO-3** would reduce these potential indirect impacts to less than significant.

Stormwater runoff from the site, under both construction and post-construction development conditions, could impact downstream sensitive habitats on- and off-site if such runoff carries pollutants (e.g., sediment, hydrocarbons, chemicals, pesticides/herbicides, fertilizers) affecting water quality in these areas. However, such impacts will be avoided through compliance with National Pollutant Discharge Elimination System (NPDES) regulations, which require the construction contractor and the project applicant to prepare and implement a SWPPP and a Water Quality Management Plan (or functional equivalent), respectively. The Water Quality Management Plan will include BMPs designed to collect, detain/retain, infiltrate/ evapotranspirate, treat, and discharge runoff on-site before discharging into the City storm drain system. For post-construction conditions, stormwater detention/retention features will be included in the project design to mitigate stormwater runoff impacts associated with the increase in impervious surfaces on the project site. To the maximum extent practical, stormwater quality treatment will be provided via infiltration treatment methods including wells, basins, high-efficiency planter boxes, and surface planting areas.

Project landscaping in developed areas near the above-mentioned sensitive riparian habitats could result in potential significant impacts to these habitats if planted with non-native plant species that could invade these habitats. In addition, night lighting associated with the project along this interface could result in potential significant impacts to nocturnal wildlife that may use these habitats by increasing prey predation rates. However, implementation of mitigation measure **BIO-4** and **BIO-5** would reduce these impacts to a less than significant level.

c) **Less Than Significant Impact With Mitigation Incorporated.** Although one of the onsite drainages exhibits evidence of isolation from downstream receiving waters and could conceivably be demonstrated to be non-federal jurisdictional waters, for purposes of this analysis, it is presumed to support USACE/RWQCB non-wetland ephemeral waters of the United States regulated under Clean Water Act Sections 404/401, some of which will be permanently impacted by the proposed project (i.e., 0.042 acre of USACE/RWQCB non-wetland jurisdictional streambed). Including this non-riparian portion of the above-mentioned drainage feature that will be impacted, the permanent losses of USACE/RWQCB jurisdiction (0.042 acre of non-wetland streambed) and CDFW jurisdiction (0.282 acre of ephemeral streambed and associated riparian vegetation) would be significant impacts. However, implementation of mitigation measure **BIO-5** would reduce these impacts to less than significant.

d) **Less Than Significant Impact.** The project site supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and at least marginal movement habitat for reptile, bird, and small mammal species), but provides minimal function to facilitate wildlife movements on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor. Wildlife movements on a local scale likely occur with species adapted to urban environments due to the developments and disturbances in the vicinity. Although the project would result in disturbances to local wildlife movements on-site, those species adapted to urban areas would be expected to persist in post-construction conditions, particularly within the open space areas and existing habitats to remain on-site. Therefore, the proposed project would result in less than significant impacts to wildlife movements.

e) **No Impact.** None of the resources and policies identified in Chapter 5 of the Wildomar General Plan (Multi-Purpose Open Space Element) occur on the project site, particularly those resources that could otherwise be applicable to the site as described in Policies OS 9.3 and OS 9.4. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur.

f) **Less Than Significant Impact With Mitigation Incorporated.** The MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee (i.e., signatory). Although the project site is located within the MSHCP Plan Area, it is not located within a Criteria Cell (Exhibit 8, as cited in MBA 2015a). Because the site is not located within a Criteria Cell, there are no conservation requirements on the property. The proposed project would not result in indirect effects associated with locating developments in proximity to a MSHCP Conservation Area, in terms of the quantity and quality of urban runoff (i.e., drainage and toxics), night lighting, noise, non-native invasive plant species, barriers to humans and animal predators, and grading/land development encroachment. Project runoff (during large storm events) would not result in indirect impacts to the quantity and quality of the off-site Murrieta Creek because the project would be required to comply with NPDES regulations as evaluated above. None of the invasive plants listed in Table 6-2 of the MSHCP will

be utilized in the project landscaping so as to avoid dispersal of non-native plant seeds into the downstream watershed.

Project compliance with the MSHCP pertaining to Burrowing Owl (Section 6.3.2), Riparian/Riverine Areas (Section 6.1.2), Narrow Endemic Plant Species (Section 6.1.3), and Urban/Wildlands Interface (Section 6.1.4) requirements (for drainage, toxics, and invasive species) is summarized below.

Burrowing Owl MSHCP Requirements. Although BUOW is presumed absent from the project site due to negative protocol surveys, and is also presumed absent from potentially suitable habitat adjacent to the site, preconstruction surveys are required by the MSHCP within 30 days of ground disturbance, based on the presence of suitable habitat at the time of grading, to avoid potential direct and indirect impacts to this special-status species. Refer to mitigation measure **BIO-1**. Therefore, the project would be consistent with MSHCP Section 6.3.2 (Additional Survey Needs and Procedures).

Riparian/Riverine Areas MSHCP Requirements. Of the total amount of CDFW jurisdictional area (0.282 acre), an estimated 0.016 acre consists of ephemeral non-wetland streambed and the remaining 0.266 acre consists of riparian wetland vegetation, which also corresponds with the definition of "MSHCP Riparian/Riverine Areas." Therefore, the proposed project would result in a potentially significant impact related to the permanent loss of 0.266 acre of Riparian/Riverine Areas as defined by the MSHCP. According to Section 6.1.2 of the MSHCP, if an avoidance alternative is not feasible, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be prepared prior to project approval to ensure the replacement of any lost functions and values of habitat as it relates to MSHCP Covered Species, submitted to the County of Riverside Environmental Programs Department (EPD), and reviewed by the Regional Conservation Authority (RCA) and regulatory agencies. A DBESP was prepared (October 2016, see **Appendix 4b**) and submitted to the agencies for review. The DBESP proposes several mitigation options that would reduce impacts to a less than significant level.

Narrow Endemic Plant Species Requirements. The only sensitive plant species detected onsite, paniculate tarplant, is not designated as either a "Narrow Endemic" or "Criteria Area Survey" plant species, per Table 6-1 of the MSHCP, nor is it listed in Table 6-2 (Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area). Therefore, the project would not be inconsistent with MSHCP Section 6.1.3. As previously evaluated, this species is documented in a number of MSHCP Core areas, including Core F (Santa Rosa Plateau Ecological Reserve), and project impacts would not be significant due to its local abundance.

Urban/Wildlands Interface MSHCP Requirements. The project has the potential to affect the quantity and quality of water in downstream MSHCP Conservation Areas or Riparian/Riverine Areas through runoff generated by the development and transport of invasive, non-native plants species from project landscaping. However, this is only a potential during significant storm events that produce enough sheet flow to cross Palomar Street into Murrieta Creek. Since the project is required to comply with NPDES regulations, as previously discussed, no indirect effects from project runoff are expected to occur in downstream areas. In addition, as with similarly approved developments, approval of the proposed project will be conditioned to prevent planting of the invasive, non-native plant species listed in Table 6-2 of the MSHCP in the project's common landscaping areas.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee.

2. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.

MITIGATION MEASURES

BIO-1 Potential Direct/Indirect Impacts to Burrowing Owl. Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP.

In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season. The EPD may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with EPD and/or CDFW taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species.

Timing/Implementation: *Prior to/during any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

BIO-2 Potential Direct/Indirect Impacts to Protected Avian Species. Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect protected nesting avian species shall be timed to avoid the typical avian nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors). If such activities are scheduled to occur during the nesting season, a qualified biologist shall conduct a preconstruction survey for nesting raptors and other protected avian species within 500 feet of proposed disturbance activities. The preconstruction survey shall be conducted no more than 14 days prior to the start of vegetation clearing/grubbing. As determined necessary by the biologist, surveys for nesting

birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project applicant, the City, the CDFW, and the USFWS, as needed.

If raptors or other protected avian nests are identified during the above surveys, the qualified biologist shall notify the project applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.

Timing/Implementation: *Fourteen days prior to any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-3 **Potential Indirect Impacts to Special-Status Species**. The following construction-related best management practices (BMPs) shall be implemented during vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities to avoid impacts to potentially occurring special-status wildlife species:

- Prior to vegetation clearing/grubbing, a biological monitor shall conduct a pre-construction meeting with the construction crew to identify appropriate access route(s) in and out of the construction area and review of project boundaries.
- Prior to vegetation clearing/grubbing, a biological monitor shall inspect the limits of protective fencing along the work limits adjacent to on/off-site habitats to remain.
- Following construction, a qualified biologist shall ensure temporarily disturbed vegetated areas are returned to pre-project contours using a local native plant hydroseed mix.

Timing/Implementation: *Prior to/during any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-4 **Potential Indirect Impacts to Sensitive Habitats from Invasive Plants and Night Lighting.** The following measures shall be implemented to reduce the introduction and spread of non-native, invasive species into the riparian habitats that are intended to be preserved on-site:

- Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds, before mobilizing to arrive at the construction site and before leaving the construction site.
- All non-native, invasive plant species shall be removed from disturbed areas prior to replanting.

- Any landscaping or replanting required for the project shall not use species listed as noxious by the California Department of Food and Agriculture (CDFA).

- Disturbed soil adjacent to the on-site riparian habitats to be avoided shall be landscaped with a CDFA-recommended seed mix or local native plants/erosion-control seed mix, per the recommendations of a qualified biologist, to preclude invasion of these riparian areas by noxious weeds.

- The following measures shall be implemented to reduce the potential for night-lighting impacts to nocturnal species that may use the riparian habitats that are intended to be preserved on the site:

  – During construction activities, artificial lighting shall be limited at the urban interface.

  – Outdoor lighting associated with new development shall be low intensity, focused, and directional to preclude night illumination of the adjacent riparian areas.

Timing/Implementation: *Prior to/during any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-5 **Direct Impacts to Jurisdictional Areas.** Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

1. On-site or off-site creation, restoration and/or enhancement of USACE/RWQCB jurisdictional "waters of the U.S." at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program.

2. On-site or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program.

   Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program must occur prior to any impacts to jurisdictional drainages. Any mitigation

proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, and/or enhancement of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat.

Timing/Implementation: *Prior to/during any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

5. Cultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Disturb any human remains, including those interred outside of formal cemeteries?		✓		
d) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.		✓		

BACKGROUND

This section summarizes the methods and findings of a Phase I Cultural Resources Assessment (ESA PCR 2016) prepared for the proposed project, as well as the tribal consultation process (per AB 52). The report and tribal consultation documentation is included in **Appendix 5a** and **5b** respectively.

DISCUSSION

a) **Less Than Significant Impact**. As provided in the cultural resources assessment (**Appendix 5a**), the records search conducted at the Eastern Information Center did not reveal the existence of known built environment historical resources located on or within close proximity to the project site; however, topographic map and aerial photograph review revealed that several improvements had been constructed on the project site between 1971 and 1975. During the pedestrian survey, ESA PCR encountered remnants of mature ornamental trees (eucalyptus) and structures (concrete debris chunks and slabs) and their associated features (e.g., planters) in the central portion of the project site. Given the results of the historic property research, these remnants are likely associated with the former improvements (dwellings, barn, and detached garage) that were first constructed in 1973 and are depicted on historic topographic maps and aerial photographs. As a result, these features are at most 43 years in age or younger and

therefore do not meet the 45-year age threshold that would warrant their recordation on formal California Department of Parks and Recreation Site Forms, nor do they require a formal evaluation of eligibility (i.e., Phase II assessment). These resources are not considered a historical resource pursuant to CEQA Section 15064.5 and any substantial adverse change to the resources is considered less than significant.

b) **Less Than Significant Impact With Mitigation Incorporated**. Results of the records search at the Eastern Information Center and the NAHC and the pedestrian survey did not reveal the existence of known prehistoric or historic archaeological resources (or tribal cultural resources) on or near the proposed project site. However, four prehistoric archaeological resources have been recorded within a one-half mile radius of the project site. In addition, a large prehistoric habitation site that was occupied during the Late Prehistoric Period (i.e., 1,500 years ago to AD 1769) is also known to exist approximately 1 mile south of the project site at the mouth of Cole Canyon. Moreover, the project site is located in relatively close proximity to Murrieta Creek (approximately one-quarter mile south of the project site), which would have provided fresh water to prehistoric inhabitants in the area and flora and fauna for them to exploit.

The original construction of the former improvements on the project site (dwellings, barn, road, detached garage, etc.) likely displaced any prehistoric archaeological resources that may have existed in those particular areas. It is unlikely that buried archaeological resources exist along the steep slopes in the northern portions of the project site, as these areas would not have been suitable for Native American occupation. In the event that prehistoric or historic archaeological resources or tribal cultural resources (bottles, foundations, refuse dumps, Native American artifacts, etc.) are unearthed during construction excavations, implementation of mitigation measures **CUL-1** through **CUL-6** will reduce impacts to previously unknown archaeological resources to a less than significant level.

c) **Less Than Significant Impact With Mitigation Incorporated.** No human remains were identified by ESA PCR during the pedestrian survey and none have been recorded on the project site or within a half-mile radius. Based on these results, the overall sensitivity of the project site with respect to buried human remains appears to be low; therefore, the project would not disturb any known human remains, including those interred outside of formal cemeteries. However, in the unlikely event that human remains are unearthed during ground-disturbing activities, implementation of mitigation measure **CUL-5 and CUL-6** would reduce impacts to human remains to a less than significant level.

d) **Less Than Significant Impact With Mitigation Incorporated.** On June 14, 2016, the City of Wildomar notified local tribal governments in writing of the proposed project pursuant to AB 52 and public resources code (PRC) section 21080.3.1 pertaining to tribal cultural resources consultation (see **Appendix 5b**). Two responses were received, one from the Pechanga Band of Luiseno Indians and the other from the Soboba Band of Luiseno Indians. Both tribes requested consultation and the City subsequently worked with the tribes with the common goal of identifying, avoiding, and protecting any tribal cultural resources (per the provisions and requirements of PRC 21080.3.2, 21082.3, and 21084.3). While no tribal cultural resources as defined by PRC 21074 were identified, consultation resulted in the crafting and refinement of what now constitutes mitigation measures **CUL-1** through **CUL-6** listed at the end of this section regarding construction monitoring and procedures for potential discovery of unknown resources. With implementation of these measures, potential impacts to tribal cultural resources would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the appropriate Tribe(s) are satisfied that construction will not disturb cultural resources.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

CUL-2 Prior the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.

Timing/Implementation: *Prior to any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

CUL-3 Prior to the issuance of any grading permit, the project applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these mitigation measures. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.

Timing/Implementation: *Prior to any ground-disturbing activity*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

CUL-4 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are

discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL 3** and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.

If the project applicant, project archaeologist, and Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then the project applicant and the Tribe shall agree on an independent qualified archeologist who shall make the determination based on the information submitted by the Tribe, the religious beliefs, customs, and practices of the Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural resources. The decision of the independent qualified archeologist may be challenged by the City, project applicant or the Tribe through any appropriate legal means including, but not limited to, a temporary restraining order or preliminary injunction.

Timing/Implementation: *During grading or construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

CUL-5 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering and Planning Departments*

CUL-6 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the 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 shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering and Planning Departments*

6. Geology and Soils

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?		✓		
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

DISCUSSION

A fault evaluation report was conducted for the project site by Earth-Strata Geotechnical Services, Inc., in June 2016. The entire geotechnical report can be found in **Appendix 6**.

Local Geology

The project site is located southwest of the small range of hills located between Interstate 15 and Palomar Street/Washington Avenue. While the range of hills as a whole is unnamed on geologic maps (See **Figure 11**), the small hill comprising the high point in the southern corner of the site is mapped as

Chaney Hill on some geologic maps. The range is related to uplift associated with the Wildomar Fault Zone, which trends generally along the southwestern toe of the hills, while Chaney Hill likely represents a compression feature due to the strike-slip movement within the fault zone (Earth-Strata 2016).

a)

i) **Less Than Significant Impact With Mitigation Incorporated**. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando earthquake, which was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. Surface rupture is the most easily avoided seismic hazard (CGS 2016). An active fault is one that shows displacement within the last 11,000 years and therefore is considered more likely to generate a future earthquake. The Alquist-Priolo Earthquake Fault Zoning Act requires the California State Geologist to establish regulatory zones (now known as Earthquake Fault Zones; prior to January 1, 1994, these zones were known as Special Studies Zones) around the surface traces of active faults that pose a risk of surface ground rupture and to issue appropriate maps in order to mitigate the hazard of surface faulting to structures for human occupancy.

The strength of an earthquake is generally expressed in two ways: magnitude and intensity. The magnitude is a measure that depends on the seismic energy radiated by the earthquake as recorded on seismographs. The intensity at a specific location is a measure that depends on the effects of the earthquake on people or buildings and is used to express the severity of ground shaking. Although there is only one magnitude for a specific earthquake, there may be many values of intensity (damage) for that earthquake at different sites. The most commonly used magnitude scale today is the moment magnitude (Mw) scale. Moment magnitude is related to the physical size of fault rupture and the movement (displacement) across the fault, and it is therefore a more uniform measure of the strength of an earthquake. The seismic moment of an earthquake is determined by the resistance of rocks to faulting multiplied by the area of the fault that ruptures and by the average displacement that occurs across the fault during the earthquake. The seismic moment determines the energy that can be radiated by an earthquake and hence the seismogram recorded by a modern seismograph (CGS 2002). The most commonly used scale to measure earthquake intensities (ground shaking and damage) is the Modified Mercalli Intensity (MMI) Scale, which measures the intensity of an earthquake's effects in a given locality and is based on observations of earthquake effects at specific places. On the MMI Scale, values range from I to XII (see **Table 6-1**). While an earthquake has only one magnitude, it can have various intensities, which decrease with distance from the epicenter (CGS 2016).

Table 6-1.
Modified Mercalli Intensity Scale for Earthquakes

Richter Magnitude Scale Msa=1+2/3 Iob	Modified Mercalli Scale	Effects of Intensity
0.1–0.9	I	Not felt except by a very few under especially favorable circumstances.
1.0–2.9	II	Felt by only a few persons at rest, especially on upper floors of buildings.
3.0–3.9	III	Felt quite noticeably in doors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing cars may rock slightly. Vibration like passing a truck.

Table 6-1, continued

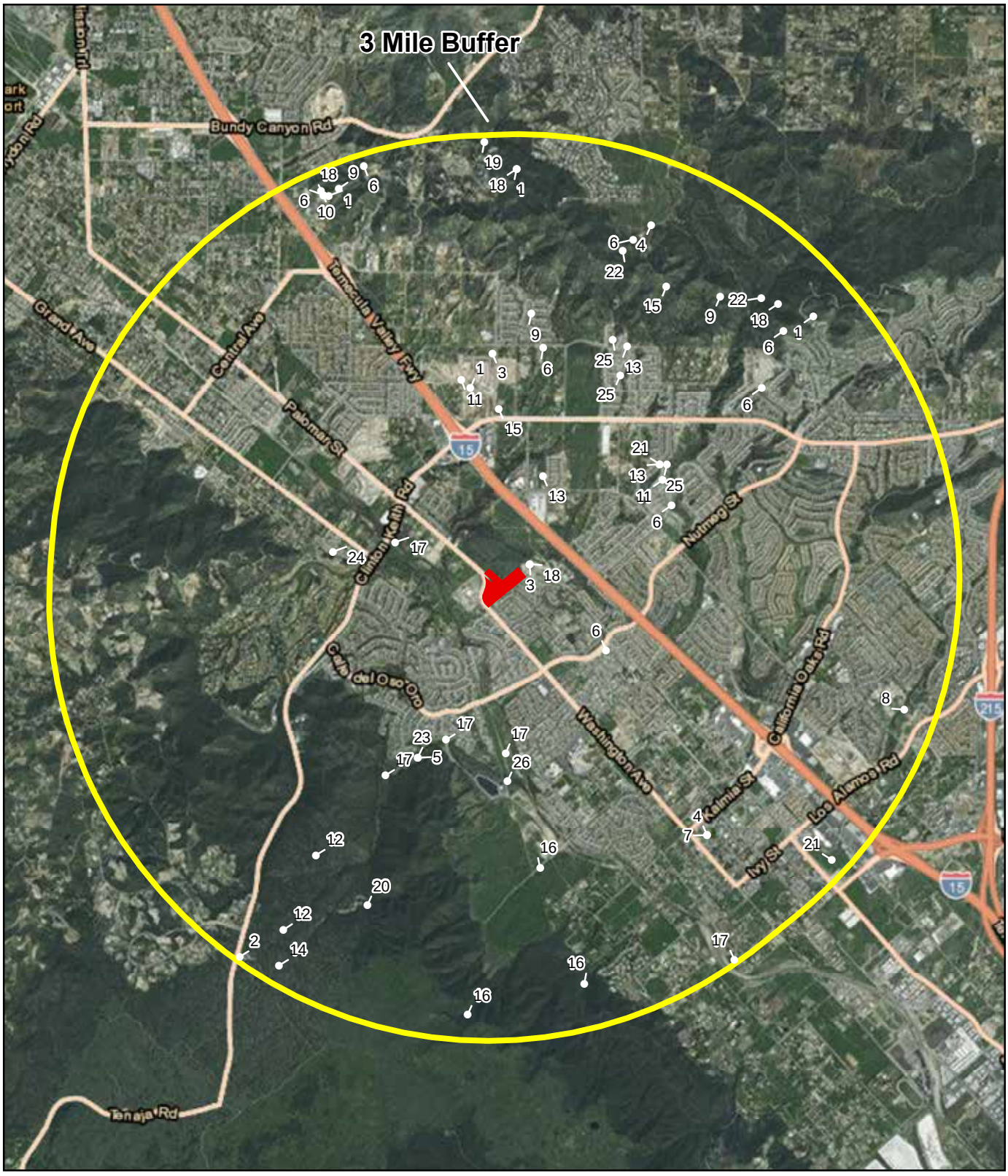
Richter Magnitude Scale Msa=1+2/3 Iob	Modified Mercalli Scale	Effects of Intensity
4.0–4.5	IV	During the day felt indoors by many, outdoors by few. At night some awakened. Dishes, windows, doors disturbed; walls make creaking sound. Sensation like heavy truck striking building. Standing cars rocked noticeably.
4.6–4.9	V	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
5.0–5.5	VI	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
5.6–6.4	VII	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
6.5–6.9	VIII	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
7.0–7.4	IX	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
7.5–7.9	X	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.
8.0–8.4	XI	Few, if any (masonry) structures remain standing. Bridges destroyed. Rails bent greatly.
8.5+	XII	Damage total. Lines of sight and level are distorted. Objects thrown into the air.

Source: USGS 2016

Based on the site-specific investigation, geologic and map review, and the approved Riverside County reports, the project site is within an Alquist-Priolo Fault Zone for the Wildomar fault (**Figure 10**). In addition, based on the Riverside County GIS and Wildomar GIS, known active faults traverse the project site. To determine fault orientation and to get a better idea of subsurface conditions, subsurface exploration was conducted in June 2015. Altogether, six fault trenches, each varying in depth and length and totaling 1,851 linear feet, were excavated by Earth-Strata (2016). Each fault trench is discussed in detail in the geotechnical study (**Appendix 6**). Earth-Strata's review of previous investigations and data gathered during fault trenching identified on-site and active faulting. As such, the potential for ground rupture associated with a seismic event exists on the project site.

Table 6-2. On-Site Faulting

Location	Associated Fault	Results	Required Mitigation
Fault Trench 1	Riverside County fault	Active fault evident	GEO-1
Fault Trench 2	Wildomar fault segment	Active fault evident	GEO-1
Fault Trench 3	Wildomar fault segment	Active fault evident	GEO-1
Fault Trench 4	No fault associated	No active fault evident	None required
Fault Trench 5	Wildomar fault	Active fault evident	GEO-1



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ID, Common Name

1, Bell's sage sparrow
2, bottle liverwort
3, California horned lark
4, coast horned lizard
5, Coast Range newt
6, coastal California gnatcatcher
7, Coulter's goldfields
8, least Bell's vireo
9, orangethroat whiptail
10, Parry's spineflower
11, quino checkerspot butterfly
12, Rainbow manzanita
13, Riverside fairy shrimp
14, San Bernardino aster
15, San Diego black-tailed jackrabbit
16, San Miguel savory
17, smooth tarplant
18, southern California rufous-crowned sparrow
19, Southern Coast Live Oak Riparian Forest
20, southern mountains skullcap
21, spreading navarretia
22, Stephens' kangaroo rat
23, two-striped gartersnake
24, western pond turtle
25, western spadefoot
26, white rabbit-tobacco

Source: CNDDB

Michael Baker INTERNATIONAL

0 0.5 1 2 Miles

09/2016 JN 150699 16-0070

FIGURE 10

Sensitive Species Map

Camelia Townhomes

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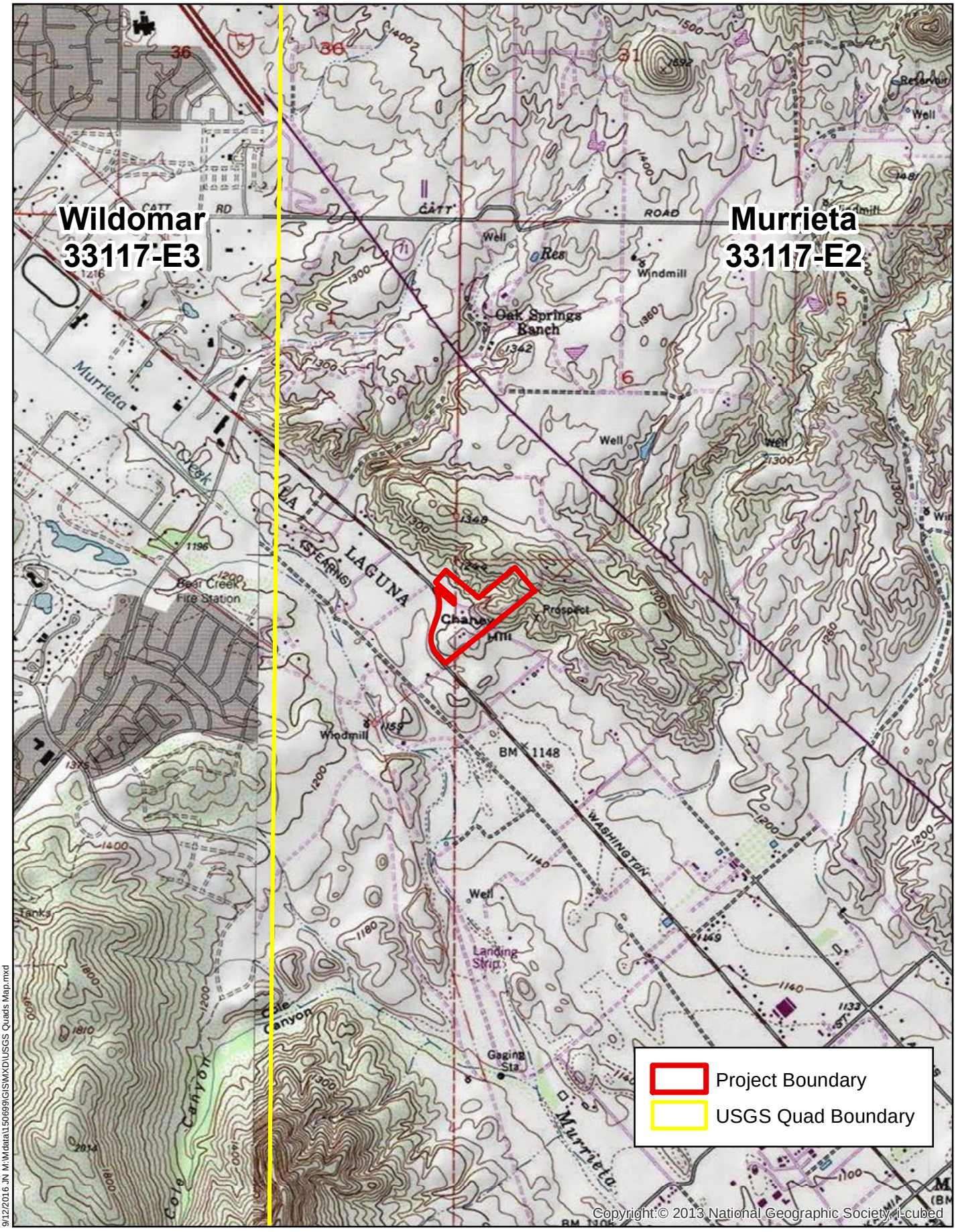

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0 1,000 2,000 4,000 Feet

Source: City of Wildomar GIS, County of Riverside GIS

Camelia MND

USGS Quads

Figure 1

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All development in the city is required to comply with California Building Code (CBC) requirements that address structural seismic safety and include design criteria for seismic loading and other geologic hazards, including design criteria for geologically induced loading that govern sizing of structural members and provide calculation methods to assist in the design process. Thus, while shaking impacts would be potentially damaging, they would also tend to be reduced in their structural effects due to CBC criteria that recognize this potential. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and includes measures such as anchoring to the foundation and structural frame design. Additionally, the City of Wildomar codifies the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 et seq.) in Wildomar Municipal Code Section 15.75.010. All new development and redevelopment would be required to comply with the requirements of the act. In addition, implementation of mitigation measure **GEO-1** is required. This mitigation prevents development of structures for human occupancy on those faults identified on-site during fault trenching (**Table 6-2**). As such, impacts are considered less than significant.

ii) **Less Than Significant Impact With Mitigation Incorporated.** The project site is located in an area of high regional seismicity and may experience horizontal ground acceleration during an earthquake along the fault identified as the Wildomar Fault Zone or other fault zones in the region. The project site has been and will continue to be exposed to the potential for strong seismic ground shaking and associated hazards. The development of residential structures on the project site would therefore expose structures and residents to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

All new development is required to comply with the requirements of the California Building Code, which includes specific design measures intended to maximize structural stability in the event of an earthquake. CBC requirements address structural seismic safety and include design criteria for seismic loading and other geologic hazards, including design criteria for geologically induced loading that govern sizing of structural members, building supports, and materials, and provide calculation methods to assist in the design process. Thus, while shaking impacts would be potentially damaging, they would also tend to be reduced in their structural effects due to CBC criteria that recognize this potential. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and includes measures such as anchoring to the foundation and structural frame design.

The proposed project would be built in accordance with the CBC and engineered to avoid or withstand surface rupture or other seismic hazards. The project applicant and the geotechnical engineer (Soils Southwest) worked together to design a layout that precludes development of structures designed for human occupancy over the identified fault zone. In addition, based on the potential for seismic activity at the project site and in proximity to the project site, mitigation measure **GEO-1** is required to reduce any impacts to less than significant levels. Implementation of mitigation measure **GEO-1** would minimize the potential for structural damage and associated safety hazards in the event of strong seismic ground shaking and would reduce this impact to a less than significant level.

iii) **Less Than Significant Impact.** Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Liquefaction is characterized by a loss of shear strength in the affected soil layers, thereby causing the soils to behave as a viscous liquid. Susceptibility to liquefaction is based on geologic data. River channels and floodplains are considered most susceptible to liquefaction, while alluvial fans have a lower susceptibility. Depth to groundwater

is another important element in an area's susceptibility to liquefaction. Groundwater less than 30 feet below the ground surface results in high to very high susceptibility to liquefaction, while greater depths to groundwater result in lower susceptibility. According to the Wildomar Geographic Information System (GIS), the project site is located in an area mapped as having low liquefaction potential (City of Wildomar 2016). Additionally, the US Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey characterizes the surficial on-site soils as Hanford coarse sandy loam and monserate sandy loam, which are composed of 11.7 percent and 14.0 percent clay (NRCS 2016). Clay content below 18 percent is considered to have low shrink-swell potential and thus have low liquefaction potential. As such, impacts associated with liquefaction are considered less than significant.

iv) **No Impact.** Non-seismically induced landslides can be caused by water from rainfall, septic systems, landscaping, or other origins that infiltrate slopes with unstable material. Boulder-strewn hillsides can pose a boulder rolling hazard from blasting or a gradual loosening of their contact with the surface. The proposed project is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Although the project site is located in an area of high seismic activity, because of the relatively level terrain of the site and surrounding properties, the site is not at risk for landslide, collapse, or rockfall hazards. No impact would occur.

b) **Less Than Significant Impact**. Soil erosion may result during construction of the proposed project, as grading and construction can loosen surface soils and make soils susceptible to the effects of wind and water movement across the surface. However, all construction activities related to the proposed project would be subject to compliance with the California Building Code. Additionally, all allowed development associated with the proposed project would be subject to compliance with the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities (discussed in further detail in subsection 9, Hydrology and Water Quality, of this IS/MND). Compliance with the CBC and the NPDES would minimize effects from erosion and ensure consistency with San Diego Regional Water Quality Control Board requirements, which establish water quality standards for the groundwater and surface water of the region.

Additionally, as part of the approval process, prior to grading plan approval, the project applicant will be required to comply with Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection, which establishes requirements for stormwater and non-stormwater quality discharge and control that requires new development or redevelopment projects to control stormwater runoff by implementing appropriate best management practices (BMPs) to prevent deterioration of water quality. Best management practices include silt fences, jute bales or rolls, and other measures that slow stormwater and allow sediment to settle and remain on site, or in areas where it can be easily collected. The displacement of soil through cut and fill will be controlled by Chapter 33 of the 2013 California Building Code relating to grading and excavation, other applicable building regulations, and standard construction techniques; therefore, there will be no significant impact.

Further, a stormwater pollution prevention plan (SWPPP) will be required as part of the grading permit submittal package. The SWPPP provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule. The SWPPP would consider the full range of erosion control best management practices, including any additional site-specific and

seasonal conditions. Erosion control best management practices include, but are not limited to, the application of straw mulch, hydroseeding, the use of geotextiles, plastic covers, silt fences, and erosion control blankets, as well as construction site entrance/outlet tire washing. The State General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement SWPPPs. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Water quality features intended to reduce construction-related erosion impacts will be clearly noted on the grading plans for implementation by the construction contractor. More detail regarding the SWPPP can be found in subsection 9, Hydrology and Water Quality.

The City requires the submittal of detailed erosion control plans with any grading plans. Additionally, fugitive dust would be controlled in compliance with SCAQMD Rules 403 and 1166. The following erosion control features associated with SCAQMD rules and used during remedial activities would be employed: covering stockpiles with plastic sheeting; covering loaded soils with secured tarps; prohibiting work during periods of high winds; and watering exposed soils during construction. Further, in accordance with Clean Water Act and NPDES requirements, water erosion during construction would be minimized by limiting certain construction activities to dry weather, covering exposed excavated dirt during periods of rain, and protecting excavated areas from flooding with temporary berms. As a result, impacts associated with soil erosion during construction are considered less than significant after compliance with required erosion and runoff control measures approved as part of the approval of a grading plan. For a discussion of erosion and runoff impact post-construction, see subsection 9, Hydrology and Water Quality.

c) **Less Than Significant Impact**. See Issues a.iii) and a.iv). As discussed in Issue a.iv), the project site is not at risk for landslide, collapse, or rockfall. In addition, compliance with the requirements of the CBC ensures a more rigorous seismic design and construction to provide an acceptable risk to the public and better seismic resistance, thereby reducing impacts associated with unstable soils. Implementation of these practices would ensure that proposed structures are located on stable soils and geologic units and would not be susceptible to settlement or ground failure. Impacts would be less than significant.

d) **Less Than Significant Impact**. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subjected to large uplifting forces caused by the swelling. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result. Primary soil types found on-site have relatively rapid permeability rates due to low clay content; therefore, are not expected to have high expansion potential. The project would comply with the design standards in found in Chapter 18, Soils and Foundation, of the CBC, which includes requirements for development consistent with the conditions found on the project site and are based on a very low expansion potential for the supporting material. The City also requires that site-specific soils reports accompany a building permit application request, which ensures that the type of building proposed is consistent with the actual soils present on the proposed building location. Additionally, the City evaluates each foundation plan separately using information from the building permit and site-specific soils analysis. Based on on-site conditions and implementation of requirements outlined in the fault hazard evaluation report (Earth Strata Geotechnical 2016) and the CBC, impacts associated with expansive soils would be less than significant.

e) **No Impact**. The project does not propose the use or construction of septic tanks or an alternative wastewater disposal system; therefore, no impact would occur.

f) **Less Than Significant Impact With Mitigation Incorporated**. Paleontological resources are fossilized remains of vertebrate and invertebrate organisms, fossil tracks and trackways, and plant fossils. A unique paleontological site would include a known area of fossil-bearing rock strata. According to Riverside County, the project site is mapped as a "High Sensitive" area for paleontological sensitivity (County of Riverside 2016). Due to the high paleontological potential found on the project site, excavations could occur in association with development of the site that could affect paleontological resources. Therefore, it is possible that project-related ground-disturbing activities could uncover previously unknown paleontological resources within the project boundaries. Unanticipated and accidental paleontological discoveries during project implementation have the potential to affect significant paleontological resources. Compliance with mitigation measure **GEO-2** will reduce impacts on paleontological resources to less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project shall comply with the California Building Code and Chapter 13.12, Stormwater Drainage System Protection, of the Wildomar Municipal Code.

MITIGATION MEASURES

GEO-1 No structures for human occupancy, as defined in Section 15.76.020 of the Wildomar Municipal Code, shall be constructed over the identified fault zones (See Appendix 6 and **Figure 12**) labeled as a "Limited Use Zone" (With Recommended Setback) that has been delineated within the western and eastern portions of the project site. The boundary of the Limited Use Zone shall be shown on all construction drawings for the project.

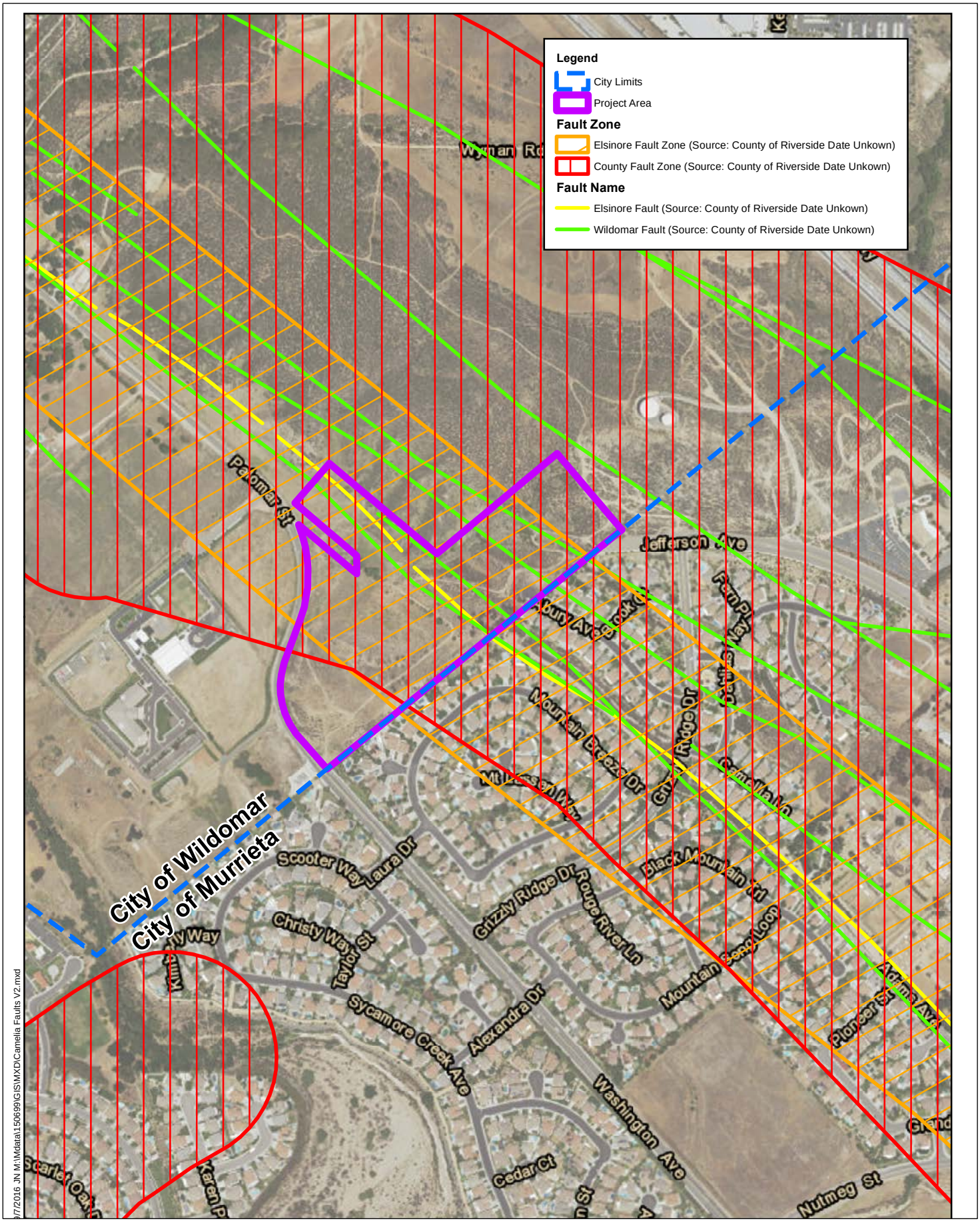
Timing/Implementation: *As a condition of project approval*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

GEO-2 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering and Planning Departments*



Source:City of Wildomar GIS, County of Riverside GIS

FIGURE 12

Faults and Fault Zones

Michael Baker INTERNATIONAL

09/2016 JN 150699 16-0070

Camelia Townhomes

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7. Greenhouse Gas Emissions

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

DISCUSSION

a) **Less Than Significant Impact**. There is scientific consensus that the contribution of greenhouse gas (GHG) emissions into the atmosphere is resulting in the change of the global climate. The global average temperature is expected to increase relative to the 1986–2005 period by 0.3 to 4.8 degrees Celsius (°C) (0.5–8.6 degrees Fahrenheit [°F]) by the end of the twenty-first century (2081–2100), depending on future GHG emission scenarios (IPCC 2014). According to the California Natural Resources Agency (2012), temperatures in California are projected to increase 2.7°F above 2000 averages by 2050 and, depending on emission levels, 4.1–8.6°F by 2100. Physical conditions beyond average temperatures could be indirectly affected by the accumulation of GHG emissions. For example, changes in weather patterns resulting from increases in global average temperature are expected to result in a decreased volume of precipitation falling as snow in California and an overall reduction in snowpack in the Sierra Nevada. The Global Warming Solutions Act, also known as Assembly Bill (AB) 32, is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020.

Construction and operation of the proposed project would generate GHG emissions, with the majority of energy consumption and associated generation of GHG emissions occurring during the project's operation (as opposed to during its construction). During project construction, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHG emissions such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Furthermore, CH_4 is emitted during the fueling of heavy equipment. Operational activities associated with the proposed project will result in emissions of CO_2, CH_4, and N_2O from the following primary sources: area source emissions; energy source emissions; mobile source emissions; solid waste; and water supply, treatment, and distribution.

Area sources would result in GHG emissions generated from the combustion of wood or biomass and are considered biogenic emissions of CO_2. However, the project would be required to comply with SCAQMD Rule 445, which prohibits the use of wood-burning stoves and fireplaces in new development. Another area source includes landscape maintenance equipment, which would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawn mowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain landscaping.

Energy source GHG emissions are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHG emissions directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

GHG emissions would also result from mobile sources associated with the project. These mobile source emissions will result from the typical daily operation of motor vehicles by residents and visitors. Project mobile source emissions are dependent on overall daily vehicle trip generation.

Residential land uses would result in the generation and disposal of solid waste. A large percentage of this waste would be diverted from landfills through a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material.

Indirect GHG emissions result from the production of electricity used to convey, treat, and distribute water and wastewater. The amount of electricity required to convey, treat, and distribute water depends on the volume of water as well as the sources of the water. Unless otherwise noted, CalEEMod default parameters were used.

Thresholds of significance illustrate the extent of an impact and are a basis from which to apply mitigation measures. On September 28, 2010, the SCAQMD recommended a bright-line, numeric threshold of 3,000 metric tons of carbon dioxide equivalent (CO_2e) as a threshold for all land uses. This threshold was developed as part of the SCAQMD GHG CEQA Significance Threshold Working Group. The working group was formed to assist the SCAQMD's efforts to develop a GHG significance threshold consistent with the GHG reduction goals of AB 32, which as previously described is the legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. The GHG Significance Threshold Working Group comprises a wide variety of stakeholders including the State Office of Planning and Research (OPR), CARB, the Attorney General's Office, a variety of city and county planning departments in the South Coast Air Basin, various utilities such as sanitation and power companies throughout the South Coast Air Basin, industry groups, and environmental and professional organizations. This threshold was developed to be consistent with CEQA requirements for developing significance thresholds, is supported by substantial evidence, and provides guidance to CEQA practitioners with regard to determining whether GHG emissions from a proposed project are significant. Therefore, for the purposes of this evaluation and in the absence of any other adopted significance thresholds, a threshold of 3,000 metric tons of CO_2e per year is used to assess the significance of greenhouse gases. Emissions resulting from implementation of the proposed project have been quantified and the quantified emissions are compared with the SCAQMD greenhouse gas threshold. The anticipated GHG emissions during project construction and operation are shown in **Table 7-1**. Per this table, GHG emissions projected to result from both construction (amortized over 30 years) and operation of the proposed project would not exceed the SCAQMD greenhouse gas threshold of 3,000 metric tons of CO_2e per year. The impact is therefore considered less than significant.

Table 7-1
Total Project Greenhouse Gas Emissions (Annual) (Metric Tons per Year)

Emissions Source	Total CO_2e
Annual construction-related emissions amortized over 30 years	45
Area	41
Energy	340
Mobile	1,192
Waste	34
Water Usage	59
Total	**1,711**
SCAQMD Threshold	3,000
Significant?	**NO**

*Source: Urban Crossroads 2016b. See **Appendix 7** for modeling details.*

b) **Less Than Significant Impact**. As previously stated, AB 32 is the legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In addition, two Executive Orders, California Executive Order 5-03-05 (2005) and California Executive Order B-30-15 (2015), highlight GHG emissions reduction targets, though such targets have not been adopted by the State and remain only a goal of the Executive Orders. Specifically, Executive Order 5-03-05 seeks to achieve a reduction of GHG emissions of 80 percent below 1990 levels by 2050 and Executive Order B-30-15 seeks to achieve a reduction of GHG emissions of 40 percent below 1990 levels by 2030. Technically, a governor's Executive Order does not have the effect of new law but can only reinforce existing laws. For instance, as a result of the AB 32 legislation, the State's 2020 reduction target is backed by the adopted AB 32 Scoping Plan, which provides a specific regulatory framework of requirements for achieving the 2020 reduction target. The State-led GHG reduction measures, such as the Low Carbon Fuel Standard and the Renewables Portfolio Standard, are largely driven by the AB 32 Scoping Plan. Executive Orders S-03-05 and B-30-15 do not have any such framework and therefore provide no emissions reduction mechanisms that can be applied to the analysis of land use projects for the purpose of meaningful emissions estimates. As a result of Executive Orders B-30-15 and 5-03-05, new legislation is proposed to establish post-2020 GHG reduction goals. Signed into law on September 2016, Senate Bill (SB) 32 codifies the 2030 target in the recent Executive Order B-30-15 (40 percent below 1990 levels by 2030). The bill authorizes the state board to adopt an interim GHG emissions level target to be achieved by 2030. SB 32 states that the intent is for the Legislature and appropriate agencies to adopt complementary policies which ensure that the long-term emissions reductions advance specified criteria. However, as of November 2016, no specific policies or emissions reduction mechanisms have been established.

SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted April 7, 2016, is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders in Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The RTP/SCS establishes greenhouse emissions goals for automobiles and light-duty

trucks for 2020 and 2035, and establishes an overall GHG target for the region consistent with both the target date of AB 32 (2020) and the post-2020 GHG reduction goals of Executive Orders 5-03-05 and B-30-15. The 2016 RTP/SCS contains over 4,000 transportation projects, including highway improvements, railroad grade separations, bicycle lanes, new transit hubs, and replacement bridges. These future investments were included in county plans developed by the six county transportation commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding. In addition, the RTP/SCS is supported by a combination of transportation and land use strategies that help the region achieve state GHG emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support the vital goods movement industry, and utilize resources more efficiently. The projected regional development pattern, including location of land uses and residential densities in local general plans, when integrated with the proposed regional transportation network identified in the 2016 RTP/SCS, would reduce per capita vehicular travel-related GHG emissions and achieve the GHG reduction per capita targets for the SCAG region.

The RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement). The RTP/SCS is meant to provide individual jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. Specifically, the SCS distributes growth forecast data to transportation analysis zones for the purpose of modeling performance. The growth and land use assumptions for the SCS are to be adopted at the jurisdiction level. For Wildomar, the Sustainable Communities Strategy's growth forecast assumes 10,000 households and 3,400 jobs in 2008, anticipates 13,000 households and 5,900 jobs in 2020, and projects 16,800 households and 9,300 jobs in 2035. As discussed in Section 13 Population and Housing, the population that would be generated as a result of the project is within this anticipated growth. The proposed project will develop 163 single-family homes. Using January 2014 California Department of Finance estimates, an average of 3.3 persons per household is assumed for residences in the city. Considering this estimate, the proposed project will result in 538 new residents. The addition of 538 residents to the city's current (2016) population of 35,168 represents a 1 percent increase in population. The City of Wildomar Housing Element states that the projected 2020 population is 42,475 and the projected 2035 population is 53,664. The proposed project is consistent with the land use designation and development density presented in the City of Wildomar General Plan; therefore, the project would not exceed the population or job growth projections used by the Southern California Association of Governments to develop the RTP/SCS. Furthermore, the proposed project is not regionally significant per CEQA Guidelines Section 15206 and as such, it would not conflict with the SCAG RTP/SCS targets, since those targets were established and are applicable on a regional level.

As noted, the RTP/SCS includes a strong commitment to reduce emissions from transportation sources (the most potent source of GHG emissions of the project), improve public health, and meet the national ambient air quality standards as set forth by the federal Clean Air Act. The RTP/SCS outlines a blueprint for improving residents' quality of life by providing more choices for where they will live, work, and play, and how they will move around (SCAG 2016). The proposed project's consistency with the applicable RTP/SCS goals is analyzed in detail in **Table 7-2**.

Table 7-2
Consistency with SCAG's Regional Transportation Plan/Sustainable Communities Strategy Goals

SCAG Goals	Compliance with Goal
Goal 1: Align the plan investments and policies with improving regional economic development and competitiveness.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Goal 2: Maximize mobility and accessibility for all people and goods in the region.	Consistent: Improvements to the transportation network in Wildomar are developed and maintained to meet the needs of local and regional transportation and to ensure efficient mobility. A number of regional and local plans and programs are used to guide development and maintenance of transportation networks, including but not limited to: • Riverside County Congestion Management Program • Caltrans Traffic Impact Studies Guidelines • Caltrans Highway Capacity Manual • SCAG RTP/SCS
Goal 3: Ensure travel safety and reliability for all people and goods in the region.	Consistent: All modes of transit in Wildomar are required to follow safety standards set by corresponding regulatory documents. Pedestrian walkways and bicycle routes must follow safety precautions and standards established by local (e.g., City of Wildomar, County of Riverside) and regional (e.g., SCAG, Caltrans) agencies. Roadways for motorists must follow safety standards established for the local and regional plans.
Goal 4: Preserve and ensure a sustainable regional transportation system.	Consistent: All new roadway developments and improvements to the existing transportation network must be assessed with some level of traffic analysis (e.g., traffic assessments, traffic impact studies) to determine how the developments would impact existing traffic capacities and to determine the needs for improving future traffic capacities.
Goal 5: Maximize the productivity of our transportation system.	Consistent: The local and regional transportation system would be improved and maintained to encourage efficiency and productivity. The City's Public Works Department oversees the improvement and maintenance of all aspects of the public right-of-way on an as-needed basis. The City also strives to maximize productivity of the region's public transportation system (i.e., bus, bicycle) for residents, visitors, and workers coming into and out of Wildomar.
Goal 6: Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	Consistent: The reduction of energy use, improvement of air quality, and promotion of more environmentally sustainable development are encouraged through the development of alternative transportation methods, green design techniques for buildings, and other energy-reducing techniques. For example, development projects are required to comply with the provisions of the California Building and Energy Efficiency Standards and the Green Building Standards Code (CALGreen). The City also strives to maximize the protection of the environment and improvement of air quality by encouraging and improving the use of the region's public transportation system (i.e., bus, bicycle) for residents, visitors, and workers coming into and out of Wildomar.
Goal 7: Actively encourage and create incentives for energy efficiency, where possible.	Not Applicable: This is not a project-specific policy and is therefore not applicable.
Goal 8: Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	Consistent: See response to RTP/SCS Goal 6.

Table 7-2, continued

SCAG Goals	Compliance with Goal
Goal 9: Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	Consistent: The City of Wildomar monitors existing and newly constructed roadways and transit routes to determine the adequacy and safety of these systems. Other local and regional agencies (i.e., Riverside County Transportation Department, Caltrans, SCAG) work with the City to manage these systems. Security situations involving roadways and evacuations would be addressed in the County of Riverside's emergency management plans (e.g., Riverside County Operational Area Emergency Operations Plan) developed in accordance with the state and federal mandated emergency management regulations.

The proposed project is not regionally significant per CEQA Guidelines Section 15206 and as such would not conflict with the SCAG RTP/SCS and associated greenhouse gas reduction targets for the year 2020 or the year 2035, since those targets were established and are applicable on a regional level. In addition, as shown in **Table 7-2**, the project does not conflict with the stated goals of the RTP/SCS. For these reasons, the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2016 RTP/SCS to achieve the greenhouse gas reduction goals and strategies for passenger vehicles.

In addition to being consistent with the RTP/SCS, the project would also be consistent with the Western Regional Council of Governments (WRCOG) (2014) Subregional Climate Action Plan (CAP). Though the CAP has not been formally adopted by the City, Wildomar is a member agency of WRCOG, which coordinated a subregional climate action plan process on behalf of its member agencies. Wildomar is a participating agency of the CAP. The WRCOG CAP establishes a community-wide emissions reduction target of 15 percent below 2010 levels by the year 2020, following guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the statewide AB 32 goal of reducing emissions to 1990 levels by the year 2020. Progress toward achieving the 2020 emissions reduction target will be monitored over time through preparation of an annual memorandum documenting program implementation and performance. Following each annual report, WRCOG and the participating jurisdictions may adjust or otherwise modify the strategies to achieve the reductions needed to reach the target. Such adjustments could include more prescriptive measures, reallocation of funding to more successful programs, and modifications to the 2020 business-as-usual (BAU) emissions projection and reduction target based on revised population, housing, and employment growth estimates. Additionally, there will be a comprehensive inventory update prior to 2020 to track overall progress toward meeting the GHG reduction target.

To meet emissions reduction targets, the CAP considers existing programs and policies in the subregion that achieve GHG emissions reductions in addition to new GHG reduction measures. Several measures apply to participating jurisdictions in western Riverside County uniformly because they respond to adoption of a state law (e.g., the Low Carbon Fuel Standard) or result from programs administered at the discretion of a utility serving multiple jurisdictions (e.g., utility rebates). For other discretionary projects, participating jurisdictions, including the City of Wildomar, have voluntarily committed to a participation level that could be implemented in their communities. For example, the City has agreed to increase the amount of bike lanes in the city by 10 percent compared with existing conditions (CAP Measure T-1), increase bicycle parking (CAP Measure T-2), increase fixed-route bus service by 5 percent compared with existing conditions (CAP Measure T-5), synchronize traffic signals (CAP Measure T-7), increase the jobs/housing ratio in the city by 5 percent (CAP Measure T-9), and provide residential green bins for the collection and transport of organic waste for compost (CAP Measure SW-1).

Even though it was not officially adopted, no aspect of the proposed project would conflict with or inhibit the City of Wildomar's commitment to its GHG-reducing measures under the WRCOG Subregional Climate Action Plan.

The reduction measures proposed in the CAP build on inventory results and key opportunities prioritized by city staff, other WRCOG member agencies, and members of the public. The strategies in the CAP consist of measures that identify the steps needed to support reductions in GHG emissions. These reductions in GHG emissions will be achieved through a mix of voluntary programs and new strategic standards. All standards presented in the CAP respond to the needs of development, avoiding unnecessary regulation, streamlining new development, and achieving more efficient use of resources.

The project is consistent with the GHG inventory contained in the CAP. Both the existing and the projected GHG inventory contained in the CAP were derived based on the land use designations and associated densities defined in the City's General Plan.

For the reasons described above, this impact would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

8. Hazards and Hazardous Materials

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

DISCUSSION

a, b) **Less Than Significant Impact**. The development of the proposed project involves construction activities that could result in the transport, use, and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants, toxic solvents, pesticides, and herbicides. The transport, use, and disposal of these materials could pose a potential hazard to the public and the environment.

The project proposes residential development that does not involve the routine transport, use, or disposal of hazardous materials in significant quantities. Generally, the exposure of persons

to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes during project construction or operation, particularly by untrained personnel, an accident during transport, environmentally unsound disposal methods, or fire, explosion, or other emergencies.

The proposed project would be required to comply with all applicable local, state, and federal regulations during project construction and operation. The Riverside County Department of Environmental Health is the Certified Unified Program Agency (CUPA) for Riverside County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, including Wildomar.

While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Compliance with these regulations would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with the proposed project would be less than significant.

c) **Less Than Significant Impact**. Schools located within one quarter mile of the project site include Murrieta Springs Adventist Christian Academy located west of the project site and Sycamore Academy located northwest of the project site. All requests for development or a change in occupancy must be circulated to the Lake Elsinore Unified School District (LEUSD) for review and comment. This would help to address any concerns related to proposed uses that could have the potential to release hazardous materials in proximity to a school. Additionally, the project is a residential development and is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous material within one-quarter mile of a school. Impacts are anticipated to be less than significant.

d) **Less Than Significant Impact**. The California Hazardous Waste and Substances Site List (also known as the Cortese List) is a planning document used by state and local agencies and by private developers to comply with CEQA requirements in providing information about the location of hazardous materials sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency to annually update the Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for preparing a portion of the information that comprises the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information that is part of the complete list (DTSC 2016). The EnviroStor database constitutes the DTSC's component of Cortese List data by identifying state response sites, federal Superfund sites, school cleanup sites, and voluntary cleanup sites. The EnviroStor database identifies sites that have known contamination or sites for which further investigation is warranted. It also identifies facilities that are authorized to treat, store, dispose, or transfer hazardous waste (DTSC 2016). An inquiry through the EnviroStor database did not identify any hazardous materials sites within a quarter mile of the proposed project site.

Leaking underground storage tanks (LUST) are a significant source of petroleum impacts to groundwater and can also result in the following potential threats to health and safety (SWRCB 2016):

- Exposure from impacts to soil and/or groundwater
- Contamination of drinking water aquifers
- Contamination of public or private drinking water wells
- Inhalation of vapors

The SWRCB records soil and/or groundwater contamination caused by LUSTs in its GeoTracker database. An inquiry through the SWRCB's (2016) GeoTracker database did not identify any LUST sites within a quarter mile of the project site. Further, the project site is not located on a list of hazardous materials sites compiled by the DTSC (2016) or the SWRCB (2016) pursuant to Government Code Section 65962.5 as of August 2016. Therefore, impacts are considered less than significant.

e) **No Impact**. The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 10 miles southeast of the project site. Given the distance and because the project is not in the airport land use plan area for French Valley Airport, there is no impact.

f) **No Impact**. The project site is located in proximity to Skylark Field, which is a private airstrip located at the south end of Lake Elsinore, approximately 5.2 miles northwest of the project site. Skylark Field is used primarily by skydiving aircraft, which commonly drop parachutists into the nearby back-bay area south of the lake. The airport is also used for gliding and other recreational uses. As shown in Wildomar General Plan Figure 2, Skylark Airfield Area of Influence, the proposed project site is outside of the area of influence (City of Wildomar 2008). Therefore, there would no impact.

g) **Less Than Significant Impact**. Access to the project site is available via Palomar Street. The construction and operation of the proposed project would not place any permanent physical barriers on either of these public streets. A private street will connect Palomar Street to the extension of Palomar Street and Murrieta's Jefferson Avenue. The extended street will be an extension of Palomar Street until it reaches the City of Murrieta and then becomes Jefferson Avenue. Construction would take place within the project site, and no roadway closures are anticipated. To ensure compliance with zoning, building, and fire codes, the project applicant is required to submit appropriate plans for plan review prior to the issuance of a building permit. Adherence to these requirements would ensure that the project would not have a significant impact on emergency response and evacuation plans. A less than significant impact would occur as a result of the proposed project.

h) **Less Than Significant Impact**. Government Code 51175-89 directs the California Department of Forestry and Fire Protection (Cal Fire) to identify areas of Very High Fire Hazard Severity Zones within local responsibility areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities which quantifies the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Local responsibility area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods

and materials. These codes include provisions to improve the ignition resistance of buildings, especially from firebrands.

The eastern and western portions of Wildomar have been designated Very High Fire Hazard Severity Zones. However, the project site is in a non-wildland fire hazard zone, but is in proximity to a VHFHSZ. Therefore, development on the project site would be subject to compliance with the 2013 California Building Code (or the most current version) and the 2013 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations). In addition, Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction would be required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize risk of loss due to wildfires. Therefore, impacts are considered less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project will be required to comply with Wildomar Municipal Code Section 13.20.220 that regulates water well abandonment procedures for any private wells located within the property boundaries.

2. Any septic system removal must comply with Riverside County Environmental Health requirements that require removal of most of the system and filling the tank with sand.

3. The Applicant shall be subject to, and comply with, the following four (4) state mandated codes/ordinances, including all other applicable state & local codes/ordinances already in effect:

    - California Building Code, Chapter 7A;
    - California Residential Code, Section R327;
    - California Referenced Standards Code, Chapter 12-7A; and
    - California Fire Code, Chapter 49.

MITIGATION MEASURES

None required.

9. Hydrology and Water Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

BACKGROUND

This section summarizes the methods and findings of a preliminary Water Quality Management Plan (WQMP) and preliminary hydrology report prepared for the proposed project by JLC Engineering and Consulting. The reports are included in their entirety in **Appendix 8**.

DISCUSSION

a, e, f) **Less Than Significant Impact.** City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, requires that development comply with a Municipal Separate Storm Sewer System (MS4) Permit from the San Diego Regional Water Quality Control Board. Section F.1 of the MS4 permit specifies requirements for new developments, and Section F.1.D provides details on the requirements for standard stormwater mitigation plans (SSMPs, also known as WQMPs). The WQMP for this project is included in **Appendix 8b** of this IS/MND. The MS4 permit imposes pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential activities. Even though Wildomar is split by two watersheds (Santa Ana and Santa Margarita) that affect some of the properties in the city, the entire city is governed by the MS4 permit for the Santa Margarita region. The project site is not one of the properties split by the jurisdictional boundaries between the Santa Ana and Santa Margarita watersheds. The project site drains entirely into the Santa Margarita watershed.

The Santa Margarita watershed drains the southwest portion of Riverside County, including areas of Menifee, Murrieta, and Wildomar, unincorporated Riverside County, and all of Temecula. Stormwater runoff from these areas collects in Murrieta and Temecula creeks and combines to form the Santa Margarita River in Temecula. The Santa Margarita River flows through the "gorge" and into San Diego County, where it flows past Camp Pendleton into Santa Margarita Lagoon at the Pacific Ocean. The Santa Margarita region is the portion of the watershed within Riverside County.

Construction

Construction activities associated with development of the proposed project will involve site grading, excavation, and disturbance of the existing vegetation cover and soil. Intense rainfall and associated stormwater runoff during construction activities could result in erosion in areas of exposed or stockpiled soils. If uncontrolled, these soil materials would flow off the site and into the storm drainage system. Pollutants of concern include trash/debris, oxygen-demanding substances, oil and grease, pesticides, and bacteria and viruses. The project site does not contain any known legacy pollutants or hazardous substances above applicable regulatory standards (see subsection 8, Hazards and Hazardous Materials).

To minimize the potential for contamination of stormwater during construction, a stormwater pollution prevention plan (SWPPP) is required as part of the grading permit submittal package. The SWPPP will include a series of specific measures that will be included in the construction process to address erosion, accidental spills, and the quality of stormwater runoff.

The best management practices (BMPs) that must be implemented as part of a SWPPP can be grouped into two major categories: (1) erosion and sediment control BMPs, and (2) non-stormwater management and materials management BMPs. Erosion and sediment control BMPs fall into four main subcategories:

1. Erosion controls
2. Sediment controls
3. Wind erosion controls
4. Tracking controls

Erosion controls include practices to stabilize soil, to protect the soil in its existing location, and to prevent soil particles from migrating. Examples of erosion control BMPs are preserving existing vegetation, mulching, and hydroseeding. Sediment controls are practices to collect soil particles after they have migrated, but before the sediment leaves the site. Examples of sediment control BMPs are street sweeping, fiber rolls, silt fencing, gravel bags, sand bags, storm drain inlet protection, sediment traps, and detention basins. Wind erosion controls prevent soil particles from leaving the site in the air. Examples of wind erosion control BMPs include applying water or other dust suppressants to exposed soils on the site. Tracking controls prevent sediment from being tracked off-site via vehicles leaving the site to the extent practicable. A stabilized construction entrance not only limits the access points to the construction site but also functions to partially remove sediment from vehicles prior to leaving the site.

Non-stormwater management and material management controls reduce non-sediment-related pollutants from potentially leaving the construction site to the extent practicable. The Construction General Permit prohibits the discharge of materials other than stormwater and authorized non-stormwater discharges (such as irrigation and pipe flushing and testing). Non-stormwater BMPs tend to be management practices with the purpose of preventing stormwater from coming into contact with potential pollutants. Examples of non-stormwater BMPs include preventing illicit discharges and implementing good practices for vehicle and equipment maintenance, cleaning, and fueling operations, such as using drip pans under vehicles. Waste and materials management BMPs include implementing practices and procedures to prevent pollution from materials used on construction sites. Examples of materials management BMPs include:

1. Good housekeeping activities such as storing of materials covered and elevated off the ground, in a central location.
2. Securely locating portable toilets away from the storm drainage system and performing routine maintenance.
3. Providing a central location for concrete washout and performing routine maintenance.
4. Providing several dumpsters and trash cans throughout the construction site for litter/floatable management.
5. Covering and/or containing stockpiled materials and overall good housekeeping on the site.

The Construction General Permit also requires that construction sites be inspected before and after storm events and every 24 hours during extended storm events. The purpose of the inspections is to identify maintenance requirements for the BMPs and to determine the effectiveness of the BMPs that are being implemented. The SWPPP is a “living document” and as such can be modified as construction activities progress. Additional requirements include compliance with post-construction standards focusing on low impact development (LID) and preparation of rain event action plans.

The SWRCB has also issued a Statewide General Permit (Water Quality Order R5-2008-0081, NPDES No. CAG995001) for dewatering and other low-threat discharges to surface waters in the state. Should construction of a project require dewatering, the project applicant would be required to submit a Notice of Intent, as well as a Best Management Practices Plan, to comply with the general permit. The BMP Plan would include disposal practices to ensure compliance with the general permit, such as the use of sediment basins or traps, dewatering tanks, or

gravity or pressurized bag filters. Monitoring and reporting would also be performed to ensure compliance with the permit.

Project Operation

The project and associated improvements will discharge into one of two bioretention basins (referred to as Basin A and Basin B in the hydrology study; **Appendix 8a**) for treatment of the required water quality volume and to address hydromodifications. Hydromodifications were analyzed using the Santa Margarita River Hydromodification Management Program created by Clear Creek Solutions. The required water quality volume was determined using the Santa Margarita Watershed BMP Design Volume Spreadsheets. On-site flows will be conveyed via a subsurface system to Basin A or Basin B. The 0.99-acre Basin A, located in the northerly portion of the project site, is designed for a total storage volume of 28,153 cubic feet. The required water quality volume to be treated is 21,512 cubic feet (including the bottom surface area, soil media, gravel layer, and 0.5 feet above the media). The 0.73-acre Basin B, located in the southerly portion of the project site, is designed for a total storage volume of 22,534 cubic feet (including the bottom surface area, soil media, gravel layer, and 0.5 feet above the media). The required water quality volume to be treated is 14,164 cubic feet. As designed, both basins will be able to accommodate and treat the required water quality volumes.

Flows from off-site areas will be conveyed through the project site via a subsurface storm drain. On-site flows will not commingle with the off-site flows prior to treatment in the bioretention basins. All flows will ultimately connect to the existing Line A storm drain system within Street H of Tract 31896 (**Figure 3**). Currently, the storm drain improvement plans for Tract 31896 do not include flow rates because storm drain improvement plans are still being processed for that particular site. However, the proposed project will not discharge more than the storm drain at Tract 31896 can accept. The City of Wildomar Engineering Department is coordinating with the applicant for Tract 31896 to ensure that once complete, the tract can adequately accept flows from the proposed project site. These details will be finalized with the applicant and the City Engineering and Planning departments during final engineering (JLC Engineering and Consulting 2016a).

JLC Engineering and Consulting (2016b) prepared a preliminary Water Quality Management Plan for the proposed project (see **Appendix 8b**). A final WQMP will be prepared for the project if it is approved and will replace the preliminary WQMP. Based on the preliminary WQMP, the project site is tributary to the receiving waters listed in **Table 9-1**, which also identifies the designated beneficial uses associated with each of the receiving waters.

Table 9-1
Receiving Waters for Urban Runoff from the Proposed Project – Santa Margarita Watershed

Receiving Waters	EPA-Approved 303(d) List Impairments	Beneficial Uses[1]
Murrieta Creek	Nitrogens, metals	MUN, AGR, IND, PROC, GWR, REC1,[2] REC2, WARM, COLD, WILD, RARE
Santa Margarita River	Phosphorous	MUN, AGR, IND, REC1, REC2, WARM, COLD, WILD, RARE

Source: JLC Engineering and Consulting 2016; San Diego Regional Water Quality Control Board 1994
1. Unless otherwise noted, beneficial uses are considered an Existing Beneficial Use.
2. Potential Beneficial Use.

As listed in **Table 9-1**, beneficial uses include the following:

- Municipal and Domestic Supply (MUN) – Includes uses of water for community, military, or individual water supply systems including, but not limited to, drinking water supply.
- Agricultural Supply (AGR) – Includes uses of water for farming, horticulture, or ranching including, but not limited to, irrigation, stock watering, or support of vegetation for range grazing.
- Industrial Service Supply (IND) – Includes uses of water for industrial activities that do not depend primarily on water quality including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, or oil well re-pressurization.
- Industrial Process Supply (PROC) – Includes uses of water for industrial activities that depend primarily on water quality.
- Ground Water Recharge (GWR) – Includes uses of water for natural or artificial recharge of ground water for purposes of future extraction, maintenance of water quality, or halting of saltwater intrusion into freshwater aquifers.
- Water Contact Recreation (REC-1) – Uses of water for recreational activities involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, swimming, wading, water-skiing, skin and scuba diving, surfing, whitewater activities, fishing, or use of natural hot springs.
- Non-Contact Water Recreation (REC-2) – Uses of water for recreational activities involving proximity to water, but not normally involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, picnicking, sunbathing, hiking, beachcombing, camping, boating, tide pool and marine life study, hunting, sightseeing, or aesthetic enjoyment in conjunction with the above activities.
- Warm Freshwater Habitat (WARM) – Includes uses of water that support warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife, including invertebrates.
- Cold Freshwater Habitat (COLD) – Includes uses of water that support cold water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife, including invertebrates.
- Wildlife Habitat (WILD) – Uses of water that support terrestrial ecosystems including, but not limited to, preservation and enhancement of terrestrial habitats, vegetation, wildlife (e.g., mammals, birds, reptiles, amphibians, invertebrates), or wildlife water and food sources.
- Rare, Threatened or Endangered Species (RARE) – Waters that support the habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law as rare, threatened, or endangered.

The WQMP identifies a series of specific permanent and operational source control best management practices to be incorporated into project design:

- Storm Drain Signage – Waste materials dumped into storm drain inlets can have severe impacts on receiving groundwaters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets. The objective of this method is to prohibit the dumping of improper materials directly into storm drains. In addition, catch basin filter inserts in all inlets/catch basins will serve as a pre-treatment measure.

- Parking Garage Plumbing – The garage floor drains will be plumbed to sanitary sewers to prevent pollution from interior parking garages from entering into storm drains.

- Landscape Design – Landscaping will be designed to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizer and pesticides that can contribute to stormwater pollution. The use of pest-resistant plants will be considered, especially adjacent to hardscape, plants will be selected as appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.

- Roofing, Gutters, and Trim Material – Copper and other unprotected metals should be avoided in order to prevent leaching into runoff.

- Pervious Pavement – Pervious pavements allow stormwater to filter through voids in the pavement surface into an underlying rock reservoir where it is temporarily stored and infiltrated into the surrounding materials.

- Underground Retention Tank – This type of BMP captures flows and retains it until it infiltrates into the soil (stormwater retention) or releases it slowly over time, thereby decreasing peak flows and associated flooding problems (stormwater detention).

Implementation of best management practices identified in the preliminary WQMP and compliance with existing state and local regulations would protect water quality and ensure compliance with applicable water quality standards. Therefore, impacts are less than significant.

b) **Less Than Significant Impact**. The project site is located in the area subject to the Elsinore Basin Groundwater Management Plan (EVMWD 2005). Adopted on March 24, 2005, under the authority of the Groundwater Management Planning Act (California Water Code Part 2.75, Section 10753), as amended, the plan addresses the hydrogeologic understanding of the Elsinore Basin, the evaluation of baseline conditions, the identification of management issues and strategies, and the definition and evaluation of alternatives. The primary sources of groundwater recharge in the basin are listed in the plan as:

- Recharge from precipitation – Rainfall directly to the basin.

- Surface water infiltration – Recharge from infiltration of surface waters such as streams. The San Jacinto River is the major surface water inflow. Inflow from Lake Elsinore is considered negligible.

- Infiltration from land use – Direct surface recharge from application of water for irrigation.
- Infiltration from septic tanks – Infiltration in areas serviced by septic systems in the basin.

Murrieta Creek is the closest stream to the proposed project site and would be considered a source of recharge for the basin. The proposed project will not affect the recharge capability of Murrieta Creek, as the creek is outside the project boundaries.

Currently, the proposed site is largely permeable. However, construction of the proposed project will result in an increase in impervious surfaces by approximately 21.41 acres. Table I-1 in Section I, Project Description identifies each impervious surface. Development on the project site may lead to an increased demand for potable water supply, which is provided by the Elsinore Valley Municipal Water District, in part from groundwater supplies. The EVMWD imports water to ensure that significant overdraft of local groundwater supplies does not occur. Based on the EVMWD's (2011) Urban Water Management Plan, no adverse impacts to groundwater resources were forecast to occur from implementing the approved land uses in the project area as anticipated as part of buildout of the Wildomar General Plan. The proposed project would be consistent with the General Plan and is therefore consistent with the Urban Water Management Plan, and it would not significantly alter groundwater use in the area.

Further, the project applicant is required to obtain a will-serve letter from the EVMWD. The will-serve letter will confirm whether the EVMWD's current water supply exceeds the maximum daily demand projected in the next five years and is sufficient to serve the proposed project. Therefore, impacts are less than significant.

c, d) **Less Than Significant Impact**. The reader is referred to Issue b) in subsection 6, Geology and Soils, for further discussion of erosion. The drainage of surface water would be controlled by building regulations and directed toward existing streets, flood control channels, storm drains, and catch basins. The proposed drainage of the site would not channel runoff on exposed soils, would not direct flows over unvegetated soils, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements, including the countywide MS4 permit, and compliance with the WQMP. Additionally, the project applicant is required to submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during project construction. Further, the applicant would be required to prepare and submit a detailed erosion control plan for City approval prior to obtaining a grading permit. The implementation of this plan is expected to address any erosion issues associated with proposed grading and site preparation. Although future development would create new impervious surface on the property, development associated with the proposed project would result in opportunities for landscaped areas to be utilized for stormwater retention.

The project site currently drains ultimately to Murrieta Creek to the south. The proposed project would not alter this general drainage pattern. The buildings and parking areas will channel the drainage into underground pipes, leading to retention areas before leading to the existing drainage course to Tract 31896 located on the west side of Palomar Street and Starbuck Circle. The addition of impervious surfaces to the project site would increase flow rates, potentially increasing erosion. However, runoff is proposed to be routed through subsurface storm drainage into onsite bioretention basins and treated and held there before being released and

routed to Tract 31896 and ultimately Murrieta Creek. This proposed drainage system would slow runoff velocities, allow sediment to settle out of the water, and capture trash and debris collected in the system. Furthermore, implementation of the required SWPPP for the project includes best management practices designed to prevent erosion both during and after construction (see Issue a) above). Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site, and this impact would be less than significant.

g, h) **No Impact.** The project site is designated by the Federal Emergency Management Agency (FEMA) as Zone X, indicating minimal risk of flooding. Furthermore, the project does not propose any residential uses. Therefore, the project would not place housing or other structures within a 100-year flood hazard area and would not impede or redirect flood flows. No impact would occur.

i) **No Impact.** Riverside County identifies dam inundation hazard areas throughout the county. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The county's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan (2008). According to Figure S-10, the project site is not in any dam inundation hazard zones. In addition, the project is not in the vicinity of any levees. Therefore, no impacts are identified.

j) **No Impact**. The project site is not located in an area that is subject to seiches, mudflows, or tsunamis. As a result, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

1. Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMPs) that may be implemented to prevent such deterioration. BMPs are identified in the Water Quality Management Plan (see **Appendix 8b**).

MITIGATION MEASURES

None required.

10. Land Use and Planning

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

a) **No Impact**. The project site is located in an urbanized area characterized by a mix of land uses. The surrounding area includes both residential (medium density) and commercial retail uses. Currently, the project site is vacant land zoned R-R (Rural Residential). The project requires approval of a Change of Zone from R-R to R-3 (General Residential) on the entire 25.91-acre site. Development of the proposed project would be consistent with existing and planned development on surrounding properties and would not impede movement through the area. No impact would occur.

b) **Less Than Significant Impact.** As described previously, the project site has been designated by the City of Wildomar General Plan as MHDR (Medium High Density Residential), which allows the development of single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, with lot sizes ranging from 4,000 to 6,500 square feet. Additionally, the proposed project will include a Change of Zone from R-R (Rural Residential) to R-3 (General Residential). The proposed project will result in a density of approximately 6.3 dwelling units per gross acre, which is consistent with the MHDR density range of 5 to 8 dwelling units per acre. General Plan Policy LU 22.1 states that the City must accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps. The General Plan designation of MHDR is appropriate for the proposed use. General Plan Policy LU 22.3 requires that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential use. The proposed project must meet these demands before being approved. General Plan Policy LU 22.8 establishes activity centers within or near residential neighborhoods that contain services such as child-care or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities. The proposed project will include the following recreational amenities that are consistent with this General Plan Policy: private bocce ball court, basketball court, tot lot, dog park, pool, and picnic tables.

Additionally, as discussed in subsection 4, Biological Resources, the project would be required to comply with the provisions contained in the Western Riverside County Multiple Species Habitat

Conservation Plan (MSHCP). Compliance would result in the project having no impact related to the MSHCP. This impact would be less than significant.

c) **Less Than Significant Impact.** The City of Wildomar participates in the MSHCP. The plan establishes areas of sensitivity considered Criteria Areas or Cells. Projects outside of these areas can proceed consistent with the provisions of CEQA and are subject to payment of an MSHCP Mitigation Fee. The MSHCP establishes procedures for the determination of sensitivity. The proposed project is subject to the MSHCP but is outside of any Criteria Area or Cell; therefore, the project applicant will be required to pay the standard impact mitigation fee. The proposed project will not conflict with any habitat conservation plan or natural community conservation plan, and any impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Section 3.42.090 of the Wildomar Municipal Code requires the payment of MSHCP fees at the time of issuance of a building permit.

2. Wildomar Municipal Code Section 3.44.060 requires the project applicant to pay Transportation Uniform Mitigation Fees, either when a certificate of occupancy is issued for the development project or upon final inspection (whichever comes first).

3. Wildomar Municipal Code Section 3.44.060 requires that the applicant pay appropriate development impact fees prior to the issuance of a certificate of occupancy for the development project.

MITIGATION MEASURES

None required.

11. Mineral Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

DISCUSSION

a) **No Impact.** The proposed project site is located in an area designated as MRZ-3 by the Wildomar General Plan (2008). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. As a result, no impacts are anticipated.

b) **No Impact.** There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan. As a result, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

12. Noise

Issues, would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

BACKGROUND

This section summarizes the methods and findings of a noise impact analysis prepared by Urban Crossroads (2016c; see **Appendix 9**). The analysis was prepared to determine the noise exposure and the necessary noise mitigation measures for the proposed project. Since the project site is located on the border of Murrieta, the report analyzes the project from the perspective of the noise regulations of both the City of Wildomar and the City of Murrieta.

DISCUSSION

a, c, d) **Less Than Significant Impact With Mitigation Incorporated.** The City of Wildomar sets standards for allowable noise levels according to General Plan land use designations. These standards, contained in the Wildomar General Plan, are measured by equivalent continuous sound level (L_{eq}). L_{eq} is a method of describing sound levels that vary over time, resulting in a single decibel value that takes into account the total sound energy over a period of time of interest. The proposed project site is currently designated for residential use, allowing a maximum exterior noise level of 65 L_{eq} (10 minutes) from 7 a.m. to 10 p.m. and 45 L_{eq} (10 minutes) from 10 p.m. to 7 a.m., and a maximum interior noise level of 55 L_{eq} (10 minutes) from 7 a.m. to 10 p.m. and 40 L_{eq} (10 minutes) from 10 p.m. to 7 a.m. Although the proposed project includes a Change of Zone from R-R (Rural Residential) to R-3 (General Residential), this change is from one residential use to another and the project will be consistent with surrounding uses.

Therefore, the proposed project does not represent any significant change to the potential long-term noise levels of the area.

Construction Noise

Construction-related, short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction of the project is complete. According to the noise impact analysis prepared for the project (Urban Crossroads 2016c), there are two types of short-term noise impacts that could occur during construction on the project site.

First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. There would be a relatively high single-event noise exposure potential at a maximum level of 68.1 decibels (dBA) with trucks passing at 30 feet. However, the projected construction traffic would be minimal when compared to the existing traffic volumes on Palomar Street. Therefore, short-term construction-related worker commutes and equipment transport noise impacts would not be substantial.

The second type of short-term noise impact is related to noise generated during site preparation, grading, and building erection. Noise levels associated with typical construction equipment are summarized in **Table 12-1.**

Table 12-1
Construction Reference Noise Levels

Noise Source	Reference Distance from Source (feet)	Reference Noise Levels @ Reference Distance (dBA Lmax)	Reference Noise Levels @ 50 Feet (dBA Lmax)
Truck Pass-By & Dozer Activity	30	68.1	63.7
Dozer Activity	30	76.4	72.0
Construction Vehicle Maintenance Activities	30	74.8	70.4
Foundation Trenching	30	74.9	70.5
Rough Grade Activities	30	84.8	80.4
Residential Framing	30	76.7	72.3
Water Truck Pass-By & Backup Alarm	30	82.3	77.9
Dozer Pass-By	30	89.9	85.5
Two Scrapers & Water Truck Pass-By	30	89.0	84.6
Two Scrapers Pass-By	30	86.9	82.5
Scraper, Water Truck & Dozer Activity	30	87.7	83.3
Concrete Mixer Truck Movements	50	73.1	73.1
Concrete Paver Activities	30	75.7	71.3
Concrete Mixer Pour & Paving Activities	30	76.3	71.9
Concrete Mixer Backup Alarms & Air Brakes	50	78.8	78.8
Concrete Pour Activities	50	79.2	79.2

Source: Urban Crossroads 2016c (Appendix 10)

Based on the reference construction noise levels, the project-related construction noise levels when the peak reference noise level is operating at a single point nearest the sensitive receiver location will range from 58.2 to 82.5 dBA L_{max} at the sensitive receiver locations in Wildomar and

Murrieta. Figure 12-1 in Appendix 10 shows the construction activity noise source location and the distance to each nearby sensitive receiver location.

The Murrieta residences are the closest sensitive receptors to the proposed project site. Since the proposed project has potential to result in construction noise impacts to residences in neighboring Murietta, the City of Murrieta Municipal Code construction noise standard of 75 dBA L_{max} is applied as the threshold for construction noise impacts (Murietta Municipal Code Section 16.30.130). The potential short-term *unmitigated* construction noise levels are expected to exceed the acceptable construction noise level threshold of 75 dBA Lmax at two adjacent residences (receiver locations R4 and R5 as shown in **Appendix 9**). To reduce the construction noise levels at the homes closest to the Project site boundary, a 90-foot setback distance for all large dozers, graders, loaded trucks and concrete mixer trucks will be required. The peak construction noise levels at the potentially impacted receiver locations are expected to range from 58.2 to 74.6 dBA Lmax with the 90-foot setback distance.

Compliance with standard conditions and requirements will ensure that the project will be conducted during the time of day when most residents are at work and mitigation measure **NOI-1** would reduce impacts related to temporary and intermittent construction noise peaks to less than significant levels.

Operational Noise

The primary source of noise associated with the proposed project would be traffic-related noise. According to the noise impact analysis, the proposed project would not result in significant traffic noise impacts to off-site sensitive uses, as a doubling of the traffic volume is necessary in order to result in a 3 dBA increase in traffic noise (3 dBA is the noise level increase required to register as perceptible to the average human ear).

In terms of on-site traffic noise, the Federal Highway Administration (FHWA) highway traffic noise prediction model was used to evaluate traffic-related noise conditions along roadways in the project vicinity and its effect on the proposed residential neighborhood. To determine the potential traffic noise impact on the proposed residential uses, Urban Crossroads (2016c) analyzed the noise impacts. Using the FHWA traffic noise prediction model and the parameters outlined in Tables 5-3 to 5-5 of the noise report (**Appendix 9**), the expected future exterior noise levels for the residential buildings were calculated. **Table 12-2** presents a summary of future exterior noise level impacts in the outdoor living areas (first-floor patios) of the buildings facing Palomar Street/Jefferson Avenue and Washington Avenue. The noise level analysis indicates that the buildings facing Palomar Street/Jefferson Avenue and Washington Avenue will experience unmitigated exterior unmitigated exterior noise levels ranging from 50.6 to 66.2 dBA CNEL.

Table 12-2
Exterior Noise Levels

Building	Roadway	Unmitigated Noise Level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Barrier Height (feet)	Top of Barrier Elevation (feet)
19	Palomar St./Jefferson Ave.	66.2	62.2	5.0	1,218.2
17	Palomar St./Jefferson Ave.	51.6	(1)	(1)	(1)
12	Palomar St./Jefferson Ave.	50.6	(1)	(1)	(1)
19	Washington Ave.	63.0	(1)	(1)	(1)
20	Washington Ave.	62.4	(1)	(1)	(1)
28	Washington Ave.	61.7	(1)	(1)	(1)

Source: Urban Crossroads 2016c
(1) The exterior noise levels satisfies the exterior noise level standard; therefore, no noise mitigation is required.

To satisfy the City of Wildomar 65 dBA CNEL exterior noise level standards for residential land use, the construction of 5-foot-high noise barriers for first-floor patio areas for building 19 is required. No other buildings require exterior noise mitigation to satisfy the City of Wildomar exterior noise level standards. With the recommended noise barriers shown on Exhibit ES-A (**see Appendix 9**), the mitigated future exterior noise levels will approach 62.2 dBA CNEL. The noise analysis shows that the recommended noise barriers will satisfy the City of Wildomar 65 dBA CNEL exterior noise level standards. The effective noise barrier height recommendations represent the minimum wall and/or berm combination height required to satisfy the City of Wildomar exterior noise level standards. Mitigation measure **NOI-2** would ensure the proposed project results in less than significant impacts with respect to vehicular traffic noise.

Furthermore, development of the project site may result in increases in ambient noise levels above existing levels without the project resulting from sources other than traffic, such as lawn mowers, radios, televisions, and children playing outside. While this is an increase in the noise levels on the currently vacant site, it is similar to other residential noises in the city and not considered significant. The homes will also have air conditioning/heating systems (HVAC) that will generate noise. HVAC units are reviewed during the building permit review process for placement.

b) **Less Than Significant Impact.** Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. The Wildomar General Plan does not set decibel standards for temporary construction noise impacts. To determine a threshold for construction-generated groundborne vibration, standards provided by the Federal Transit Administration (FTA) and the California Department of Transportation (Caltrans) are referenced.

The FTA threshold for groundborne vibration is 85 vibration decibels (VdB). VdB is particle velocity in inches per second and measures the rumbling sound caused by the vibration of room surfaces. According to the FTA, 85 Vdb is distinctly perceptible and unacceptable unless occurring very infrequently.

Construction activities would require the use of off-road equipment such as tractors, jackhammers, and haul trucks. The use of major groundborne vibration–generating construction equipment, such as pile drivers, would not be needed for the project. Groundborne vibration levels associated with representative construction equipment are summarized in **Table 12-3**. Based on the vibration levels presented in the table, ground vibration generated by construction equipment would not be anticipated to exceed 85 VdB at 50 feet.

Table 12-3
Representative Vibration Source Levels for Construction Equipment

	Approximate VdB	
Equipment	**50 Feet**	**100 Feet**
Large Bulldozer	81	75
Caisson Drilling	81	75
Loaded Trucks	80	74
Jackhammer	73	67
Small Bulldozer	52	46

Source: FTA 2006
Notes: The vibration levels at the off-site sensitive uses are determined with the following equation from the FTA Transit Noise and Vibration Impact Assessment, Final Report: Lv(D)=Lv(25 ft)–20log(D/25), where Lv = vibration level of equipment, D = distance from the equipment to the receiver, Lv(25 ft) = vibration level of equipment at 25 feet.

e) **No Impact**. The project site is not located within the influence area for any airport. The closest public general aviation airfield is French Valley Airport, approximately 10 miles southeast of the project site. In addition, Ryan Field airport is located approximately 22.4 miles northeast of the proposed project site. The project site is outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated.

f) **No Impact**. Skylark Field is located approximately 5.2 miles northwest of the project site in Lake Elsinore. Skylark Field is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield and the airfield's limited use, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

1. All construction and general maintenance activities shall be limited to the hours 7:00 a.m. to 6:00 p.m. (October through May) and 6:00 a.m. to 6:00 p.m. (June through September).

MITIGATION MEASURES

NOI-1 Construction Noise Impacts. The following shall apply during the construction phase of the project:

1. Operation of "large construction equipment" shall be limited to the hours of 8:00 a.m. – 4:30 p.m., and shall not be operated on Sundays. As used here, "large construction equipment" means any track-type bulldozer, grader or scraper larger than a D-8 Caterpillar bulldozer, concrete mixer, haul truck, or similar heavy equipment.

2. Large construction equipment shall not operate within 90-feet of adjacent Murrieta receiver locations R4 and R5, as shown in **Exhibit 8-A** of **Appendix 9**, at any time.

3. Notice shall be given to adjacent property owners seven calendar days prior to the commencement of construction activity.

4. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the Project site.

5. Equipment staging and maintenance shall be located in areas that will create the greatest distance between construction-related noise sources and adjacent residences.

6. The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck related noise.

7. The contractor shall ensure that all construction equipment, fixed or mobile, is equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.

Timing/Implementation: During all project site construction

Enforcement/Monitoring: City of Wildomar Planning and Public Works Departments

NOI-2 Exterior Noise Levels. The project shall incorporate 5-foot-high noise barriers for first-floor patio areas for Building 19 as shown on Exhibit ES-A of the Camelia Townhomes Noise Impact Analysis (Urban Crossroads, 2016).

Timing/Implementation: Plan check and construction

Enforcement/Monitoring: City of Wildomar Planning Department

13. Population and Housing

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

DISCUSSION

a) **Less Than Significant Impact.** The proposed project will develop 163 single-family homes. Using January 2014 California Department of Finance estimates, an average of 3.3 persons per household is assumed for residences in the city. Considering this estimate, the proposed project will result in 538 new residents. The addition of 538 residents to the city's current (2016) population of 35,168 represents a 1 percent increase in population. The City of Wildomar Housing Element states that the projected 2020 population is 42,475 and the projected 2035 population is 53,664. The proposed project is within the City's projected population and is therefore considered less than significant.

b, c) **No Impact.** Since the project site is vacant, no housing units or people would be displaced and the construction of replacement housing is not required.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

14. Public Services

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 75 (Bear Creek) is located at 38900 Clinton Keith Road, approximately 2.8 miles southwest of the project site (RCFD 2015a), and would respond to calls for service from the proposed project. In addition to Fire Station 75, several other Riverside County and Murrieta Fire Department fire stations in the surrounding area would be able to provide fire protection services to the project site if needed. The 2013 RCFD annual report concluded that there were a total of 2,794 incidents in 2013 in Wildomar. When the calls for service are divided by the 11,047 households in Wildomar, the result is 0.25 calls per household. When applied to the proposed 163 townhouses, the increase would be approximately 40.75 calls or an approximately 1.2 percent increase in calls.

A standard condition of approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard development impact fees, which include a fee for fire service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts. Any impacts would be considered incremental and less than significant.

b) **Less Than Significant Impact.** Police protection services are provided in the city by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 9.9 miles northwest of the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel.

For the purpose of establishing acceptable levels of service, the Riverside County Sheriff's Department maintains a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (City of Wildomar 2008). Although the proposed project would introduce

a new land use to the site (i.e., residential), as discussed in Issue a) in subsection 13, Population and Housing, the project will not induce substantial population growth and therefore would not be expected to substantially increase the demand for police protection services. Furthermore, the project is not expected to result in activities that create unusual police protection needs. Regardless, as a standard condition of approval for the project, the project applicant would be required to pay the standard development impact fees, which include a fee for police service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. Therefore, this impact would be less than significant.

c) **Less Than Significant Impact.** The project is located in the Lake Elsinore Unified School District (LEUSD) and, as discussed in Issue a) in subsection 13, Population and Housing, would not substantially increase the city's population. According to the LEUSD's (2015) School Facilities Needs Analysis, the generation rates for single-family homes include 0.2877 per unit for elementary school (K–5), 0.1376 per unit for middle school (grades 6–8), and 0.1702 per unit for high school (grades 9–12). Based on these rates, the project will generate 47 elementary school students, 22 middle school students, and 28 high school students, for a total of 97 students. As of the 2015-2016 academic year, the LEUSD enrolled 22,205 students. The previous year, 2013-2014, the LEUSD enrolled 22,316 students. The additional 97 students will not exceed district enrollment in previous academic years. Furthermore, the proposed project will represent an increase in current LEUSD enrollment of less than 1 percent.

Currently, the City provides a Notice of Impact Mitigation Requirement to an applicant for a building permit, who then works with the school district to determine the precise amount of the fee. Once the fee has been paid in full, the LEUSD prepares a certificate that is provided to the City demonstrating payment of the fee. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact would be less than significant.

d) **No Impact.** See subsection 15, Recreation.

e) **Less Than Significant Impact.** Development associated with the proposed project may result in a slight increase in the demand for other governmental services, economic development, and the other community support services commonly provided by the City of Wildomar, including but not limited to City Hall, the Mission Trail Library, and the Animal Friends of the Valleys animal shelter. As stated in Impact a) in subsection 13, Population and Housing, the proposed project will result in approximately 538 new residents. Considering the 2016 population of Wildomar of 35,168, the proposed project would result in an estimated 1 percent population increase. Impacts to community support services by a population increase of 1 percent are less than significant.

A standard condition of approval for the proposed project includes the payment of standard development impact fees pursuant to Wildomar Municipal Code Section 3.44.080. The proposed project is not expected to result in activities that create unusual demands on local government services. Any impacts would be considered incremental and less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit, the project applicant shall pay the required development impact fees for police, fire, and other governmental services pursuant to Wildomar Municipal Code Section 3.44.080 and in effect at the time of building permit issuance.

2. Prior to issuance of any building permit, the project applicant shall pay the required school district fees pursuant to Wildomar Municipal Code Section 15.80.170 and in effect at the time of building permit issuance.

MITIGATION MEASURES

None required.

15. Recreation

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

DISCUSSION

a, b) **No Impact.** Chapter 16.20 of the City's Municipal Code defines a park as a parcel or parcels of land, exclusive of natural open space, which is open and available for use by the general public and which serves the recreational needs of the public. The current park standard established by the City (Wildomar Municipal Code Chapter 16.20) requires dedication of parkland at a ratio of 3 acres per 1,000 residents or fees in lieu of parkland dedication. According to the Municipal Code, these regulations apply in cases where land is to be subdivided for residential use.

The amount of land to be dedicated, or fees paid, is determined by multiplying the number of dwelling units in the development by the average number of persons per unit by the number of acres of parkland required per person. Fees are based either on the fair market value of the land or on a fixed in-lieu fee rate as adopted by the City Council.

The City's current parkland inventory includes four neighborhood parks with a combined acreage of 14.27 acres. The existing parks are Regency Heritage Park (3.26 acres), Marna O'Brien Park (8.94 acres), Windsong Park (2.07 acres), and Grove Park (1.8 acres). All four parks are located in existing residential neighborhoods west and east of Interstate 15.

As shown in **Table 15-1**, the City requires 0.0093 acre per single-family residential dwelling unit of parkland to be set aside in compliance with the Quimby Act (Wildomar 2015). **Table 15-2** illustrates how the acreage per residential unit was derived. Alternatively, if the City chooses to collect in-lieu fees rather than requiring dedication of parkland, those fees would be based on the most currently adopted development impact fee schedule. Therefore, the required amount of parkland to be dedicated by the proposed project would be 4.5 acres. The proposed project as currently designed would not provide any acreage for public parkland. The project applicant would therefore be required to pay in lieu fees.

As identified in **Table 15-2**, the City currently has a deficit of approximately 89.43 acres of parkland. With the increase in people that would result from development of the project, the City would have an increased parkland deficit of 93.93 acres. Payment of the in-lieu fees in Section 16.20.020 from the City of Wildomar Municipal Code will help the City toward the acquisition and development of a new park. As a result, the project meets City requirements for

parkland dedication or in lieu fees. In addition, the City requires the payment of a Parkland Improvement fee to fund improvements to parkland acquired through Quimby Act dedications or in lieu fees. Therefore, the proposed project would not result in the physical cumulative deterioration of existing recreational facilities.

Table 15-1.
Acres per Unit for Parkland Dedication

Development Type	Dwelling Units[1]	Acres per Capita[2]	Persons per Unit[3]	Acres per Unit[4]
Residential, Single-Family	DU	0.003	3.10	0.0093
Residential, Multi-Family	DU	0.003	2.20	0.0066

Source: City of Wildomar 2015a (Table 5.3)
Notes:
1. DU = dwelling unit
2. Acres per capita based on the Quimby Act minimum of 3.0 acres per 1,000 residents
3. Persons per dwelling unit; these numbers are based on estimates found in Table 2.1 of the City of Wildomar Impact Fee Study Report (April 30, 2013)
4. Acres per unit = acres per capita multiplied by persons per unit

Table 15-2.
Existing Parkland and Parkland Requirements

	Without Project (Existing)	With Project
Population[1]	35,168	35,706
Parkland Required[2]	105.50 acres	Approximately 110 acres
Existing Parkland[3]	16.07 acres	16.07 acres
Parkland Deficit	Deficit of 89.43 acres	Deficit of 93.93 acres

Sources:
1. California Department of Finance 2016
2. City of Wildomar requirement for 3.0 acres of parkland per 1,000 residents
3. Only includes City parks

The proposed project would not be expected to result in increased use of existing neighborhood and regional parks or other recreational facilities, since the proposed development includes a private bocce ball court, basketball court, tot lot, dog park, pool, and picnic tables. The proposed project would not be expected to require the construction or expansion of new recreational facilities. As a result, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

16. Transportation/Traffic

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

BACKGROUND

A traffic impact analysis (TIA) was prepared for the proposed project by Urban Crossroads in July 2016 (see **Appendix 10**). The Traffic Impact Analysis was prepared in accordance with the County of Riverside Transportation Department Traffic Impact Analysis Preparation Guide (April 2008) and consultation with City of Wildomar and City of Murrieta staff.

SIGNIFICANCE THRESHOLD

Based on the TIA, a significant impact occurs when the addition of project traffic, as defined by any "with project" scenario, causes an intersection that operates at an acceptable level of service (LOS) under the "without project" traffic condition (i.e., LOS C or D or better) to fall to an unacceptable level of

service (i.e., LOS E or F). Therefore, the following criteria were utilized to identify significant project-related traffic impacts:

A. If an intersection is projected to operate at an acceptable level of service without the project and the addition of project traffic, as measured by 50 or more peak-hour trips, is expected to cause the intersection to operate at an unacceptable level of service, the impact is considered significant.

In addition, for intersections within the jurisdictional authority of the City of Wildomar, the City requires that an additional test be performed for intersection locations found to operate at a deficient level of service (i.e., LOS E or F) under pre-project conditions:

B. If an intersection is projected to operate at an unacceptable level of service without the project, and the addition of project traffic (as measured by 50 peak-hour trips or more) results in an increase of more than 5.0 seconds to the peak-hour delay, the impact is considered significant. Mitigation is then required to bring the "with project" scenario delay to within 5.0 seconds of the pre-project condition.

Caltrans does not identify specialized significance criteria in its traffic study guidelines.

A significant cumulative impact has been identified when an intersection is projected to operate below the requisite level of service standard under pre-project conditions and the project's measurable increase in traffic, as defined by 50 or more peak-hour trips, contributes to the deficiency. Cumulative traffic impacts are created as a result of a combination of the proposed project together with other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the project.

A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project is required to implement or fund its fair share of improvements designed to alleviate the potential cumulative impact. If full funding of future cumulative improvements is not reasonably assured, a temporary unmitigated cumulative impact would be identified and would exist until the needed improvement is fully funded and constructed.

METHODOLOGY

Trip Generation

Trip generation rates used to estimate project traffic and a summary of the project's trip generation are shown in **Table 16-1**. Trips generated by the project's proposed land uses were estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, 2012. The project is estimated to generate a net total of 953 trip-ends per day on a typical weekday with approximately 72 AM peak-hour trips, 85 PM peak-hour trips, and 34 Sunday peak-hour trips.

Table 16-1.
Project Trip Generation Summary

Land Use[1]	ITE LU	Units[2]	AM Peak Hour			PM Peak Hour			Daily	Sunday Peak Hour		
			In	Out	Total	In	Out	Total		In	Out	Total
Project Trip Generation Rates												
Residential Condo/ Townhouse	230	DU	0.07	0.037	0.44	0.35	0.17	0.52	5.81	0.10	0.11	0.21

Project	Qty.	Units[2]	AM Peak Hour			PM Peak Hour			Daily	Sunday Peak Hour		
			In	Out	Total	In	Out	Total		In	Out	Total
Project Trip Generation Summary												
Townhomes	164[3]	DU	11	61	72	57	28	85	953	16	18	34

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition (2012).
[2] DU = Dwelling Units
[3] One townhome unit was deleted between the TIA and the IS/MND

Project Trip Distribution

The project trip distribution was developed based on anticipated travel patterns to and from the project site. There are no potential traffic impacts anticipated to local residential streets, as project-related traffic is anticipated to primarily utilize the city's arterials (e.g., no cut-through traffic).

Project Trip Assignment

The assignment of traffic from the project area to the adjoining roadway system is based on the project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the project.

Modal Split

The traffic-reducing potential of public transit, walking, or bicycling was not considered in the TIA. Essentially, the traffic projections are conservative in that public transit might be able to reduce the traffic volumes.

Intersection Capacity Analysis

The intersection capacity analysis provides a summary of the analysis results for Existing (2016), Existing plus Project, Opening Year Cumulative (2020), and Horizon Year (2040).

Cumulative Analysis Methodology

The CEQA Guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. The cumulative setting for the proposed project includes the nearby developments for opening year traffic conditions provided by City of Wildomar Department of Transportation staff and City of Murrieta Department of Transportation staff.

The General Plan buildout (post-2035) traffic conditions analyses can be used to determine whether improvements funded through regional transportation mitigation fee programs, such as the

Transportation Uniform Mitigation Fee (TUMF), City Development Impact Fee (DIF) programs, or other approved funding mechanism can accommodate the long-range cumulative traffic at the target level of service identified in the City of Wildomar General Plan. If the funded improvements can provide the target LOS, the project's payment into the TUMF and DIF will be considered as cumulative mitigation through the conditions of approval. Other improvements needed beyond the funded improvements (such as localized improvements to non-TUMF or DIF facilities) are identified as such.

DISCUSSION

a) **Less Than Significant Impact.**

Existing plus Project

Existing plus Project (E+P) peak-hour traffic operations were evaluated for the study area intersections based on the analysis methodologies presented above. The E+P scenario includes existing traffic volumes plus project traffic. The Existing plus Project delay and levels of service for the study area roadway network are shown in **Table 16-2**, which shows traffic operations of roadway facilities described using the term "level of service." LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

As shown in **Table 16-2**, intersection 1 has an existing acceptable level of service in the AM, PM, and Sunday peak hours. In addition, future intersections 2, 3, and 4 have acceptable levels of service in the AM, PM, and Sunday peak hours. Therefore, existing plus project conditions are less than significant.

Opening Year Cumulative (2020) Traffic Volume Forecasts

This scenario includes existing traffic volumes plus an ambient growth factor of 8.24 percent plus traffic from pending and approved but not yet constructed known development projects in the area. For Existing plus Ambient Growth plus Project traffic conditions, **Table 16-3** shows that intersection 1 and future intersections 3 and 4 would have acceptable levels of service. Additionally, with the implementation of the proposed project, future intersection 2 would have an acceptable level of service at LOS D during the AM and PM peak hours. Therefore, opening year cumulative (2020) conditions would be less than significant.

Table 16-2.
Intersection Operations Analysis Summary for Existing plus Project Conditions

#	Intersection	Traffic Control[2]	Existing (2016)						E+P						Change in Delay			Significant Impact?[4]
			Delay[1] (seconds)			LOS[3]			Delay[1] (seconds)			LOS[3]						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Starbuck Circle/Palomar St.	CSS	13.0	14.0	9.7	B	B	A	13.3	14.5	9.7	B	B	A	0.3	0.5	0.0	No
2	Washington Ave./Jefferson Ave.	**CSS**	Future Intersection						15.6	18.1	12.4	C	C	B	—	—	—	No
3	Washington Ave./Dwy. 1	**CSS**	Future Intersection						9.4	9.6	9.1	A	A	A	—	—	—	No
4	Dwy. 2/Jefferson Ave.	**CSS**	Future Intersection						9.8	9.6	9.2	A	A	A	—	—	—	No

Source: Urban Crossroads 2016d
[1] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
[2] CSS = cross-street stop; **CSS** = improvement
[3] LOS = level of service
[4] Significant impact if change in delay exceeds 5.0 seconds for intersections at LOS E or LOS F under pre-project conditions.

Table 16-3.
Intersection Operations Analysis Summary for Opening Year Cumulative (2020) Conditions

#	Intersection	Traffic Control[2]	2020 Without Project						E+P						Change in Delay			Significant Impact?[4]
			Delay[1] (seconds)			LOS[3]			Delay[1] (seconds)			LOS[3]						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Starbuck Circle/Palomar St.	CSS	16.8	18.4	10.3	C	C	B	17.3	19.2	10.4	C	C	B	0.5	0.8	0.1	No
2	Washington Ave./Jefferson Ave.	**CSS**	Future Intersection						26.4	33.2	15.5	D	D	C	—	—	—	No
3	Washington Ave./Dwy. 1	**CSS**	Future Intersection						9.8	10.2	9.4	A	B	A	—	—	—	No
4	Dwy. 2/Jefferson Ave.	**CSS**	Future Intersection						10.6	10.2	9.6	B	B	A	—	—	—	No

Source: Urban Crossroads 2016d
[1] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
[2] CSS = cross-street stop; **CSS** = improvement
[3] LOS = level of service
[4] Significant impact if change in delay exceeds 5.0 seconds for intersections at LOS E or LOS F under pre-project conditions

Horizon Year (2040) without Project Traffic Conditions

Level of service calculations were conducted for the study intersections to evaluate their operations under Horizon Year (2040) without Project conditions with roadway and intersection geometrics consistent with Section 7.1 in the TIA (**Appendix 10**). As shown in **Table 16-4**, the following study area intersections are anticipated to operate at an unacceptable level of service under Horizon Year (2040) without Project conditions:

- Starbuck Circle/Palomar Street – LOS F in AM and PM peak hours
- Washington Avenue/Jefferson Avenue – LOS F in AM, PM, and Sunday peak hours

A summary of the peak-hour intersection level of service for Horizon Year (2040) without Project conditions is shown on Exhibit 7-3 in the TIA (**Appendix 10**). The intersection operations analysis worksheets for Horizon Year (2040) without Project traffic conditions are also included in **Appendix 10**.

Horizon Year (2040) with Project Traffic Conditions

As shown in **Table 16-4** and illustrated on Exhibit 7-4 in the TIA (**Appendix 10**), no additional study area intersections are anticipated to experience an unacceptable level of service with the addition of project traffic during one or more peak hours in addition to those previously identified under Horizon Year (2040) without Project conditions. It should also be noted that although the project is predicted to contribute to the deficiency anticipated at the Starbuck Circle/Palomar Street and Washington Avenue/Jefferson Avenue intersections, the addition of project traffic is likely to result in a change in delay of less than 5.0 seconds (i.e., the City of Wildomar significance threshold). As such, the project will have a less than cumulatively considerable impact to these deficient intersections. The intersection operations analysis worksheets for Horizon Year (2040) with Project traffic conditions are included in **Appendix 10**.

Table 16-4
Intersection Operations Analysis Summary for Horizon Year (2040) Conditions

#	Intersection	Traffic Control[2]	2040 Without Project						E+P						Change in Delay			Significant Impact?[4]
			Delay [1](Secs.)			LOS[3]			Delay[1] (Secs)			LOS[3]						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Starbuck Circle/Palomar St.	CSS	**51.5**	**>100**	14.3	**F**	**F**	B	**54.6**	**>100**	14.4	**F**	**F**	B	3.1	—	0.1	No
2	Washington Ave./Jefferson Ave.	**CSS**	**>100**	**>100**	**>100**	**F**	**F**	**F**	**>100**	**>100**	**>100**	**F**	**F**	**F**	—	—	—	No
3	Washington Ave./Dwy. 1	**CSS**	Future Intersection						10.4	11.9	10.2	B	B	B	—	—	—	No
4	Dwy. 2/Jefferson Ave.	**CSS**	Future Intersection						10.6	12.0	10.5	B	B	B	—	—	—	No

Source: Urban Crossroads 2016d

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[2] CSS = cross-street stop; **CSS** = improvement

[3] LOS = level of service

[4] Significant impact if change in delay exceeds 5.0 seconds for intersections at LOS E or LOS F under pre-project conditions

Conclusion

Significant impacts are determined by comparing with and without project scenarios for each traffic condition. All impacts under E+P and future cumulative scenarios as shown in tables 16-2, 16-3 and 16-4 are found to be less than significant.

b) **Less Than Significant Impact**. Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011; of the roadways in Wildomar, Interstate 15 (I-15) is included in the CMP.

The four intersections listed in **Table 16-5** were selected based on consultation with City of Wildomar staff. In general, the study area includes intersections where the project is anticipated to contribute 50 or more peak-hour trips. The table indicates that the four intersections will not be a part of the CMP. Furthermore, Section V of this MND states that the applicant is required to pay Western Riverside County TUMF and City of Wildomar development impact fees. Therefore, the project would not conflict with the RCTC Congestion Management Program and this impact would be less than significant.

Table 16-5.
Intersection Analysis Locations

#	Intersection	Jurisdiction	CMP?
1	Starbuck Circle/Palomar St.	Wildomar	No
2	Washington Ave./Jefferson Ave.	Wildomar	No
3	Washington Ave./Dwy. 1	Wildomar	No
4	Dwy. 2/Jefferson Ave.	Wildomar	No

c) **No Impact.** The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum building height of the project (27 feet 4 inches) is significantly less than the height of the terrain in the vicinity of the project site. Since the location and height of the project would not affect air traffic patterns or aircraft operations from any private or public airport, no impact would occur.

d, e) **Less Than Significant Impact.** The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The proposed project would be checked for compliance with these standards as part of the review process conducted by the City. The project includes improvements to the transportation and circulation system surrounding the site, and all such improvements would be designed and constructed to local, regional, and federal standards. As such, they would not introduce any hazardous design features. f) **Less Than Significant Impact.** The Riverside Transit Agency (RTA) provides transit service in the project area and the proposed project would allow for a safe, bicycle and pedestrian friendly community through compliance with City of Wildomar adopted roadway

standards that include sidewalk and travel way standards. There are no components of the project that could reasonably be expected to detract from, or otherwise decrease the performance or safety of, existing policies and facilities for transit, bicycles, and pedestrians. As such, the impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. Utilities and Service Systems

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

a, b, e) **Less Than Significant Impact.** The EVMWD currently operates three wastewater treatment facilities: the Regional WWTP, the Horsethief Canyon WWTP, and the Railroad Canyon WWTP. In addition, flow in the southern part of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District. The proposed project will be within the Regional WWTP service area, which has its wastewater conveyed by 24 lift stations and treated by the Regional Water Reclamation Facility (EVMWD 2008).

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors included in Appendix B of the Wastewater Master Plan (2008). The recommended generation factors are determined according to land use designation. The generation factor for MHDR (Medium High Density Residential) developed uses is 1,500 gallons per day per acre (EVMWD 2008). Using this factor and allowing that the proposed project will result in a total of 25.91 developed acres, the proposed project may be expected to generate 38,865 gallons of wastewater per day (1,500 gpd x 25.91 developed acres).

Of the 24 lift stations operating in the Regional WWTP service area, wastewater produced by the proposed project will be drawn by the B-2 Regional Lift Station located approximately 5.4 miles northwest of the project site at 32741 Mission Trail. The lift station includes three 25-horsepower pumps and has a firm capacity (the capacity of the lift station with the largest pump out of service) of 3,456,000 gallons per day (gpd). Considering the proposed project's projected wastewater generation rate of 38,865 gpd, the proposed project would represent a 1 percent increase in capacity at the B-2 Regional Lift Station.

The 2008 EVMWD Wastewater Master Plan includes detailed descriptions of all facilities operated by the Elsinore Valley Municipal Water District for the purpose of collecting and treating wastewater. The Master Plan was based on General Plan land use designations to estimate demand for service. For its description of the Regional Water Reclamation Facility, the Wastewater Master Plan states that the facility's existing average flow and peak flow capacities are 8 million gallons per day (mgd) and 17.6 mgd, respectively.

The Regional Water Reclamation Facility was constructed in 1981 with a capacity of 2.0 mgd. The facility was subsequently expanded to a capacity of 3.0 mgd in 1989. In 1994, an ultraviolet disinfection system was installed and the plant was re-rated to a capacity of 4.0 mgd. In 2002, a new 4.0 mgd process train (Train B) was added to the existing 4.0-mgd Train A, expanding the water reclamation facility to accommodate a flow of 8.0 mgd. Currently, the facility is processing approximately 6 mgd, leaving an unused capacity of 2 mgd (EVMWD 2008). Considering the EVMWD's generation factor to determine that the proposed project will result in a wastewater demand of 38,865 gallons per day, and the stated current treatment capacity of the Regional Water Reclamation Facility at 8 mgd, the proposed project would result in an increase of 0.5 percent to the average wastewater flow at the facility. Because the proposed project is consistent with the General Plan and the Wastewater Master Plan, and as the size of the project would not exceed capacity at either the lift station or the treatment plant, impacts associated with wastewater are considered less than significant.

c) **Less Than Significant Impact**. The reader is referred to Issue d) in subsection 9, Hydrology and Water Quality, for further discussion of the project site's existing and proposed drainage. The project will preserve most of the existing drainage patterns; however, flows that currently discharge to the southeast along Washington Avenue will be intercepted by Basin B. Flows will then be conveyed to the existing Line A system, which discharges into Murrieta Creek. The flows that are currently conveyed southeasterly along Washington Avenue are intercepted at an existing catch basin on Washington Avenue and Grizzly Ridge Drive. The flows are then conveyed to the Murrieta Creek MDP Line G storm drain at Calle Del Oso/Nutmeg Street and Washington Avenue. The MDP Line G system discharges into Murrieta Creek approximately 2,800 feet downstream of where the Line A system discharges into Murrieta Creek. All proposed drainage improvements would be constructed on the project site. As such, impacts related to their construction are considered throughout this document as part of the proposed project and mitigated when applicable. Therefore, this impact would be less than significant.

d) **Less Than Significant Impact**. The project site is within the service boundary for the Elsinore Valley Municipal Water District, and development on the project site would connect to EVMWD water service infrastructure via 12-inch connections in Washington Avenue/Palomar Street and the extension of Jefferson Avenue. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is used to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is

obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. The EVMWD has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Imported water supply is purchased from the Metropolitan Water District via the Eastern Municipal Water District and the Western Municipal Water District. The EVMWD plans to expand its recycled water system to provide recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years (EVMWD 2011). Per the Metropolitan Water District's (2010) Regional Urban Water Management Plan (RUWMP), the district indicates that its existing supplies are adequate to meet the projected demands in all hydrologic conditions through 2035. Planned supplies by the Metropolitan Water District increase reliability and maintain an adequate reserve. Based on the district's 2010 RUWMP, it is assumed that imported water is fully reliable during average, dry, and wet years. The EVMWD's 2011 Urban Water Management Plan reports that the average daily per capita water use within their service area from 1999 to 2008 was 248 gallons per capita per day (base daily rate) (EVWMD 2011, p. 3). The 163 proposed housing units would result in a residential water demand of 40,424 gallons per day, or approximately 45.28 acre-feet per year.

The 2015 Comprehensive Annual Financial Report produced by the EVMWD states that the district produced 23,710 acre-feet of water in fiscal year 2015. The report further states that of the 23,710 acre-feet of water produced, a total of 22,891 acre-feet of water was consumed. For the past ten years, the EVMWD has produced between 29,665 acre-feet (fiscal year 2005) and 23,710 acre-feet (fiscal year 2015) of water annually, with average water production of approximately 26,687 acre-feet from fiscal year 2005 to fiscal year 2015. During that same period, the lowest amount of water consumed by EVMWD customers was 22,891 acre-feet (2015) and the highest amount of consumption 31,878 acre-feet (2007), with an average annual consumption of 27,384 acre-feet.

With estimated water consumption at 45.28 acre-feet annually, the proposed project will represent an increase in water consumption by the EVMWD of 1 percent in years of low water consumption, 1 percent in years of high water consumption, and a 1 percent increase over the historic average water consumption of EVMWD's customers. Given this minimal incremental increase, this impact is less than significant.

f) **Less Than Significant Impact.** The main disposal site in the vicinity of the project site is the El Sobrante Landfill in Corona. The landfill (CalRecycle Solid Waste Information System Number 33-AA-0217) is projected to reach full capacity of 184,930,000 tons in 2045 (CalRecycle 2016). The landfill covers approximately 1,322 acres and receives approximately 16,054 tons of solid waste per day.

The California Department of Resources Recycling and Recovery (CalRecycle) collects and maintains data that records the rate of solid waste disposal at the local, regional, and statewide levels. CalRecycle inputs this data into the Disposal Reporting System (DRS), which is used to determine per capita disposal rates as well as other solid waste disposal statistics. There is currently no regional reporting system in place for inland Southern California, so for this analysis the statewide per capita disposal rate will be used. The most current data available (2013) from the CalRecycle DRS assigns a disposal rate of 4.4 pounds per day to the residents of California (CalRecycle 2013). Using the CalRecycle DRS disposal rates for California residents, the 538 residents of the proposed project may be expected to generate 2,367.2 pounds per day or

1.1836 tons of solid waste. The addition of 1.1836 tons per day is equivalent to a .006 percent increase. This increase in solid waste would be less than significant.

g) **Less Than Significant Impact**. Development on the project site would be subject to the Solid Waste Reuse and Recycling Access Act of 1991. The act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, regulates solid waste handling and mandates that sufficient receptacles be in place on-site to accommodate refuse and recycling. Compliance with state law and the City's Municipal Code will ensure that the project results in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

V. MANDATORY FINDINGS OF SIGNIFICANCE

Issues, does the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		✓		
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION

The following are Mandatory Findings of Significance in accordance with CEQA Guidelines Section 15065.

a) **Less Than Significant Impact With Mitigation Incorporated.** Based on evaluations and discussion contained in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment because the site was previously disturbed. As discussed in subsection 4, Biological Resources, with implementation of mitigation measures **BIO-1** through **BIO-5,** the proposed project would have a less than significant impact on biological resources and would not conflict with the MSHCP. Furthermore, as discussed in subsection 5, Cultural Resources, with implementation of mitigation measures **CUL-1** through **CUL-6,** the proposed project would have a less than significant impact on archaeological resources. Therefore, the proposed project would not significantly affect the environment with implementation of the mitigation measures contained in this IS/MND.

b) **Less Than Significant Impact With Mitigation Incorporated.**

Aesthetics

The proposed project would not contribute to cumulative visual resource or aesthetic impacts. The project proposes several design measures to minimize light pollution. This project and other projects in the city are required to comply with the City's light pollution ordinance. Furthermore, the City's public use permit application process would ensure the proposed development is in compliance with the City's zoning and design standards and guidelines, which regulate building design, mass, bulk, height, color, and compatibility with surrounding uses. Thus, the proposed project would have a less than cumulatively considerable impact to aesthetics.

Agricultural Resources

Implementation of the proposed project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

As previously stated, the SCAQMD's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in subsection 3, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan. As such, the project would have a less than cumulatively considerable impact on air quality.

Biological Resources

Cumulative biological impacts are defined as those impacts resulting from development in the MSHCP Plan Area as a result of buildout of the cities in western Riverside County consistent with SCAG's regional growth projections. Regional growth projections are based on current land use designations that determine what the planned land use is for cities in the region. Since the proposed project would not include a change to the existing land use designation, cumulative impacts for the proposed project have been accounted for by SCAG and by the Riverside Conservation Authority (RCA), the agency that administers the MSHCP.

The potential for the proposed project to result in direct biological impacts is addressed through mitigation measures **BIO-1** through **BIO-5**. Therefore, the proposed project would have a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural resources. However, mitigation measures **CUL-1** though **CUL-6** would reduce the potential impacts associated with development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site-specific, and development on the site would not contribute to seismic hazards or soil erosion. Implementation of mitigation measure **GEO-1** would result in decreased exposure to the risks associated with seismic activity and **GEO-2** would reduce impacts on paleontological resources. Therefore, the proposed project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis in subsection 7, Greenhouse Gas Emissions, analyzed the proposed project's cumulative contribution to global climate change and determined that the project

would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed project and the WQMP and Hydrology Report prepared for the project would protect the quality of water discharged from the site during both construction and operation activities. Therefore, the project would have a less than cumulatively considerable impact on water quality. The site is not located within a flood hazard zone. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed project is consistent with the existing land use designation of the General Plan and the existing zoning for the site and, with implementation of mitigation measures **BIO-1** through **BIO-5**, would be consistent with the MSHCP. Therefore, the project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

The proposed project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in subsection 12, mitigation measure **NOI-1** would reduce construction noise impacts and mitigation measure **NOI-2** would operational noise impacts to less than significant.

Population and Housing

Since the project site is currently vacant, no housing units or people would be displaced and the construction of replacement housing is not required. The project would not displace any houses or people requiring the construction of new housing elsewhere. Therefore, the project would have a less than cumulatively considerable impact related to population and housing.

Public Services and Recreation

The proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, the project applicant would be required to pay development impact fees to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

Transportation/Traffic

Cumulative traffic impacts are created as a result of a combination of the proposed project together with other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the project. As shown in tables 16-3 and 16-4, 2020 and 2040 cumulative scenarios are evaluated and found to be less than significant. Additionally, as enforced by City Municipal Code Chapter 3.40, Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Chapter 3.44), the project applicant will be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions. Specifically, this will be done through the payment of Western Riverside County TUMF and City of Wildomar development impact fees. Per Municipal Code Chapters 3.40 and 3.44, these fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. The project's impacts to cumulative traffic conditions would be less than cumulatively considerable.

Utilities and Service Systems

Implementation of the proposed project would increase demand for public utilities. However, because the proposed project is consistent with the existing land use designation for the site, its development was accounted for in long-range plans for the provision of such services. Therefore, the proposed project would have less than cumulatively considerable impacts on utilities and service systems.

c) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project does not have the potential to significantly adversely affect human beings, either directly or indirectly. While a number of the impacts were identified as having a potential to significantly impact human beings, with implementation of the identified mitigation measures and standard conditions and requirements, these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project is not expected to cause significant adverse impacts to humans. Mitigation measures **BIO-1** through **BIO-5** reduce impacts associated with biological resources; mitigation measures **CUL-1** through **CUL-6** reduce impacts associated with cultural and archaeological resources; mitigation measure **GEO-1** reduce impacts associated with faults and mitigation measure **GEO-2** will reduce impacts on paleontological resources; and mitigation measures **NOI-1** and **NOI-2** reduce construction and operational noise impacts. All significant impacts are avoidable, and the City of Wildomar will ensure that measures imposed to protect human beings are implemented.

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FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR

CAMELIA TOWNHOUSE PROJECT

(Planning Application 16-0070)

SCH# 2017011041

LEAD AGENCY:

CITY OF WILDOMAR

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March 2017

1.0 INTRODUCTION

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1.0 INTRODUCTION

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(c) When adopting a negative declaration or mitigated negative declaration, the lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

(d) When adopting a mitigated negative declaration, the lead agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

(e) A lead agency shall not adopt a negative declaration or mitigated negative declaration for a project within the boundaries of a comprehensive airport land use plan or, if a comprehensive airport land use plan has not been adopted, for a project within two nautical miles of a public airport or public use airport, without first considering whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area.

(f) When a non-elected official or decision making body of a local lead agency adopts a negative declaration or mitigated negative declaration, that adoption may be appealed to the agency's elected decision making body, if one exists. For example, adoption of a negative declaration for a project by a city's planning commission may be appealed to the city council. A local lead agency may establish procedures governing such appeals.

Upon review and consideration of the IS/MND, the City may take action to adopt, revise, or reject the proposed project. A decision to approve the proposed project would be made in a resolution recommending certification of the IS/MND as part of consideration of the proposed project. The City of Wildomar has prepared this IS/MND and has determined that the environmental impacts of the proposed project have been reduced to a less than significant level through mitigation measures adopted as part of a Mitigation Monitoring and Reporting Program (MMRP).

1.3 ORGANIZATION AND SCOPE OF THIS DOCUMENT

This document is organized in the following manner:

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an overview of the environmental review process to date and discusses the CEQA requirements for consideration and adoption of a mitigated negative declaration.

SECTION 2.0 – COMMENTS AND RESPONSES TO COMMENTS

Section 2.0 lists the commenter, summarizes written comments (coded for reference), and includes responses to those comments made on the IS/MND.

SECTION 3.0 – REVISIONS TO THE IS/MND

Section 3.0 provides a list of minor edits made to the IS/MND as a result of comments received or other staff-initiated changes.

This document, in conjunction with the draft Initial Study/Mitigated Negative Declaration (IS/MND), responds to comments made on the proposed Camelia Townhouse Project. While the State's California Environmental Quality Act (CEQA) Guidelines do not require a final initial study or the preparation of formal responses to comments on draft initial studies/mitigated negative declarations, in order to provide further disclosure of the project's impacts, the City has determined that it will provide responses to the comments it has received.

1.1 BACKGROUND OF ENVIRONMENTAL REVIEW PROCESS FOR THE PROJECT

INITIAL STUDY

The IS/MND was released for public and agency review on February 1, 2017, with the 30-day review period ending on March 3, 2017. The City received six comment letters during this review period.

RESPONSE TO COMMENTS

This document provides a response to comments received on the IS/MND. The comment letters are included in Section 2.0, Comments and Responses to Comments.

1.2 INTENDED USES OF THE IS/MND

The City of Wildomar will use the IS/MND in its final form in considering approval of the proposed project. In accordance with CEQA Guidelines Section 15074, the IS/MND will be used as the primary environmental document in consideration of all subsequent planning and permitting actions associated with the project, to the extent such actions require CEQA compliance and as otherwise permitted under applicable law.

CONSIDERATION OF COMMENTS

Prior to taking action on the proposed project, the City will consider the IS/MND, this response to comments document, and any additional comments or testimony. Negative declarations and mitigated negative declarations are considered and adopted per CEQA Guidelines Section 15074, which reads as follows:

15074. CONSIDERATION AND ADOPTION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

(a) Any advisory body of a public agency making a recommendation to the decision-making body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation.

(b) Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.

2.0 Comments and Responses to Comments

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2.1 LIST OF COMMENTERS

The following organization submitted written comments on the IS/MND.

Letter	Agency, Organization, or Individual	Date
A	Riverside County Fire Department	January 26, 2017
B	Department of Transportation	February 21, 2017
C	Pechanga Cultural Resources	February 17, 2017
D	Department of Fish and Wildlife	March 2, 2017
1	Kenny Mayes	January 19, 2017
2	Monty Goddard	March 3, 2017

2.2 COMMENTS AND RESPONSES

RESPONSES TO COMMENT LETTERS

Written comments on the draft IS/MND are reproduced on the following pages, along with responses to those comments. CEQA does not require lead agencies to provide formal responses to comments received on initial studies supporting proposed mitigated negative declarations. However, the City prepared this response to comments document to provide responses to comments received on the IS/MND in order to provide comprehensive information and disclosure for both the public and the City's decision-makers.

Where changes deemed necessary to clarify the draft IS/MND text result from responding to comments, those minor changes are included in the response and demarcated with revision marks (<u>underline</u> for new text, ~~strikeout~~ for deleted text). The four comment letters are listed chronologically.

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

John R. Hawkins - Fire Chief
210 West San Jacinto Avenue, Perris, Ca 92570-1915
Bus: (951) 940-6900 Fax: (951) 940-6373 www.rvcfire.org

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

BANNING
BEAUMONT
CALIMESA
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
NORCO
PALM DESERT
PERRIS
RANCHO MIRAGE
RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

BOARD OF SUPERVISORS:

KEVIN JEFFRIES
DISTRICT 1
JOHN TAVAGLIONE
DISTRICT 2
CHARLES WASHINGTON
DISTRICT 3
JOHN BENOIT
DISTRICT 4
MARION ASHLEY
DISTRICT 5

Date 1/26/2017

Mr. Matthew C. Bessi
Planning Director
City of Wildomar
Planning Department

RE: Planning Application 16-0070 CAMELIA TOWNHOUSE PROJECT

Dear Mr. Bessi,

With respect to the comprehensive general plan amendment, the Riverside County Fire Department offers the following:

A-1

Fire protection for the above referenced project will be provided by the following Riverside County Fire Station:
Station 75 Beer Creek, located on 38900 Clinton Keith Road, will respond with one city Type 1 Fire Engine providing paramedic service. The distance from the station to the proposed development is approximately three and one half miles. This station is staffed 24 hours a day, 7 days a week, with a 3 person crew, providing Paramedic Service.

A-2

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

A-3

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

A-4

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

A-5

Prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways. Approved water plans must be at the job site.

A-6 The project is located in the "LRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

A-7 Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Further review of the project will occur upon receipt of building plans. Additional requirements may be necessary at that time.

If I can be of further assistance, please feel free to contact me at (951) 435-9540 or email noah.demartino@fire.ca.gov

Sincerely,

NOAH DEMARTINO
CAPTAIN
CAL FIRE
RIVERSIDE COUNTY FIRE DEPARTMENT
Strategic Planning Burrow

Comment Letter A – Riverside County Fire Department

A-1 The commenter states that the Project is a comprehensive General Plan amendment and that fire protection for the project will be provided by Station 75 Bear Creek.

The Project does not require a comprehensive General Plan amendment. The proposed residential development is consistent with the existing General Plan designation of Medium High Density Residential (MHDR) as stated on page 86 of the MND. The project will be provided by Station 75 Bear Creek. Information regarding the Fire Station serving the project is located in Section 14(a), page 96 of the MND.

A-2 The commenter states that the proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. The commenter also states that the project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

As discussed in Section 14(a) on page 96 of the MND, a standard condition of approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard development impact fees, which include a fee for fire service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts, as stated on page 96 of the MND. The commenter has not provided evidence to support the assertion that the proposed project will result in a cumulative adverse impact to the Department's level of service. Additionally, the commenter has not stated that the project would result in a significant adverse phsyical impact as a result of a need to develop or modify fire service facilities, which is the focus of CEQA and the MND.

In addition, cumulative impacts are addressed in Section V, Mandatory Findings of Significance, on page 114 of the MND. While all projects in Wildomar cumulatively affect the Fire Department's level of service, the development impact fees have been put in place specifically to address the department's concerns.

A-3 The commenter states that the Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

A-4 The commenter states that the Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

A-5 The commenter states that prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways. Approved water plans must be at the job site.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

A-6 The commenter states that the project is located in the "LRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

As stated on page 77 of the MND, the eastern and western portions of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is in a non-wildland fire hazard zone, but is acknowledged to be situated in a High Fire Hazard Severity Zone in proximity to a VHFHSZ. Development on the project site would be subject to compliance with the 2013 California Building Code (or the most current version) and the 2013 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations). In addition, Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction would be required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize risk of loss due to wildfires. Therefore, impacts are considered less than significant.

A-7 The commenter requests that any building constructed on lots created by this project shall comply with the special construction provsiions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 722)
464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300
www.dot.ca.gov/dist8

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CITY OF WILDOMAR

Serious drought
Help save water!

February 15, 2017

City of Wildomar
Matthew Bassi
Planning Director
23873 Clinton Keith Road, Suite 202
Wildomar, CA 92595

Mr. Bassi;

Camelia Townhouse Project (PA No.16-0070) Riv 15 PM 12.64

We have received and reviewed the notice of Completion (NOC) for the above referenced project, located at the southeast corner of Palomar Street and Jefferson Avenue, the southern property line of the project is also the boundary line between the City of Wildomar and the City of Murrieta. Proposal includes a change of zone to R-3 for entire 25.91 acre-site, also the subdivision of 4 open space lots to accommodate condominiums, and the development of 163-unit townhouse. APN380-220-003

B-1 As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Wildomar due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We have no comment for this project at this time. However, if this development proposal is later modified in any way, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts to the SHS.

If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Comment Letter B – Department of Transportation

B-1 The commenter has reviewed the Notice of Completion (NOC) for the project and has no comment at this time. However, if this development proposal is later modified in any way, the commenter has requested copies of revised plans as necessary so that the commenter may reevaluate all proposed changes for potential impacts to the State Highway System (SHS).

The City of Wildomar acknowledges this comment.

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Evie Gerber
Darlene Miranda
Richard B. Scearce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

February 17, 2017

VIA E-MAIL and USPS

Mr. Matthew Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Road, Ste 201
Wildomar, CA 92595

Re: Pechanga Tribe Comments on the Notice of Availability for the Initial Study/Mitigated Negative Declaration for the Camelia Townhouse Project (Planning Application 16-0070), TR 37156

Dear Mr. Bassi:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

C-1

The Tribe thanks the City of Wildomar and the Developer for providing mitigation to preserve and protect the sensitive '*Atáaxum* (Luiseño) tribal cultural resources and traditional landscapes found in this area and to require both archaeological and Pechanga tribal monitoring during earthmoving activities. The State and Federal governments have mandated that cultural resources must be appropriately mitigated within the confines of development projects. The Tribe appreciates the active role the City takes to preserve and protect the significant history of the Tribe and California.

CONSULTATION BETWEN THE CITY OF WILDOMAR AND THE PECHANGA TRIBE DURING THE ENVIRONMENTAL REVIEW PROCESS UNDER THE AB 52 AMENDMENT TO CEQA

It has been the intent of the Federal Government[1] and the State of California[2] that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, the City of Wildomar is required to consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

C-1 cont.

On September 25, 2014, the Governor signed AB 52, legislation that amends the California Environmental Quality Act. *See* Public Resources Code §§ 5097.94, 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies to projects that have a notice of preparation for an environmental impact report, negative declaration or mitigated negative declaration filed on or after July 1, 2015. The law now requires tribal consultation by cities, counties, and other CEQA lead agencies and an evaluation of a new environmental category, "tribal cultural resources," which acknowledge and take into account the resources' tribal values rather than focusing purely on the scientific or academic value of the resources.

AB 52 establishes a government-to-government process between a tribe and a lead agency, including a specific consultation process with California Native American tribes concerning potential impacts to tribal cultural resources. AB 52 also recognizes that tribes may have expertise regarding their culture and history and requires the consideration of the tribal values inherent in cultural resources to provide a complete understanding of their nature and the significance of the potential impacts. The law further added new substantive considerations concerning significant impacts, when a CEQA document may be certified or adopted, what findings/elements are to be included in a CEQA document concerning tribal cultural resources, and appropriate mitigation for impacts to tribal cultural resources.

Pechanga and the City of Wildomar met to discuss the Project on July 7, 2016. The Project plans were reviewed and Pechanga presented our concerns based on the tribal values of

[1]See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.
[2] See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

C-1 cont. the region. We thank the City for continuing consultation under AB 52 and look forward to continuing to work with Wildomar on future entitlement projects.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of '*Atáaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of place names, *tóota yixélval* (rock art, pictographs, petroglyphs), documented archaeological items, villages and traditional cultural landscapes, which are types of tribal cultural resources, in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with the City of Wildomar and the County of Riverside prior to incorporation and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Wildomar area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

C-2

Luiseño history originates with the creation of all things at *'éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs, including those at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area that comprises the Project property and is the closest affiliated tribe to the Property. The Tribe has specific knowledge of cultural resources and sacred places near the proposed Project which we have shared with the City on previous occasions on this and other projects.

C-2 cont.

The Tribe welcomes the opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction, if so desired.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as 'Atáaxum village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

C-3

The proposed Project is located in a highly sensitive region of Luiseño territory – a traditional cultural landscape, and, although the surface has had some disturbance in the past, the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

Based upon the information provided to the Tribe, there are no known surface tribal cultural resources located within the Project boundaries. Therefore, the sensitivity of this Project lies with the potential to impact unknown subsurface resources during earthmoving activities. At this time, the Tribe thanks the City of Wildomar for working closely with us to develop appropriate and adequate mitigation measures. These are identified in the IS/MND as CUL-1 to CUL-4 and CUL-6 and have been copied below. The Tribe does not concur with the City's solution in the event that there is a disagreement on how to handle and identify resources. An independent archaeologist is not qualified to make the determination on whether something is a Tribal Cultural Resources and this is contrary to the mandates of AB 52. We would like to discuss this further prior to public hearing in order to define a more appropriate solution.

Thus, upon completion of the consultation for CUP-4, we request that these measures/conditions of approval, with the below edits and any other agreed upon revisions, be incorporated into the final IS/MND and any other final environmental documents approved by the City (underlines are additions, strikeouts are deletions).

CUL-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the ~~appropriate~~ Tribe(s) are satisfied that construction will not disturb cultural resources.

CUL-2 Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.

C-3 cont.

CUL-3 Prior to the issuance of any grading permit, the project applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into ~~a~~ individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.

CUL-4 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified

archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL 3** and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.

C-3 cont.

~~If the project applicant, project archaeologist, and Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then the project applicant and the Tribe shall agree on an independent qualified archeologist who shall make the determination based on the information submitted by the Tribe, the religious beliefs, customs, and practices of the Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural resources. The decision of the independent qualified archeologist may be challenged by the City, project applicant or the Tribe through any appropriate legal means including, but not limited to, a temporary restraining order or preliminary injunction.~~

CUL-5 Not applicable to Tribal Cultural Resources: No Comment

CUL-6 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the 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 shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.

C-4

The Pechanga Tribe looks forward to continuing to work together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the Project area.

C-4 cont.

Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments in order to discuss the provisions in CUL-4. Thank you.

Sincerely,

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

Comment Letter C – Pechanga Band of Luiseno Indians

C-1 This is the introduction to the comment letter. The commenter states that Pechanga and the City of Wildomar met to discuss the project on July 7, 2016. The project plans were reviewed and Pechanga presented their concerns based on the tribal values of the region. The Commenter thanks the City of Wildomar for continuing consultation under AB 52 and look forward to continuing to work with Wildomar on future entitlement projects.

The City of Wildomar acknowledges that consultation was initiated per the request of the Tribe and the requirements of AB 52 and looks forward to continuing to work with the Tribe to identify and avoid impacts to tribal cultural resources.

C-2 These paragraphs are background information on the Tribe's cultural ties to the City.

These paragraphs do not contain comments on the MND analysis, but are acknowledged for the record.

C-3 The commenter states that based on the information provided to the Tribe, there are no known surface tribal cultural resources located within the Project boundaries. However, there is potential to impact unknown subsurface resources during earthmoving activities. The commenter has requested that mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 be revised before incorporation into the final IS/MND.

The City of Wildomar recognizes the Tribe's knowledge and expertise in the region. As requested, mitigation measures, CUL-1, CUL-2, CUL-3, and CUL-4 have been revised and incorporated into section 3.0 Revisions to the Is/MND, as well as the MMRP.

C-4 The commenter concludes the letter. No response is required.

State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0167
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director

March 2, 2017
Sent via email

Mr. Matthew Bassi
Planning Director
City of Wildomar Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
mbassi@cityofwildomar.org

Subject: Initial Study and Mitigated Negative Declaration
Camelia Townhouse Project (Planning Application No. 16-0070)
State Clearinghouse No. 2017011041

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study and Mitigated Negative Declaration (IS/MND) for the Camelia Townhouse Project (project) [State Clearinghouse No. 2017011041]. The Department is responding to the IS/MND as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1). D-1

The project proposes the construction of 163 single-family attached dwelling units, 423 parking spaces, outdoor recreational facilities, and roadways on approximately 25.91 acres. The project site is located east of Palomar Street and north of Mountain Breeze Drive in the City of Wildomar, County of Riverside; within assessor parcel number 380-220-003.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources);

and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City of Wildomar (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources and the project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

D-1 cont.

Following review of the IS/MND the Department has concerns related to project-related impacts to special-status native plant species, and the adequacy and enforceability of mitigation measures proposed by the City. The Department's comments and recommendations on the IS/MND include:

Special Status Plant Species

The IS/MND identifies that approximately 2,108 paniculate tarplant (*Deinandra paniculata*) were observed on the project site during focused surveys and that all of these individuals will be impacted by the project. Paniculate tarplant is a state listed S4 (apparently secure in California) and California Native Plant Society (CNPS) 4.2 (plants of limited distribution – watch list) species. Because the CNPS's California Rare Plant Ranking System recognizes that paniculate tarplants are significant locally, they strongly recommend:

> *"California Rare Plant Rank 4 plants are evaluated for consideration during preparation of environmental documents relating to California Environmental Quality Act (CEQA). This may be particularly appropriate for:*
>
> - *The type locality;*
> - *Populations at the periphery of a species' range,*
> - *Areas where the taxon is especially uncommon,*
> - *Areas where the taxon has sustained heavy losses, or*
> - *Populations exhibiting unusual morphology or occurring on unusual substrates".*

D-2

Although page 41 of the IS/MND states that paniculate tarplant "is locally common in western Riverside County and documented in a number of MSHCP Core areas, including Core F (Santa Rosa Plateau Ecological Reserve)," no information is provided in the IS/MND to support this statement, nor is a discussion included on the relative importance of the populations on the project site. Because the IS/MND fails to fully evaluate the local and regional importance of these populations, the Department finds the City's conclusion (page 41) that "due to its local abundance, project impacts to paniculate tarplants would not be

D-2 cont.

significant" to be potentially flawed. The Department recommends that the City complete a thorough assessment of the relative importance of these populations, with reference to the CNPS's evaluation points listed above and that the findings of this assessment are circulated for public review. The Department also recommends that the City explore the opportunity for conservation of paniculate tarplant on site, in areas that will be avoided by the project.

Burrowing Owl

Mitigation Measure (MM) BIO-1 provides mitigation measures for impacts to burrowing owl. The Department requests that MM BIO-1 be revised to require consultation with the Department for any relocation (passive or active) of burrowing owls. We also recommend notification to the Department if owls are found to be present onsite and the development of a conservation strategy in cooperation with the United States Fish and Wildlife Service, the Department, and the Western Riverside County Regional Conservation Authority (RCA). The Department recommends that the City revise MM BIO-1 and condition the measure to include the following (edits are in **bold** and ~~strikethrough~~):

D-3

> **Potential Direct/Indirect Impacts to Burrowing Owl.** Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl **by a qualified biologist** is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, **the Department of Fish and Wildlife will be notified. O**ccupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and nonbreeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared ~~and approved~~ by the County of Riverside Environmental Programs Department (EPD) **and approved by EPD and CDFW**, in coordination with **the United States Fish and Wildlife Service (Service) and RCA**~~the CDFW~~. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP.
>
> In accordance with the MSHCP, take of active nests will be avoided. ~~Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season.~~ The EPD**, Service, RCA, and CDFW**

may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with EPD**, USFWS, RCA, and** ~~and/or~~ CDFW, taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species.

D-3 cont.

Timing/Implementation: Prior to~~/during~~ any vegetation removal or ground-disturbing activities ***and/or the issuance of a grading permit.***

Enforcement/Monitoring: City of Wildomar Planning and Public Works Departments

Nesting Birds

Mitigation Measure (MM) BIO-2 provides mitigation measures for impacts to *protected* nesting birds. The Department was unable to locate a definition for *protected* in the IS/MND, but assumes that the Lead Agency may be referencing species that meet the definition per CEQA Guidelines section 15380. Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. These laws are not limited to only those species that meet the definition per CEQA Guidelines section 15380. Migratory nongame native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that is it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA. The Department recommends that MM BIO-2 be conditioned to include all nesting bird species.

D-4

The Department also recommends that pre-construction surveys be completed regardless of time of year and required no more than three (3) days prior to ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner. Recent data, either collected or reviewed by the Department for western Riverside and southwestern San Bernardino counties, has documented nesting in early February through mid-October for non-raptor

species. The Department recommends that the City revise MM BIO-2 and condition the measure to include the following (edits are in **bold** and ~~strikethrough~~):

> **Potential Direct/Indirect Impacts to ~~Protected~~ Nesting Avian Species.** Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect ~~protected~~ nesting avian species shall be timed to avoid the typical avian nesting season (February ~~1~~5 to ~~August~~ **November** ~~3~~**1** for ~~songbirds~~**non-raptor avian species**; January 15 to August 31 for raptors). ~~If such activities are scheduled to occur during the nesting season, a~~**A** qualified biologist shall conduct a preconstruction survey for nesting raptors and other ~~protected~~ avian species within 500 feet of proposed disturbance activities **regardless of the time of year**. The preconstruction survey shall be conducted no more than ~~14~~**three (3)** days prior to the start of vegetation clearing/grubbing **and/or ground disturbance**. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project applicant, the City, the CDFW, and the USFWS, as needed.
>
> If raptors or other ~~protected~~ avian nests are identified during the above surveys, the qualified biologist shall notify the project applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.
>
> *Timing/Implementation: ~~Fourteen~~* ***Three*** *days prior to any vegetation removal or ground-disturbing activities*, **and/or the issuance of a grading permit.**
>
> *Enforcement/Monitoring: City of Wildomar Planning Department*

D-4 cont.

Jurisdictional Waters

D-5

The Department requires notification for work undertaken in or near any river, stream, or lake that flows at least episodically, including ephemeral streams, desert washes, and watercourses with a subsurface flow. Fish and Game Code section 1602 states, "An entity may not substantially divert or obstruct the natural

flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, unless all of the following occur...." Upon receipt of a complete notification, the Department determines if the activities may substantially adversely affect existing fish and wildlife resources.

Please note that the requirement for notification applies to both temporary and permanent impacts. As such, the Department recommends that the City revise MM BIO-5 and condition the project applicant to notify the Department's Lake and Streambed Alteration Program prior to *any* impact to areas subject to Fish and Game Code section 1602. Further, to ensure compliance with Fish and Game Code section 1602 the Department recommends that the City condition the project applicant to notify the Department prior to the issuance of any grading permit. The Department's recommended edits to MM BIO-5 are as follows (edits are in **bold** and ~~strikethrough~~):

D-5 cont.

> ~~**Direct**~~ **Impacts to Jurisdictional Areas.** Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading, **construction, and/or building** permits ~~for permanent impacts in the areas designated as jurisdictional features~~, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:
>
> *Timing/Implementation: Prior to* ***the issuance of any grading, construction, and/or building permits, and/or*** *~~during~~ any vegetation removal or ground-disturbing activities*
>
> *Enforcement/Monitoring: City of Wildomar Planning Department*

MSHCP Consistency Review Process

Riparian/Riverine Resources

D-6

The Department and Service commented on the City's DBESP on January 9, 2017. The joint letter requested the provision of additional information for the Agencies to complete their review. A copy of the joint letter is enclosed. To date a revised DBESP has not been submitted to the Department or Service. Please note that the MSHCP consistency review process will not be complete until the Department and Service approve the revised DBESP. The Department encourages the City to complete the MSHCP consistency review process prior to

adopting the MND, and further recommends the inclusion of a new mitigation measure in the MND conditioning the Project Applicant to demonstrate compliance with Section 6.1.2 of the MSHCP.

Because the project also contemplates avoidance of Riparian/Riverine resources onsite, the Department requests the inclusion of an additional mitigation measure in the MND, addressing how these avoided Riparian/Riverine areas will be protected to ensure long-term conservation value, in accordance with Section 6.1.2 of the MSHCP. Section 6.1.2 of the MSHCP states that "If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term conservation of the areas to be avoided, and associated functions and values, through the use of deed restrictions, a conservation easement, or other appropriate mechanisms." The Department requests the inclusion of the following new mitigation measures in the MND: D-6 cont.

1. *Prior to issuance of any grading permit Project Applicant shall provide to the City written correspondence from the United States Fish and Wildlife Service and California Department of Fish and Wildlife stating that the DBESP has been approved.*

2. *Riparian/Riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a California Department of Fish and Wildlife (CDFW)-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided Riparian/Riverine areas shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in-perpetuity.*

Additional Comments and Recommendations

Landscaping

California is experiencing one of the most severe droughts on record. To ameliorate the water demands of this project, the Department recommends incorporation of water-wise concepts in project landscape design plans. In particular the Department recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: http://saveourwater.com/what-you-can-do/tips/landscaping/ D-7

Department Conclusions and Further Coordination

The Department appreciates the opportunity to comment on the IS/MND for the Camelia Townhouse Project (SCH No. 2017011041). We recommend that the City address the Department's comments and concerns prior to adoption of the MND. D-8

If you should have any questions pertaining to the comments provided in this letter, and to schedule a meeting, please contact Edith Martinez at (909) 944-0187 or at Edith.Martinez@wildlife.ca.gov.

Sincerely,

for Leslie MacNair
Regional Manager

Enclosure: Draft DBESP for the proposed Camelia Residential Project, City of Wildomar

ec: Heather Pert, CDFW
State Clearinghouse

U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
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California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS-WRIV-17B0059-17CPA0047

sent by email January 9, 2017

Mr. Matthew Bassi, Planning Director
City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Subject: Draft DBESP for the proposed Camelia Residential Project, City of Wildomar

Dear Mr. Bassi:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter collectively referred to as the Wildlife Agencies, have reviewed the Determination of Biologically Equivalent or Superior Preservation (DBESP) report for the proposed Camelia Residential Development (project) received on November 10, 2016. The DBESP was prepared to address unavoidable impacts to riparian/riverine habitats, in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools policy (Riparian/Riverine Policy, MSHCP Section 6.1.2). The Wildlife Agencies are providing the following comments on the DBESP as they relate to the project's consistency with the MSHCP.

Project Description

The proposed project is the construction of a 26.5-acre residential community and the extension of Jefferson Avenue from to Palomar Street in the City of Wildomar. The residential site is located east/southeast of the intersection of Palomar Street and Starbuck Circle in the City of Wildomar. The extension of Jefferson Avenue and north and northwest of the proposed residential development will affect an additional 1.19 acres, for a project-wide total of 27.69 acres.

The project site contains four drainages totaling 0.379 acres in size (0.345 acres of riparian thickets and woodland, and 0.034 acres of unvegetated streambeds) situated in the northern half of the residential site. The Project proposes to permanently impact 0.261 acres of streambed and to avoid 0.118 acres. The DBESP proposes to mitigate the on-site loss of MSHCP riparian and riverine areas at a 2:1 ratio (0.522 acres of compensatory mitigation) by potentially establishing, re-establishing, or enhancing riparian habitats on-site, or by potentially performing the same actions at an off-site location on a piece of land to be acquired by the project, or potentially by purchasing an unspecified type of mitigation credits at an unspecified mitigation bank or in-lieu fee program (ILFP).

Mitigation Concerns

Mitigation Proposals Lack Specificity

The Wildlife Agencies cannot determine that the proposed mitigation strategy was equivalent or superior to avoidance of riparian/riverine resources given the lack of specificity provided. The DBESP includes a long section (subchapter 7.3) detailing conceptual mitigation options, but fails to provide a firm mitigation proposal at a specific site (or located at a specific mitigation bank or a specific in-lieu fee program) which the project proponent has committed to implement. Without a firm proposal at a specific site or a specific mitigation bank/ in-lieu fee program, the mitigation would be considered conceptual and likely subject to change at any time during the permitting process. Therefore, we recommend the following options: 1) the DBESP be revised, and recirculated for Wildlife Agency approvals, to include a firm, clear mitigation proposal at a specific site or at a specific mitigation bank or in-lieu fee program, or 2) the City recognizes the conceptual nature of the DBESP and commits to revising and recirculating the DBESP to the Wildlife Agencies for review and approval once a final mitigation strategy is chosen.
If the City chooses to revise the DBESP to put forth a specific mitigation proposal which the Project proponent is committed to implementing, the document should contain sufficient information for the Wildlife Agencies to consider in their determination of "biologically equivalent or superior" mitigation.

If the proposal is to purchase credits at a mitigation bank or in-lieu fee program, the proposal should include the following details:

1. Name and location of an agency-approved mitigation bank or in-lieu fee program inside the MSHCP Plan boundary (i.e., the San Luis Rey River ILFP in San Diego County, and the Soquel Mitigation Bank in San Bernardino County, are not acceptable as mitigation for impacts to MSHCP resources).

2. The number and types of habitat credits which the project needs to purchase as mitigation (confirm this with the California Department of Fish and Wildlife (CDFW) and the Service prior to submitting the revised DBESP). The project should seek to purchase "establishment" or "re-establishment" credits. If the project proposes to purchase "rehabilitation", "enhancement", or "preservation" credits, higher mitigation ratios will become necessary.

3. The number of each type of credits needed that is currently available at the proposed mitigation bank or in-lieu fee program.

4. The bank or in-lieu fee program's acceptability to each of the resource agencies involved in approving mitigation for the Camelia Residential Project's impacts to riparian/riverine resources (CDFW, USFWS, USACE, and RWQCB).

If credits at a biologically appropriate mitigation bank or in-lieu fee program are currently unavailable in the Santa Margarita River Watershed portion of the MSHCP Plan Area, the project proponent should develop a site-specific mitigation plan on land which the proponent has

acquired, has an option to purchase, or on which the landowner has agreed to a conservation easement which would provide the requisite mitigation for the permanent habitat impacts of the Camelia Residential Project. The proposal should include a habitat restoration/enhancement and management plan identifying an organization experienced in managing conserved land to maintain its habitat value for wildlife, identifying a qualified habitat restoration entity (if restoration or habitat creation is part of the proposal), and detailing how the mitigation will be accomplished, the materials to be used, a proposed implementation schedule, success criteria, remedial actions if success is not achieved on schedule, and the legal mechanism by which the property will be conserved in perpetuity.

The On-site Mitigation Concept Lacks Essential Details

The DBESP briefly mentions the possibility of offsetting the project's unavoidable riparian/riverine impacts by establishing, re-establishing, or enhancing riparian habitat at a 2:1 ratio in the avoided portion of the project parcel, and directs the reader to DBESP Figure 9. While we are open to the concept of the compensatory mitigation taking place on-site, the DBESP lacked numerous details that we would need in order to concur that the mitigation proposal would result in an outcome that meets the MSHCP's requirement of being "biologically equivalent or superior" to avoidance and preservation of 100% of the site's existing riparian/riverine resources. We would need (at a minimum) the following additional information elements:

1. A map overlay contrasting the locations of onsite avoided (but not enhanced or rehabilitated) riparian/riverine resources with those to be created (established), re-established, or enhanced. The map should show the surrounding land uses and indicate the distance between the edge of riparian and riverine habitats and unconserved or unmanaged areas open to human uses, including "open space recreation".
2. A preliminary planting palette (which could be expanded, if needed, when the HMMP is prepared).
3. A table showing the specific quantities of each mitigation type (creation, enhancement, etc.) which would occur for each type of habitat involved (e.g., arroyo willow woodland, mulefat scrub, Riversidean sage scrub, unvegetated streambed, etc.).
4. A map showing the spatial configuration and precise locations of the mitigation types and habitats involved in the table described in Item #3.
5. A description of each type of mitigation activity to be performed, coupled with a description of the habitat to be created or re-established.
6. Description of the legal mechanism by which the project proposes to conserve the mitigation site in perpetuity.
7. Nomination of a qualified habitat management organization as the permanent manager of the conservation site, and a description of how the project proposes to fund the management of the conservation site in perpetuity.

A Conservation Legal Mechanism is Required to Receive MSHCP Credit for "Avoidance"

The DBESP states that the project will avoid 0.118 acres (31%) of the on-site MSHCP riparian/riverine resources. Section 6.1.2 of the MSHCP (the Riparian/Riverine Policy) states that

"avoided" riparian/riverine resources must be conserved permanently with an appropriate legal mechanism (such as a conservation easement, transfer of title to a habitat management organization, etc.) to qualify as "avoided" for purposes of calculating project impacts to the MSHCP resource in question. We request that the revised DBESP include such a mechanism for both the avoided riparian/riverine resources on-site and any additional resources created on-site or on an off-site location under the control of the project.

Conclusion

The Wildlife Agencies understand that the vagueness of the DBESP's mitigation strategy may be motivated by the project proponent's desire to avoid committing to a specific mitigation proposal before obtaining preliminary approval for the concept from the water permitting agencies (U.S. Army Corps of Engineers, and the Regional Water Quality Control Board, or RWQCB) (DBESP pages 33 and 35). This project and others which cannot avoid impacting MSHCP riparian/riverine resources can avoid unnecessary delays caused by the inclusion of vague and unsatisfactory DBESP mitigation proposals by attending the MSHCP Project Pre-Applications Meeting, which is held every other month at city hall in Temecula. This meeting gives the projects the opportunity to have their mitigation proposals vetted informally by all of the relevant agencies (including the Corps and the RWQCB) before having to commit those proposals to paper. We recommend that the City direct this project and similar projects to attend this meeting before preparing a riparian/riverine DBESP – doing so will save the projects time and money, and will facilitate the projects' and the City's compliance with the MSHCP's Riparian/Riverine Policy. Projects should contact Laurie Correa to get on the docket for this meeting.

We appreciate the opportunity to provide comments on this DBESP and request that the DBESP be revised to address our concerns prior to adoption of the MND. If you have any questions or comments regarding this letter, or to schedule a discussion of mitigation options, please contact James Thiede of the Service at 760-322-2070, extension 419, or Heather Pert of the Department at 858-395-9692.

Sincerely,

Heather A. Pert
for

for
Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service

Leslie MacNair
Regional Manager
Inland Deserts Region
CA Department of Fish and Wildlife

c:
Charles Landry, Regional Conservation Authority
Jeff Brandt, California Department of Fish and Wildlife
James Mace, U.S. Army Corps of Engineers
Darrin Bradford, Regional Water Quality Control Board, San Diego

Comment Letter D – Department of Fish and Wildlife

D-1 This section is the project description and general statements.

Comment acknowledged.

D-2 The comment indicates that the IS/MND fails to fully evaluate local and regional importance of the paniculate tarplant individuals.

Based on the Biological Constraints Analysis (BCA) prepared by ESA PCR on May 25, 2016 and the Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by ESA PCR in October 2016 included in Appendix 4 of the project IS/MND, the project site is not within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Area Plant Species overlay or Narrow Endemic Plant Species Survey Area overlay. Therefore, no plant surveys were required pursuant to the MSHCP. However, given the potential for sensitive plants not addressed by the MSHCP to occur on the site due to the presence of suitable habitats, as well as the identification of mapped occurrences of sensitive plants within proximity to the site per the California Natural Diversity Data Base (CNDDB), it was recommended by ESA PCR that sensitive plant surveys be conducted. Therefore, the City has conducted a thorough assessment of the tarplant population with reference to the CNPS criteria. The findings in the MND and in this response are based upon that assessment.

Based on the findings of the plant surveys, as noted, it was determined that paniculate tarplant, a California Rare Plant Rank (CRPR) List 4 species occurs on the site. As described in Section 6.1.1 of the project BCA regarding the paniculate tarplant, "This species is a CNPS List 4.2. List 4 species are classified as 'Plants of limited distribution – a watch list', and a threat rank of 4.2 is classified as 'Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat).' However, because this species is a CNPS List 4.2, which is a 'watch list' species and no official protection is provided under this ranking, it is not considered special-status." The CDFW quarterly publication of the Natural Diversity Database dated January 2017 further indicates regarding CRPR list 4 plant species that, "The plants in this category are of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears low at this time. While we cannot call these plants "rare" from a statewide perspective, they are uncommon enough that their status should be monitored regularly. Should the degree of endangerment or rarity of a Rank 4 plant change, we will transfer it to a more appropriate rank or delete it from consideration."

Given that the specific quantities and locations of paniculate tarplant were identified on the project site, the species is found throughout Riverside County pursuant to CNDDB, the plant has not been transferred to a CRPR rank that would reflect a higher degree of endangerment, and no official protections are therefore required under the CRPR List 4 ranking, the plant is not considered special-status and no further conservation measures or evaluations of significance are required under CEQA.

D-3 The comment recommends that the burrowing owl mitigation measure (MM BIO-1) be revised to require consultation with the Department for any relocation of burrowing owls, that a Burrowing Owl Exclusion Plan be prepared and approved by the County of Riverside Environmental Programs Departments (EPD) and CDFW, and that a conservation strategy be employed if owls are found to be present onsite in cooperation with the U.S.

Fish & Wildlife Service, CDFW, and the County of Riverside Regional Conservation Authority (RCA) (collectively, the "resource agencies"). The comment also recommends that the timing/implementation of MM BIO-1 occur prior to issuance of a grading permit.

Since EPD generally assumes the role of lead administrator of burrowing owl protocols within the MSHCP plan area when an owl is found to be present on a site, working in conjunction with CDFW and other appropriate resource agencies, and because any such relocation plans are required by the MM BIO-1 to be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP, the City believes it is adequate for EPD to remain as the lead resource agency with regard to the approval Burrowing Owl Exclusion Plan in order to minimize unnecessary delays from approvals by multiple resource agencies. MM BIO-1 as written allows for passive relocation by a burrowing owl biologist or active relocation of owls in consultation with EPD, who in turn coordinates with the appropriate resource agencies as deemed necessary. Furthermore, the recommended edits to the timing requirement that MM BIO-1 be implemented prior to issuance of a grading permit, rather than, or in addition to, implementation prior to vegetation removal or ground disturbing activities as proposed by MM BIO-1 does not appear to provide any additional substantive protections to burrowing owls if found to be present on the site. Therefore, given that MM BIO-1 is written in compliance with the protocols set forth by the MSHCP, provides for passive or active relocation based on recommendations by a burrowing owl expert in coordination with EPD whom will coordinate with appropriate resource agencies as needed, and is consistent with the intent of the CDFW comments, no changes to MM BIO-1 are warranted.

D-4 The comment indicates that MM BIO-2 does not specify the definition of "protected" nesting birds and that the measure be revised to include all nesting bird species. The comment also recommends that pre-construction surveys be required regardless of the time of year and that those nesting bird surveys be required no more than three (3) days prior to ground disturbing activities.

The intent of MM BIO-2 is to provide compliance with the Migratory Bird Treaty Act (MBTA) which extends protections to all nesting birds. The requirement to conduct nesting bird surveys regardless of the time of year is not required by the MBTA which defers the "nesting bird season" to local experts and agencies. The nesting avian season extending from February 15-August 31 as written in MM BIO-2 is intended to provide a broader season than nesting avian survey requirements that have historically been as short as extending from March 1 to August 1. In acknowledgement of CDFW's concerns, MM-BIO 2 will be revised to extend the period from February 15 to September 15. Although the City understands CDFW's concerns related to shortening the time required to conduct nesting bird surveys prior to the commencement of vegetation clearing/grubbing, shortening that time from fourteen (14) days to three (3) days puts forth significant challenges in mobilizing construction equipment and commencing construction without providing commensurate protections to nesting avian and/or raptor species. In order to address CDFW's concerns regarding the protection of nesting avian species while providing a more reasonable construction commencement schedule, MM BIO-2 will be revised to require that nesting avian surveys be conducted no more than seven (7) days prior to the start of vegetation clearing/grubbing and/or ground disturbance.

D-5: The comment requests that MM BIO-5 be revised to support the fact that any impacts to jurisdictional areas, temporary or permanent, require a CDFW Section 1602 Streambed Alteration Agreement (SAA) and that the SAA permit be required prior to issuance of

construction and/or building permits in addition to issuance of grading permits for the project.

The City issues a grading permit as the first discretionary permit required to commence ground disturbing activities which occurs well before construction permits and building permits are issued. Since grading activities are those that result in the implementation of impacts to jurisdictional areas as opposed to building construction which occurs following completion of grading, the City believes that the requirement for the project to obtain regulatory permits including an SAA is appropriate and adequate to ensure that impacts to jurisdictional areas occur consistent with Clean Water Act (CWA) and CDFW SAA requirements. However, MM BIO-5 will be revised to indicate that any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City.

D-6 The comment recommends that the City require the project to obtain approval of the project Determination of Biologically Equivalent or Superior Preservation (DBESP) prior to adoption of the project MND and requests that the MND include two additional mitigation measures requiring approval of the project DBESP prior to issuance of a grading permit, as well as implementation of long-term preservation mechanism for avoided Riparian/Riverine Areas in compliance with Section 6.1.2 of the MSHCP.

With regard to the project DBESP, the project will be required to obtain approval of the DBESP by the federal and State Wildlife agencies prior to issuance of a grading permit through a Condition of Approval which is the standard mechanism to ensure compliance with this requirement of the MSHCP. However, the City will include the recommended mitigation measure requiring approval of the DBESP prior to issuance of the grading permit as requested by CDFW.

Section 6.1.2 of the MSHCP states the following with regard to avoidance of resources:

> *For identified and mapped resources not necessary for inclusion in the MSHCP Conservation Area, applicable **mitigation** under CEQA, which may include federal and state regulatory standards related to wetland functions and values shall be imposed by the Permittees. To ensure that these standards are met, Permittees shall ensure that, through the CEQA process, project applicants develop project alternatives demonstrating efforts that first avoid, and then minimize direct and indirect effects to the wetlands mapped pursuant to this section and shall review these alternatives with the Permittee. An avoidance alternative shall be selected, if Feasible. **If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term Conservation of the areas to be avoided**, and associated functions and values, through the use of deed restrictions, conservation easement, or other appropriate mechanisms.*
>
> ***If an avoidance alternative is not Feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible shall be selected.** Those **impacts that are unavoidable shall be mitigated** such that the lost functions and values as they relate to Covered Species are replaced as set forth below under the Determination of Biologically Equivalent or Superior Preservation.*

Based on the above section, the concept of an "avoidance alternative" is specific to complete avoidance of wetlands, which if feasible, incorporates measures that ensure the long-term conservation of those avoided areas. If complete avoidance is not feasible, unavoidable impacts will be mitigated as outlined in the project DBESP. Since an avoidance alternative proposing full avoidance of Riparian/Riverine Areas is not feasible for the project, the project will provide compensatory mitigation for unavoidable impacts as part of the project DBESP required for approval by the wildlife agencies pursuant to subsequent Conditions of Approval. Any on-site or off-site compensatory streambed mitigation areas required by the project will be required to have a long-term preservation mechanism subject to approval by all of the resource agencies as documented in Section 8.0, page 47, bullet 3 of the project DBESP. Therefore, implementation and CDFW approval of the DBESP as required for the project provides adequate compliance with Section 6.1.2 of the MSHCP.

D-7 This comment regards landscaping requirements.

Comment acknowledged.

D-8 This comment concludes the letter. No response is necessary.

From: Kenny Mayes
To: Matthew Bassi
Subject: Re: Camelia Townhomes Project (PA No. 16-0070)
Date: Thursday, January 19, 2017 2:39:40 PM

Hi Matt
My address is:
32655 Mayes Ln
Wildomar CA 92595

On Thu, Jan 19, 2017 at 2:15 PM, Matthew Bassi <mbassi@cityofwildomar.org> wrote:

> P.S. That's the fastest comments we've received on an mnd.
>
> Matthew Bassi
> Planning Director
> City of Wildomar
>
> Sent from my iPhone
>
> On Jan 19, 2017, at 2:04 PM, Kenny Mayes <kennymayes53@gmail.com> wrote:
>
> Good Afternoon Matt
>
> 1-1 My concerns about this project are: in bold with quotes from the document in italics.
>
> Page 99
> 1. The City's current parkland inventory includes four neighborhood parks with a combined acreage of 14.27 acres. The existing parks are Regency Heritage Park (3.26 acres), Marna O'Brien Park (8.94 acres), Windsong Park (2.07 acres), and Grove Park (1.8 acres). All four parks are located in existing residential neighborhoods west and east of Interstate 15.
>
> 1-2 **The current status of Regency Heritage Park needs to be reduced by 0.9 acre as 38,872.26 sq.ft is designated Open Channel A per the Lakeland Village Master Drainage Plan.**
> **Also Grove Park has not been built nor accepted into the Wildomar City Park System by any Ordinance or Resolution passed by the city council. If an unbuilt park can be counted then why is not the 27 acres bordering Reagan Elementary School which was accepted by the city council not counted in these totals.**
>
> 2. The required amount of parkland to be dedicated by the proposed project would be 4.5 acres. The proposed project as currently designed would not provide any acreage for public parkland. The project applicant would therefore be required to
> 1-3 pay in lieu fees.
>
> **Will this developer be given any credits for the development of a private bocce ball court, basketball court, tot lot, dog park, pool, and picnic tables.**

1-4 3. How is the Statement under **Mitigation Measure:** *None required* true when *"The project applicant would therefore be required to pay in lieu fees."* is this not a mitigation measure.

1-5 Page 101 4. Under section **16. Transportation/Traffic**
With the Palomar - Jefferson connection road only having a right-of-way of 128 ft what happens if the Highway 395 recommendation of 6 lanes comes into play.

Kenny Mayes

Comment Letter 1 – Kenny Mayes

1-1 This is the introduction to the comment letter. No response is required.

1-2 The commenter states that the current status of Regency Heritage Park needs to be reduced by 0.9 acre as 38,872.26 sq. ft. is designated Open Channel A per the Lakeland Village Master Drainage Plan. Also Grove park has not been built nor accepted in to the Wildomar City Park System by any Ordinance or Resolution passed by the city council.

In accordance with this comment, minor revisions to the MND are shown in Section 3.0 Revisions to the IS/MND to reflect the correction. The revisions do not affect the analysis or finding of less than significant impacts to public parks.

1-3 The commenter questions if the developer will be given any credits for the development of a private bocce ball court, basketball court, toy lot, dog park, pool, and picnic tables.

As stated in Section 15, page 99 of the MND, the proposed project would not provide any acreage for public parkland. Therefore, no "credits" are given for the proposed private recreational amenities and the project applicant would be required to pay in lieu fees for parks.

1-4 The commenter questions how the statement under, "Mitigation Measure: None required" is true when "The project applicant would therefore be required to pay in lieu fees."

Pages 99-100 of the MND explain that payment of the in-lieu fees in Section 16.20.020 from the City of Wildomar Municipal Code will help the City towards the acquisition and development of a new park. In addition, the City requires the payment of a Parkland Improvement fee to fund improvements to parkland acquired through Quimby Act dedications or in lieu fees. Payment of fees that are required by existing codes or regulations are typically not considered mitigation measures under CEQA. Rather, mitigation measures consist of any additional actions that may be required to lessen or avoid an identified significant impact. Therefore, in the case of park impacts, the fees are a requirement that will be included in the project's conditions of approval, but are not identified as mitigation measures.

1-5 The commenter questions that with the Palomar, Jefferson connection road only having a right-of-way of 128 ft; what happens if the Highway 395 recommendation of 6 lanes comes into play.

The proposed Palomar – Jefferson connection road is consistent with the General Plan. Furthermore, the project will not affect the Highway 395 recommendation.

Monty Goddard
March 3, 2017 10:30 AM
22542 Gierson Ave,
Wildomar CA 92595

2-1

Good morning Mat.

I have perused the subject document. I have a comment pertaining to the statement (which I underlined) included in the narrative addressing this projects potential impact on police protection services. This narrative is found on pages 96 and 97 of the subject document:

14. Public Services
DISCUSSION
b) Less Than Significant Impact. *Police protection services are provided in the city by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 9.9 miles northwest of the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel. For the purpose of establishing acceptable levels of service, the Riverside County Sheriff's Department maintains a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (City of Wildomar 2008). Although the proposed project would introduce a new land use to the site (i.e., residential), as discussed in Issue a) in subsection 13, Population and Housing, the project will not induce substantial population growth and therefore would not be expected to substantially increase the demand for police protection services. Furthermore, the project is not expected to result in activities that create unusual police protection needs. Regardless, as a standard condition of approval for the project, the project applicant would be required to pay the*

2-2

standard development impact fees, which include a fee for police service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. Therefore, this impact would be less than significant.

The inclusion of the Sheriff's Department staffing recommendation statement, without clarifying that Wildomar for the last several years has had only 0.4 sworn law enforcement personnel for every 1,000 residents, is very misleading. To my knowledge, Wildomar has never exceeded 0.7 sworn law enforcement personnel for every 1,000 residents.

Planning documents, in my opinion, should portray the facts on the ground. This section does not. While I concur with "Less Than Significant Impact" determination, the supporting narrative should clearly explain this project will not significantly impact Wildomar's current sub-optimum police protection services.

You might also want to clarify the other misleading statement related to traffic enforcement. Truth is, the CHP does traffic enforcement on State highways and all public streets in the unincorporated areas of Riverside County, while traffic enforcement on Wildomar's municipal streets is the responsibility of Wildomar's already overloaded "police protection services".

VR, Monty

Comment Letter 2 – Monty Goddard

2-1 This is the introduction to the comment letter. No response is required.

2-2 The commenter states that the following sentence from the MND analysis needs to be revised: "For the purpose of establishing acceptable levels of service, the Riverside County Sheriff's Department maintains a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (City of Wildomar 2008)." The commenter states that Wildomar for the last several years has had only 0.4 sworn law enforcement for every 1,000 residents.

The City acknowledges the commenters concerns. However, while level of service and response times are important considerations in the deliberation of project approval or denial, the CEQA process is focuses on physical impacts to the environment.

The CEQA impact question this analysis refers to is, "Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, *the construction of which would cause significant environmental impact*, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?"

The impact analysis uses the referenced standards to help identify if new law enforcement facilities would need to be built as a result of the project and if construction of such facilities would result in significant impacts to the environment. As detailed on page 97 of the MND, the project will not induce substantial population growth and therefore would not be expected to substantially increase the demand for police protection services. Furthermore, the project is not expected to result in activities that create unusual police protection needs. Regardless, as a standard condition of approval for the project, the project applicant would be required to pay the standard development impact fees, which include a fee for police service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. Therefore, this impact would be less than significant.

3.0 REVISIONS TO THE IS/MND

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3.1 INTRODUCTION

This section includes minor edits to the IS/MND. These modifications resulted from responses to comments received during the public review period as well as from staff-initiated changes.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis. Changes are provided in revision marks (underline for new text and ~~strikeout~~ for deleted text).

3.2 MINOR CHANGES AND EDITS TO THE IS/MND

The following minor changes are made to clarify the IS/MND based on comments received on the project and review of those comments by the City and by the technical experts responsible for the supporting studies.

BIOLOGICAL RESOURCES

Mitigation measure BIO-2 on page 45-46 of the IS/MND has been amended as follows:

BIO-2 Potential Direct/Indirect Impacts to Protected Avian Species. Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect protected nesting avian species shall be timed to avoid the typical avian nesting season (February 15 to September 15 ~~August 31~~ for songbirds; January 15 to August 31 for raptors). If such activities are scheduled to occur during the nesting season, a qualified biologist shall conduct a preconstruction survey for nesting raptors and other protected avian species within 500 feet of proposed disturbance activities. The preconstruction survey shall be conducted no more than 7 ~~14~~ days prior to the start of vegetation clearing/grubbing. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project applicant, the City, the CDFW, and the USFWS, as needed.

If raptors or other protected avian nests are identified during the above surveys, the qualified biologist shall notify the project applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.

Timing/Implementation: *Fourteen days prior to any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

Mitigation measure BIO-5 on page 47-48 of the IS/MND has been amended as follows:

BIO-5 Direct Impacts to Jurisdictional Areas. Any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City.

Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

1. On-site or off-site creation, restoration and/or enhancement of USACE/RWQCB jurisdictional "waters of the U.S." at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program.

2. On-site or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program.

   Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program must occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, and/or enhancement of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat.

3. Prior to issuance of any grading permit, the project applicant shall provide to the City written correspondence from the United State Fish and Wildlife Service and California Department of Fish and Wildlife stating the Determination of Biologically Equivalent or Superior Preservation (DBESP) has been approved.

4. Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine area shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in perpetuity.

Timing/Implementation: *Prior to/during any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

CULTURAL RESOURCES

Mitigation measure CUL-1 on page 51 of the IS/MND has been amended as follows:

CUL-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the ~~appropriate~~ Tribe(s) are satisfied that construction will not disturb cultural resources.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

Mitigation measure CUL-2 on page 51 of the IS/MND has been amended as follows:

CUL-2 Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.

Timing/Implementation: *Prior to any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

Mitigation measure CUL-3 on page 51 of the IS/MND has been amended as follows:

CUL-3 Prior to the issuance of any grading permit, the project applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into ~~a~~ individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.

Timing/Implementation: *Prior to any ground-disturbing activity*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

Mitigation measure CUL-4 on page 51-52 of the IS/MND has been amended as follows:

CUL-4 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL 3** and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.

~~If the project applicant, project archaeologist, and Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then the project applicant and the Tribe shall agree on an independent qualified archeologist who shall make the determination based on the information submitted by the Tribe, the religious beliefs, customs, and practices of the Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural resources. The decision of the independent qualified archeologist may be challenged by the City, project applicant or the Tribe through any appropriate legal means including, but not limited to, a temporary restraining order or preliminary injunction.~~

Timing/Implementation: *During grading or construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

PUBLIC SERVICES

The following text on page 99 of the IS/MND has been amended as follows:

~~The City's current parkland inventory includes four neighborhood parks with a combined acreage of 14.27 acres. The existing parks are Regency Heritage Park (3.26 acres), Marna O'Brien Park (8.94 acres), Windsong Park (2.07 acres), and Grove Park (1.8 acres). All four parks are located in existing residential neighborhoods west and east of Interstate 15.~~

The City of Wildomar owns and manages the following three public parks with a combined acreage of 44.12 acres: Marna O'Brien Park, Regency Heritage Park, Windsong Park, and Ronald Reagan Park.

CAMELIA TOWNHOUSE PROJECT (16-0070)
MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Camelia Townhouse Project (16-0070) (SCH #2017011041). This MMRP has been prepared pursuant to California Public Resources Code Section 21081.6, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." An MMRP is required for the proposed project because the Initial Study/Mitigated Negative Declaration (IS/MND) has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

2. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Wildomar will be responsible for monitoring compliance with all mitigation measures. Different City departments are responsible for various aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration, in the same order they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the City department with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides the initials of the contact who reviewed the mitigation measure and the date the measure was determined complete.

Because the project is of statewide, regional, or area-wide importance, any transportation information generated by this monitoring or reporting program will be submitted to the California Department of Transportation (Caltrans).

Mitigation Measure		Timing	Monitoring Responsibility	Verification (Date and Initials)
Biological Resources				
BIO-1	**Potential Direct/Indirect Impacts to Burrowing Owl.** Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP. In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season. The EPD may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with EPD and/or CDFW taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
BIO-2	**Potential Direct/Indirect Impacts to Protected Avian Species.**	Fourteen days prior to any vegetation	City of Wildomar	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect protected nesting avian species shall be timed to avoid the typical avian nesting season (February 15 to September 15 for songbirds; January 15 to August 31 for raptors). If such activities are scheduled to occur during the nesting season, a qualified biologist shall conduct a preconstruction survey for nesting raptors and other protected avian species within 500 feet of proposed disturbance activities. The preconstruction survey shall be conducted no more than 7 days prior to the start of vegetation clearing/grubbing. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project applicant, the City, the CDFW, and the USFWS, as needed. If raptors or other protected avian nests are identified during the above surveys, the qualified biologist shall notify the project applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.	removal or ground-disturbing activities	Planning Department	
BIO-3	**Potential Indirect Impacts to Special-Status Species.** The following construction-related best management practices (BMPs) shall be implemented during vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities to avoid impacts to potentially occurring special-status wildlife species:	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	• Prior to vegetation clearing/grubbing, a biological monitor shall conduct a pre-construction meeting with the construction crew to identify appropriate access route(s) in and out of the construction area and review of project boundaries. • Prior to vegetation clearing/grubbing, a biological monitor shall inspect the limits of protective fencing along the work limits adjacent to on/off-site habitats to remain. • Following construction, a qualified biologist shall ensure temporarily disturbed vegetated areas are returned to pre-project contours using a local native plant hydroseed mix.			
BIO-4	**Potential Indirect Impacts to Sensitive Habitats from Invasive Plants and Night Lighting.** The following measures shall be implemented to reduce the introduction and spread of non-native, invasive species into the riparian habitats that are intended to be preserved on-site: • Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds, before mobilizing to arrive at the construction site and before leaving the construction site. • All non-native, invasive plant species shall be removed from disturbed areas prior to replanting. • Any landscaping or replanting required for the project shall not use species listed as noxious by the California Department of Food and Agriculture (CDFA). • Disturbed soil adjacent to the on-site riparian habitats to be avoided shall be landscaped with a CDFA-recommended seed mix or local native plants/erosion-control seed mix, per the recommendations of a qualified biologist, to preclude invasion of these riparian areas by noxious weeds. • The following measures shall be implemented to reduce the potential for night-lighting impacts to nocturnal species that may use the riparian habitats that are intended to be preserved on the site:	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	– During construction activities, artificial lighting shall be limited at the urban interface. – Outdoor lighting associated with new development shall be low intensity, focused, and directional to preclude night illumination of the adjacent riparian areas.			
BIO-5	**Direct Impacts to Jurisdictional Areas. BIO-5 Direct Impacts to Jurisdictional Areas.** Any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City. Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: 1. On-site or off-site creation, restoration and/or enhancement of USACE/RWQCB jurisdictional "waters of the U.S." at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. 2. On-site or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program must occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, and/or enhancement of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat. 3. Prior to issuance of any grading permit, the project applicant shall provide to the City written correspondence from the United State Fish and Wildlife Service and California Department of Fish and Wildlife stating the Determination of Biologically Equivalent or Superior Preservation (DBESP) has been approved. 4. Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine area shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in perpetuity.			
Cultural Resources			
CUL-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in	During any ground-disturbing construction activities	City of Wildomar Building and	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the Tribe(s) are satisfied that construction will not disturb cultural resources.		Planning Departments	
CUL-2	Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.	Prior to any ground-disturbing construction activities	City of Wildomar Building and Planning Departments	
CUL-3	Prior to the issuance of any grading permit, the project applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these	During any ground-disturbing activity	City of Wildomar Building and Planning Departments	

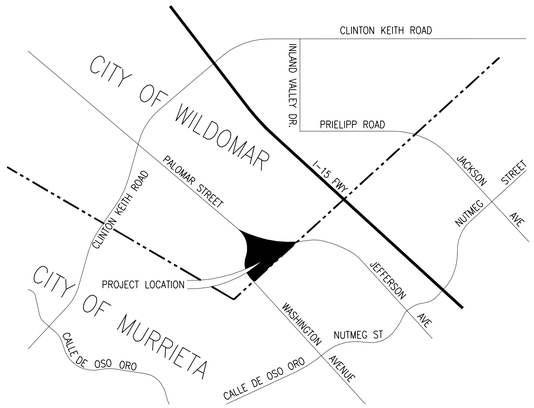
	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.			
CUL-4	If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-3 and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.	During grading or construction activities	City of Wildomar Building and Planning Departments	
CUL-5	Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils	During any ground-disturbing construction activities	City of Wildomar Engineering and	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.		Planning Departments	
CUL-6	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the 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 shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Geology and Soils			
GEO-1 No structures for human occupancy, as defined in Section 15.76.020 of the Wildomar Municipal Code, shall be constructed over the identified fault zones (See Appendix 6 and Figure 12) labeled as a "Limited Use Zone" (With Recommended Setback) that has been delineated within the western and eastern portions of the project site. The boundary of the Limited Use Zone shall be shown on all construction drawings for the project.	As a condition of project approval	City of Wildomar Planning and Public Works Departments	
GEO-2 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Noise			
NOI-1 Construction Noise Impacts. The following shall apply during the construction phase of the project: 1. Operation of "large construction equipment" shall be limited to the hours of 8:00 a.m.–4:30 p.m., and shall not be operated on Sundays. As used here, "large construction equipment" means	During all project site construction	City of Wildomar Planning and Public Works Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	any track-type bulldozer, grader or scraper larger than a D-8 Caterpillar bulldozer, concrete mixer, haul truck, or similar heavy equipment. 2. Large construction equipment shall not operate within 90 feet of adjacent Murrieta receiver locations R4 and R5, as shown in Exhibit 8-A of Appendix 9, at any time. 3. Notice shall be given to adjacent property owners seven calendar days prior to the commencement of construction activity. 4. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the project site. 5. Equipment staging and maintenance shall be located in areas that will create the greatest distance between construction-related noise sources and adjacent residences. 6. The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck related noise. 7. The contractor shall ensure that all construction equipment, fixed or mobile, is equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.			
NOI-2	Exterior Noise Levels. The project shall incorporate 5-foot-high noise barriers for first-floor patio areas for Building 19 as shown on Exhibit ES-A of the Camelia Townhomes Noise Impact Analysis (Urban Crossroads 2016).	Plan check and construction	City of Wildomar Planning Department	

CITY OF WILDOMAR
CONDOMINIUM TRACT MAP NO. 37156
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP:
NOT TO SCALE

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

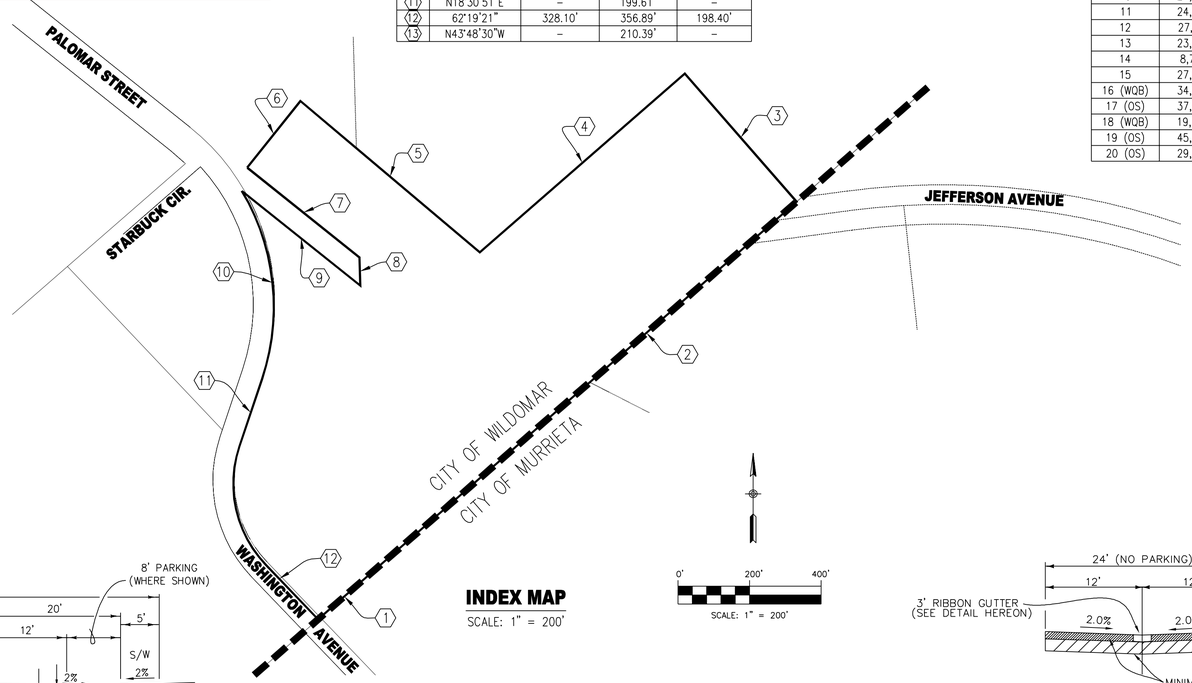
FOR THE CITY OF WILDOMAR ON 08 / 09/2017
APPLICATION NOS. TTM 37156 / PLOT PLAN 16-0070
PLANNER MB
SIGNATURE Matthew Bassi

PROPERTY BOUNDARY DATA TABLE

No.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	N48°52'54"E	–	167.15'	–
2	N48°53'06"E	–	1412.98'	–
3	N41°05'01"W	–	475.68'	–
4	N48°53'07"E	–	760.60'	–
5	N49°48'40"W	–	472.07'	–
6	N38°36'32"E	–	238.64'	–
7	N51°22'12"W	–	401.94'	–
8	N01°37'48"W	–	78.63'	–
9	N51°22'12"W	–	423.90'	–
10	49°19'38"	633.20'	545.14'	290.75'
11	N18°30'51"E	–	199.61'	–
12	62°19'21"	328.10'	356.89'	198.40'
13	N43°48'30"W	–	210.39'	–

LOT AREA TABLE

LOT NO.	AREA (S.F.)
1	28,768
2	29,367
3	28,968
4	30,798
5	40,717
6	107,966
7	27,398
8	26,935
9	31,378
10	24,185
11	24,900
12	27,161
13	23,866
14	8,730
15	27,188
16 (WQB)	34,375
17 (OS)	37,897
18 (WQB)	19,370
19 (OS)	45,715
20 (OS)	29,397



INDEX MAP
SCALE: 1" = 200'

SCALE: 1" = 200'

ALLEY SECTION (PRIVATE)
N.T.S.

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELD'S SUBDIVISION OF BLOCKS "K", "L", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 18, 1915 IN BOOK 406 OF DEEDS, AT PAGE 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 21" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1608.14 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 759.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89° 08' 28" WEST ALONG SAID NORTH LINE A DISTANCE OF 748.11 FEET TO THE TRUE POINT OF BEGINNING.

APN: 380-220-003-0

ASSESSORS PARCEL NUMBER

380-220-003

APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR - (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS
TOTAL GROSS DENSITY: 6.3 DU/ACRE

UTILITY PURVEYORS:

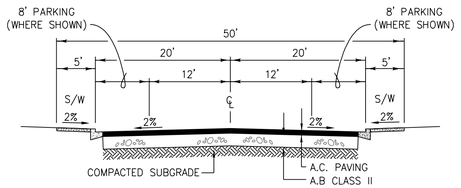
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1) ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
2) THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
3) THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
5) THIS PROJECT IS SUSCEPTIBLE TO SUBSIDENCE.
6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
7) FEMA MAP NO.: 0605C2705G
ZONE DESIGNATION: ZONE X
8) THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

PARKING COMPUTATION

SEE PARKING EXHIBIT



PRIVATE STREET (STREETS A, B, & C)
N.T.S

EASEMENT NOTES:

EXISTING EASEMENTS

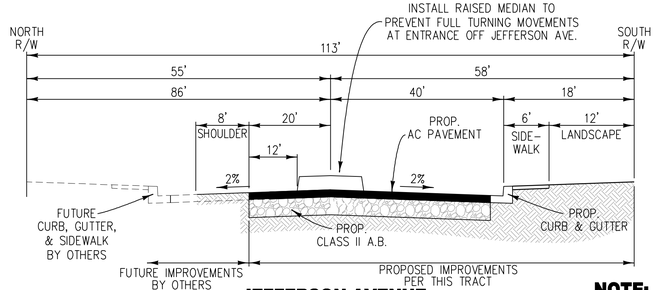
[1] A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.
[2] A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.
[3] AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 86277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.
[4] A 10' WIDE EASEMENT FOR PUBLIC UTITILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

PROPOSED EASEMENTS

⚠1 PROPOSED EASEMENT FOR STREET PURPOSES TO BE GRANTED TO THE CITY OF MURRIETA.
⚠2 INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.

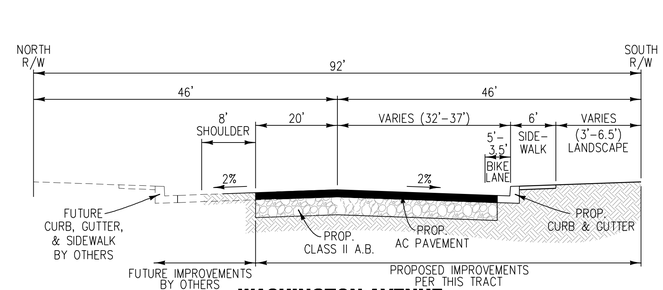
EXCEPTIONS:

EXCEPTIONS 8, 9, AND 10 ARE UNPLOTTABLE.



JEFFERSON AVENUE
STD. NO. 92 (MODIFIED)
T.I.=9.5
NTS

NOTE:
GEOMETRICS SHALL BE BASED ON COORDINATION OF TRACT 31896 IMPROVEMENTS AND CITY OF MURRIETA EXISTING IMPROVEMENTS



WASHINGTON AVENUE
STD. NO. 94 (MODIFIED)
T.I.=8.5
NTS

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
CAMELIA
SCHEDULE "A"
CONDOMINIUM TRACT MAP NO. 37156

SHEET NO. 1
OF 3 SHTS

NOTE:
DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

MATCH LINE - SEE SHEET 2 (TOP LEFT)

APN: 380-210-006
PM 29005
PM 197/1-3

EXIST. TRACT BOUNDARY

N19°56'00"E, 602.13'

WASHINGTON AVENUE

N19°56'00"E, 397.91'

OPEN SPACE - LOT 17

EXISTING RIGHT OF WAY TO BE VACATED

N71°31'18"E, 32.44'
Δ=04°42'47", L=369.25', R=2058.00', T=184.67'

APN: 380-210-014
BLOCK M
PM 8/359 SD CO.

EXIST. RIGHT OF WAY

EXIST. TRACT BOUNDARY
Δ=63°45'05", L=611.97', R=550.00', T=342.02'

WASHINGTON AVENUE
Δ=7°58'24", L=534.05', R=504.00', T=173.41'

STREET H
PER TTM 31869

APN: 380-210-016
BLOCK M
PM 8/359 SD CO.

PROP. RIGHT OF WAY
PER TTM 31869

EXISTING RIGHT OF WAY

PROP. RIGHT OF WAY

N43°49'05"W, 630.70'

N68°38'26"W
117.86'

N75°40'26"
44.26'

Δ=19°08'21", L=168.36', R=504.00', T=84.97'

Δ=26°47'20", R=200.00'
L=93.51', T=47.63'

OPEN SPACE LOT 16

OPEN SPACE LOT 17

OPEN SPACE LOT 20

OPEN SPACE LOT 19

STREET "A"

STREET "B"

STREET "C"

JEFFERSON AVENUE

PROP. RIGHT OF WAY
Δ=08°43'40", L=303.50', R=2058.00', T=152.05'

Δ=46°09'10", L=1611.04', R=2000.00', T=852.10'

APN: 380-220-001
ZONING: R-R

OFF-SITE RIGHT OF WAY TO BE ACQUIRED PRIOR TO FINAL MAP

Δ=37°14'08", L=389.95', R=600.00', T=202.13'

Δ=04°26'52", L=23.29'
R=300.00', T=11.65'

N41°06'54"W 35.00'

S48°53'06"W 556.36'

Δ=46°30'30", R=300.00', L=243.52', T=128.92'

N02°22'36"E, 161.02'

Δ=08°43'40", L=313.50', R=2058.00', T=157.05'

MATCH LINE - SEE SHEET 3 (BOTTOM RIGHT)

LOT	GROSS
1	28,768 S.F.
2	29,367 S.F.
3	28,968 S.F.
4	30,798 S.F.
5	40,717 S.F.
6	107,966 S.F.
7	27,398 S.F.
8	26,935 S.F.
9	30,378 S.F.
10	24,185 S.F.
11	24,900 S.F.
12	27,161 S.F.
13	23,866 S.F.
14	8,730 S.F.
15	25,375 S.F.

CITY OF WILDOMAR

CITY OF MURRIETA

N48°52'54"E
126.53'

N48°53'06"E,
1412.98'

TR 28333-4
MB 275/1-5
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

EXISTING ABURY AVENUE

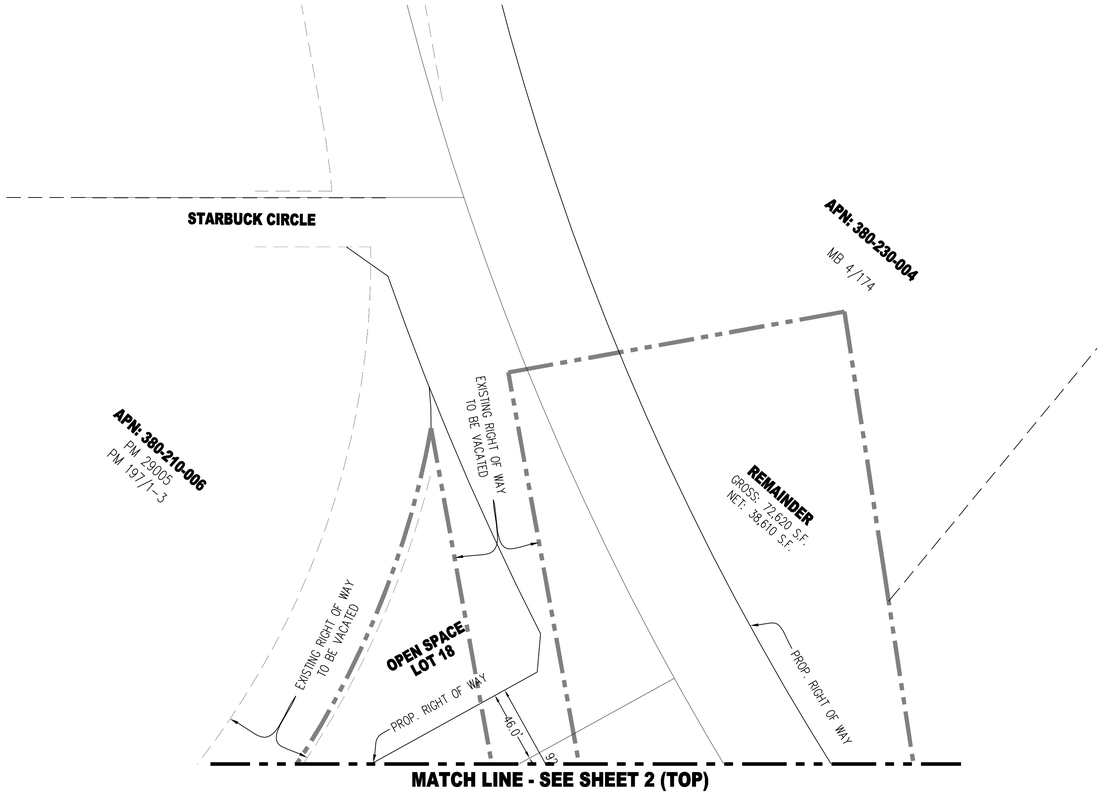
PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	CITY

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

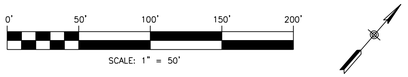
CITY OF WILDOMAR
CAMELIA
SCHEDULE "A"
CONDOMINIUM TRACT MAP NO. 37156

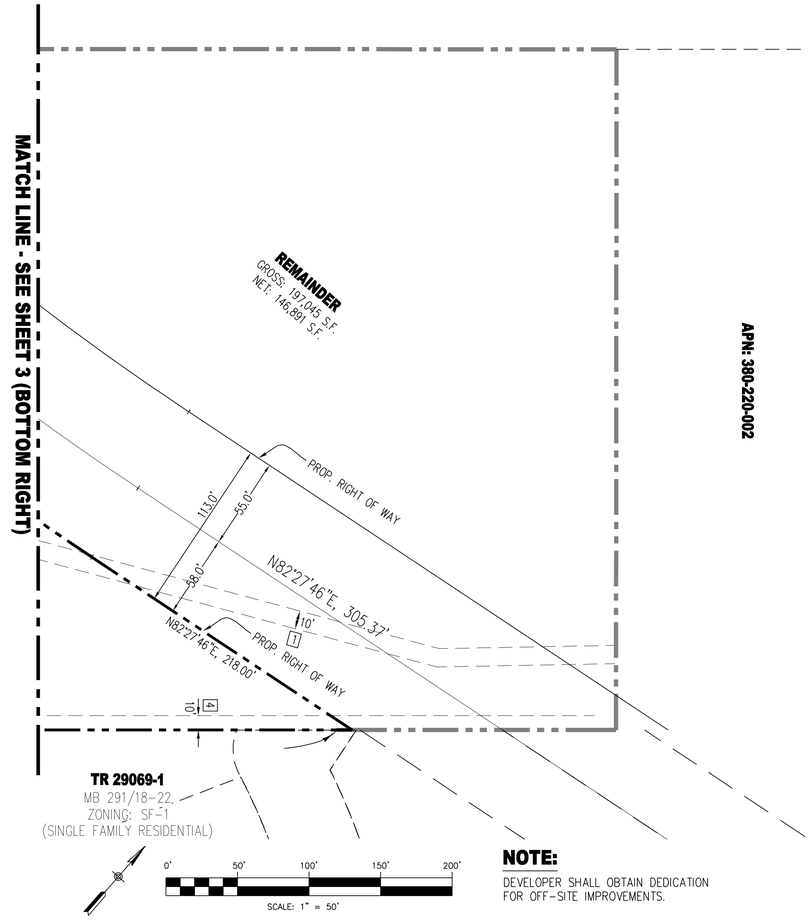
SHEET NO. 2 OF 3 SHTS



NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.





NOTE:

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PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR

CAMELIA

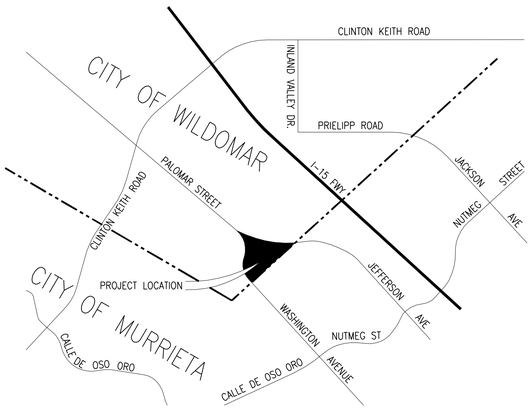
SCHEDULE "A"

CONDOMINIUM TRACT MAP NO. 37156

SHEET NO. 3

OF 3 SHTS

CITY OF WILDOMAR
SITE PLAN & CONCEPTUAL GRADING PLAN FOR CAMELIA
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP:
NOT TO SCALE

ASSESSORS PARCEL NUMBER

380-220-003

APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR - (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS
TOTAL GROSS DENSITY: 6.3 DU/ACRE

AREA COMPUTATIONS

1)	GROSS PROJECT AREA:	25.9 AC
2)	AREA COVERED BY BUILDING:	4.0 AC
3)	AREAS COVERED BY PRIVATE ST., ALLEYS, AND PARKING:	3.28 AC
4)	LANDSCAPE, WALKWAYS, & AMENITIES:	8.42 AC
5)	PUBLIC RIGHT OF WAY:	5.71 AC
5)	REMAINDER PARCELS	4.25 AC

UTILITY PURVEYORS:

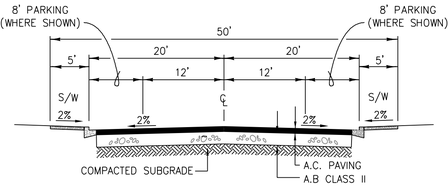
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1) ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
2) THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
3) THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
5) THIS PROJECT IS SUSCEPTIBLE TO SUBSIDENCE.
6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
7) FEMA MAP NO.: 0605C2705G
   ZONE DESIGNATION: ZONE X
8) THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

PARKING COMPUTATION

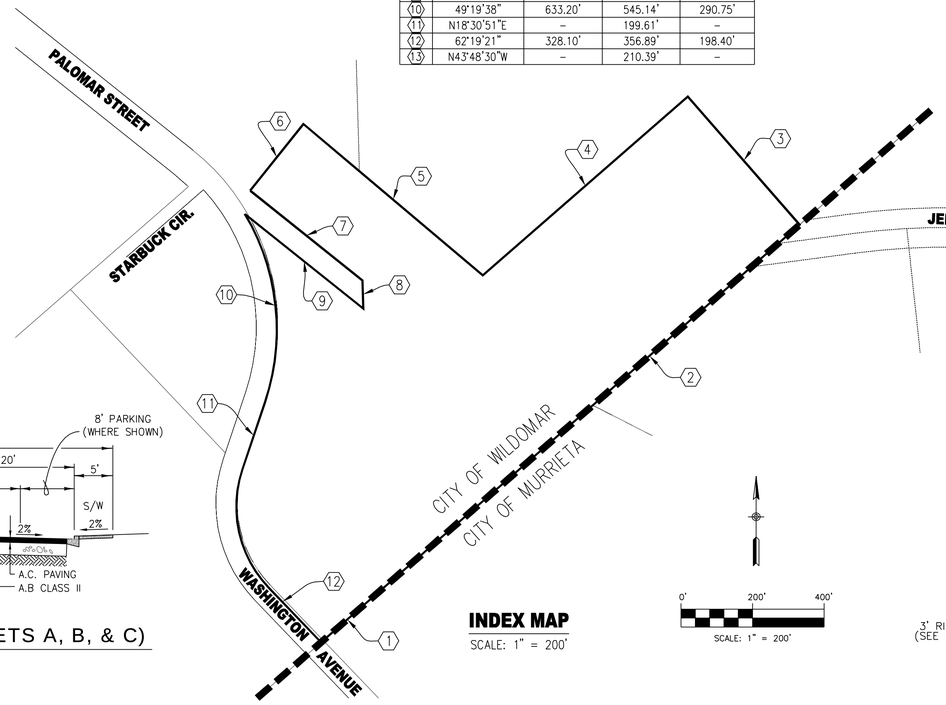
SEE PARKING & ADA EXHIBIT FOR PARKING COMPUTATION



PRIVATE STREET (STREETS A, B, & C)
N.T.S

PROPERTY BOUNDARY DATA TABLE

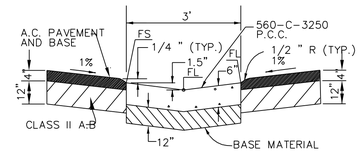
No.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	N48°52'54"E	-	167.15'	-
2	N48°53'06"E	-	1412.98'	-
3	N41°05'01"W	-	475.68'	-
4	N48°53'07"E	-	760.60'	-
5	N49°48'40"W	-	472.07'	-
6	N38°36'32"E	-	238.64'	-
7	N51°22'12"W	-	401.94'	-
8	N01°37'48"W	-	78.63'	-
9	N51°22'12"W	-	423.90'	-
10	49°19'38"	633.20'	545.14'	290.75'
11	N18°30'51"E	-	199.61'	-
12	62°19'21"	328.10'	356.89'	198.40'
13	N43°48'30"W	-	210.39'	-



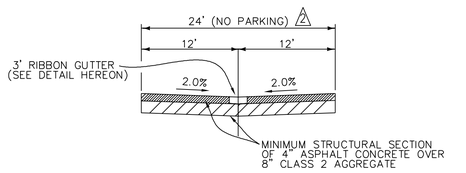
INDEX MAP
SCALE: 1" = 200'

LEGEND:

- INDICATES EXISTING PROERTY BOUNDARY
- 8"S — INDICATES PROPOSED SEWER (SIZE PER PLAN)
- 8"W — INDICATES PROPOSED 8" WATER
- INDICATES PROPOSED RETAINING WALL (HT. PER PLAN)
- INDICATES PROPOSED LOT LINES
- INDICATES 6' PRIVACY WALL
- INDICATES PROPOSED PRIVATE STREET LIGHT
- INDICATES 2:1 SLOPE
- 2 — INDCATES BUILDING NUMBER
- P=01.8 — INDCATES PAD ELEVATION
- 2 — INDCATES LOT NUMBER
- WAT — INDICATES LOCATION OF WATER LINE CONNECTION
- SEW — INDICATES LOCATION OF SEWER LINE CONNECTION



CONCRETE RIBBON GUTTER DETAIL
N.T.S



ALLEY SECTION (PRIVATE)
N.T.S.

FIRE NOTES:

1) PRIOR TO ISSUANCE OF BUILDING PERMITS, THE WATER SYSTEM FOR FIRE PROTECTION MUST BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT.
2) THE WATER SYSTEM SHALL BE INSTALLED AND ACCEPTED PRIOR TO BRINGING ANY COMBUSTIBLES ON SITE.
3) ALL HOMES SHALL HAVE FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITION.
4) STREET NUMBERS SHALL BE DISPLAYED IN A PROMINENT LOCATION ON THE ADDRESS SIDE OF BUILDINGS. NUMBERS SHALL BE LEDGIBLE OF A CONTRASTING COLOR, AND ADEQUATELY ILLUMINATED TO BE VISIBLE FROM THE STREET AT ALL HOURS.
5) BLUE RETRO-REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED TO INDICATE THE LOCATION OF FIRE HYDRANTS.
6) ALL GATES SHALL BE EQUIPPED WITH KNOX RAPID ENTRY SYSTEMS.

EASEMENT NOTES:

EXISTING EASEMENTS

1 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.

2 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.

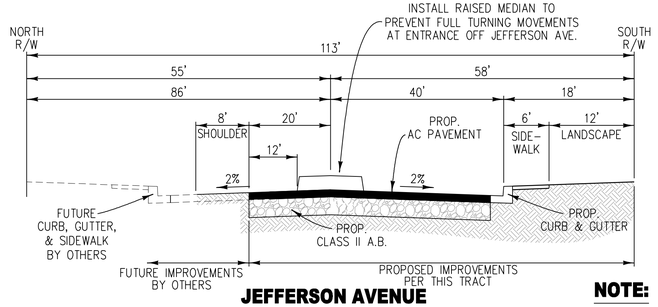
3 AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 86277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.

4 A 10' WIDE EASEMENT FOR PUBLIC UTITILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

PROPOSED EASEMENTS

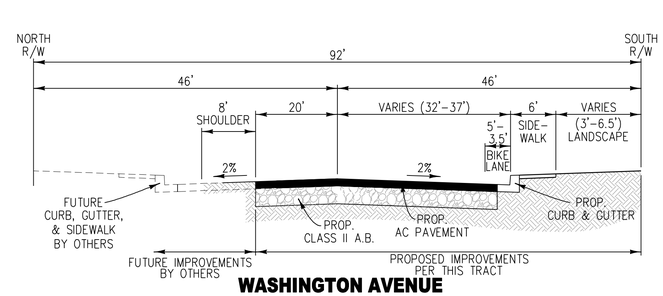
1 PROPOSED EASEMENT FOR STREET PURPOSES TO BE GRANTED TO THE CITY OF MURRIETA.

2 INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.



JEFFERSON AVENUE
STD. NO. 92 (MODIFIED)
T.I.=9.5
NTS

NOTE:
GEOMETRICS SHALL BE BASED ON COORDINATION OF TRACT 31896 IMPROVEMENTS AND CITY OF MURRIETA EXISTING IMPROVEMENTS



WASHINGTON AVENUE
STD. NO. 94 (MODIFIED)
T.I.=8.5
NTS

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELD'S SUBDIVISION OF BLOCKS "K", "L", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 18, 1915 IN BOOK 406 OF DEEDS, AT PAGE 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 21" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1608.14 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 759.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89° 08' 28" WEST ALONG SAID NORTH LINE A DISTANCE OF 748.11 FEET TO THE TRUE POINT OF BEGINNING.

APN: 380-220-003-0

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
			ENGINEER		CITY

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 4 SHTS

MATCH LINE - SEE SHEET 2 (TOP LEFT)

EXISTING 15" SEWER

EXISTING RIGHT OF WAY TO BE VACATED.

OFF-SITE RIGHT OF WAY TO BE AQUIRED PRIOR TO FINAL MAP.

STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY

MATCH LINE - SEE SHEET 3 (BOTTOM RIGHT)

WASHINGTON AVENUE (PUBLIC)

JEFFERSON AVE. (PUBLIC)

STREET "A" (PRIVATE)

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET "H" PER TTM 31896

EXISTING 15" SEWER

STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY

APN: 380-210-006
ZONING: M-SC
PM 197/1-3

APN: 380-210-014
ZONING: M-SC
PM 197/1-3

APN: 380-210-016
ZONING: R-1
PM 197/1-3

APN: 380-220-001
ZONING: R-R

TAPER - 500 L.F.

EAST PALOMAR ST. ALIGNMENT

BOCCE COURT

PICNIC W/SHELTER

DOG PARK

SPA

POOL

CABANA

RESTROOM

BBQ

TOT LOT

BOCCE COURTS

WQB BOTTOM=1182

6' PRIVACY WALL

6' RET. WALL

PROP. CUL-DE-SAC PER CITY OF MURRIETA STD. NO. 201

EXISTING RIGHT OF WAY

CITY OF WILDOMAR

CITY OF MURRIETA

TR 28333-4
MB 275/1-5
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

TR 29069-1
MB 291/18-22
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

LOT	P=
1	P=01.1
2	P=01.8
3	P=05.8
4	P=06.5
5	P=10.4
6	P=11.1
7	P=15.1
8	P=15.8
9	P=19.7
10	P=19.7
11	P=30.1
12	P=30.1
13	P=30.9
14	P=14.4
15	P=14.4
16	P=12.6
17	P=12.6
18	P=11.2
19	P=11.2
20	P=11.2
21	P=11.2
22	P=12.9
23	P=12.9
24	P=03.2
25	P=03.2
26	P=01.0
27	P=01.0
28	P=99.0
29	P=02.6
30	P=02.6

0' 50' 100' 150' 200'

SCALE: 1" = 50'

NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
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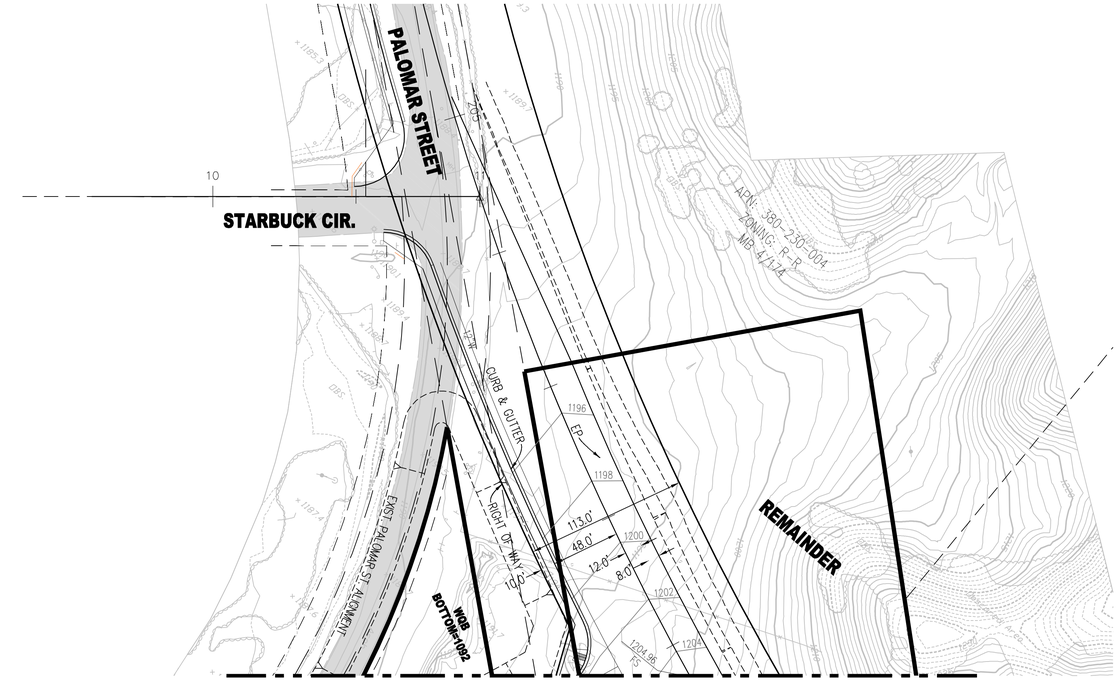
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

SHEET NO. 2

OF 4 SHTS



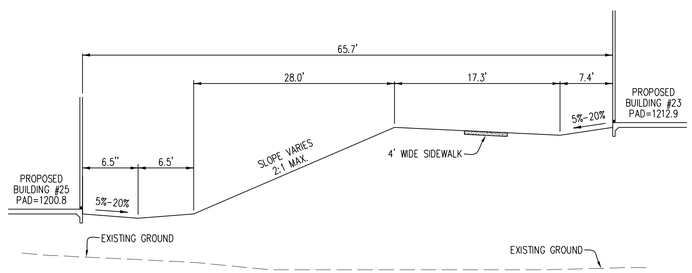
MATCH LINE - SEE SHEET 2 (TOP)

0' 50' 100' 150' 200'

SCALE: 1" = 50'

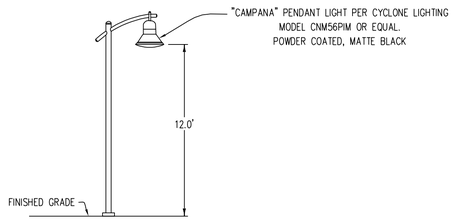
NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.



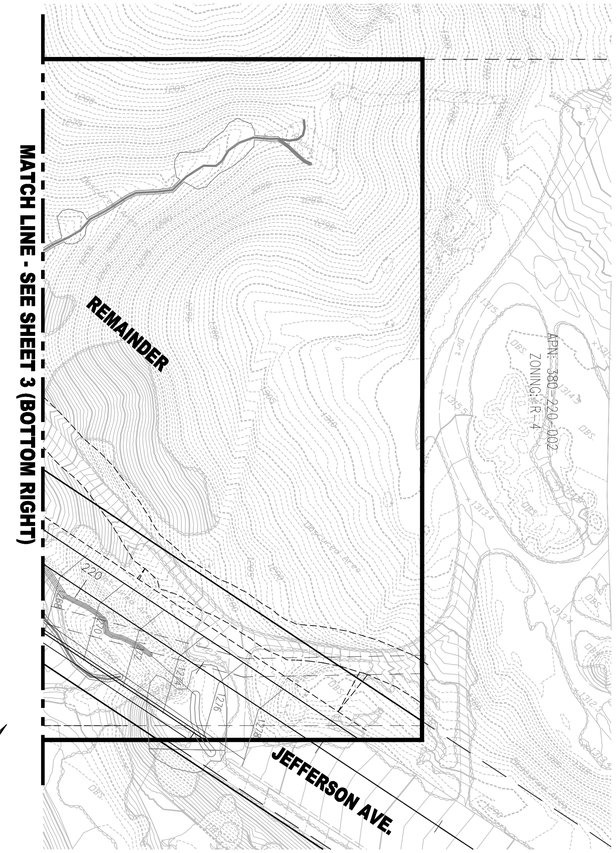
SECTION I-I

SCALE: 1"=10'



ON-SITE STREET LIGHT DETAIL

NTS



0' 50' 100' 150' 200'

SCALE: 1" = 50'

NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

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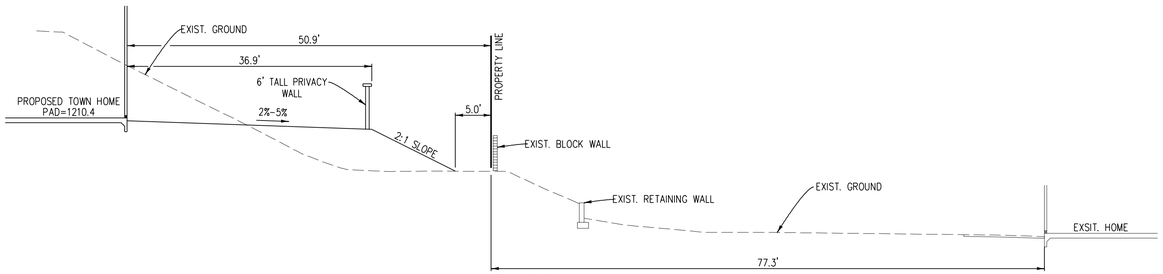
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

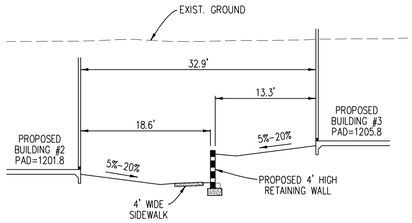
SHEET NO. 3

OF 4 SHTS



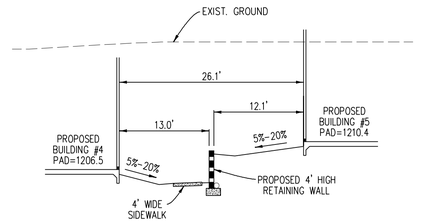
SECTION A-A

SCALE: 1"=10'



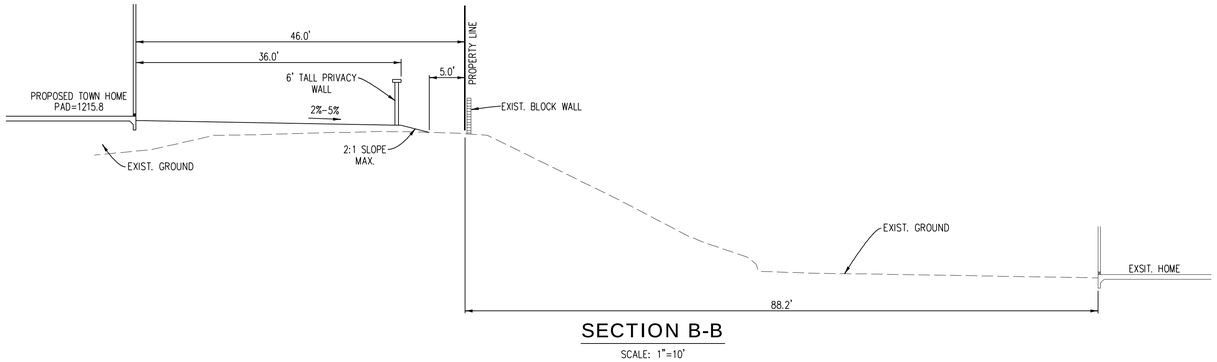
SECTION C-C

SCALE: 1"=10'



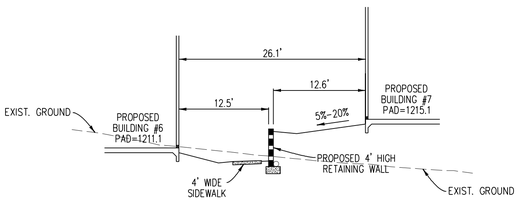
SECTION D-D

SCALE: 1"=10'



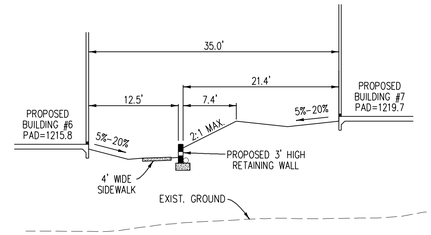
SECTION B-B

SCALE: 1"=10'



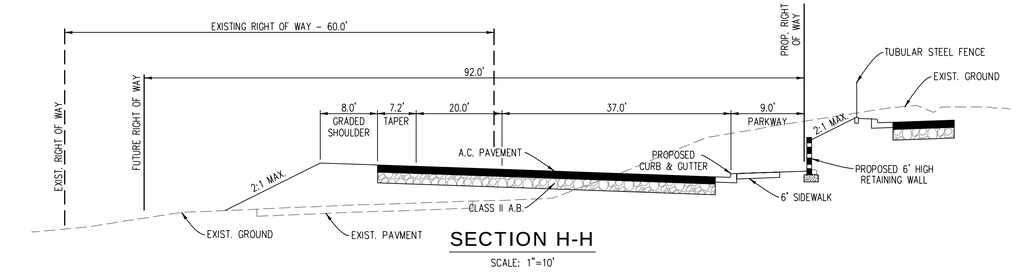
SECTION E-E

SCALE: 1"=10'



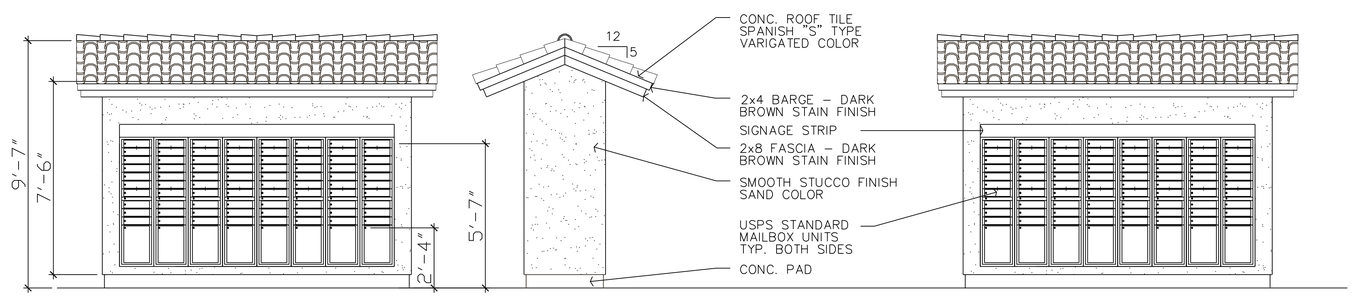
SECTION F-F

SCALE: 1"=10'

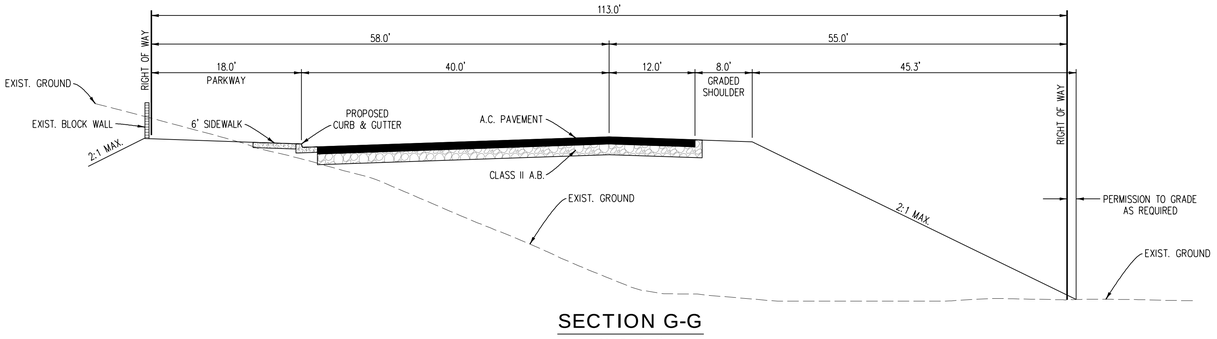


SECTION H-H

SCALE: 1"=10'

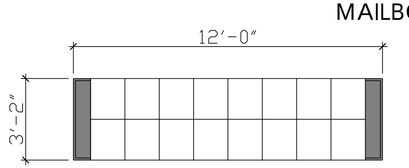


MAILBOX CENTER ELEVATIONS

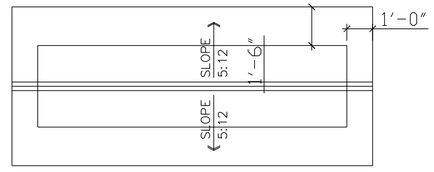


SECTION G-G

SCALE: 1"=10'



PLAN VIEW



ROOF PLAN

MAILBOX DETAILS

SCALE: 1"=10'

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

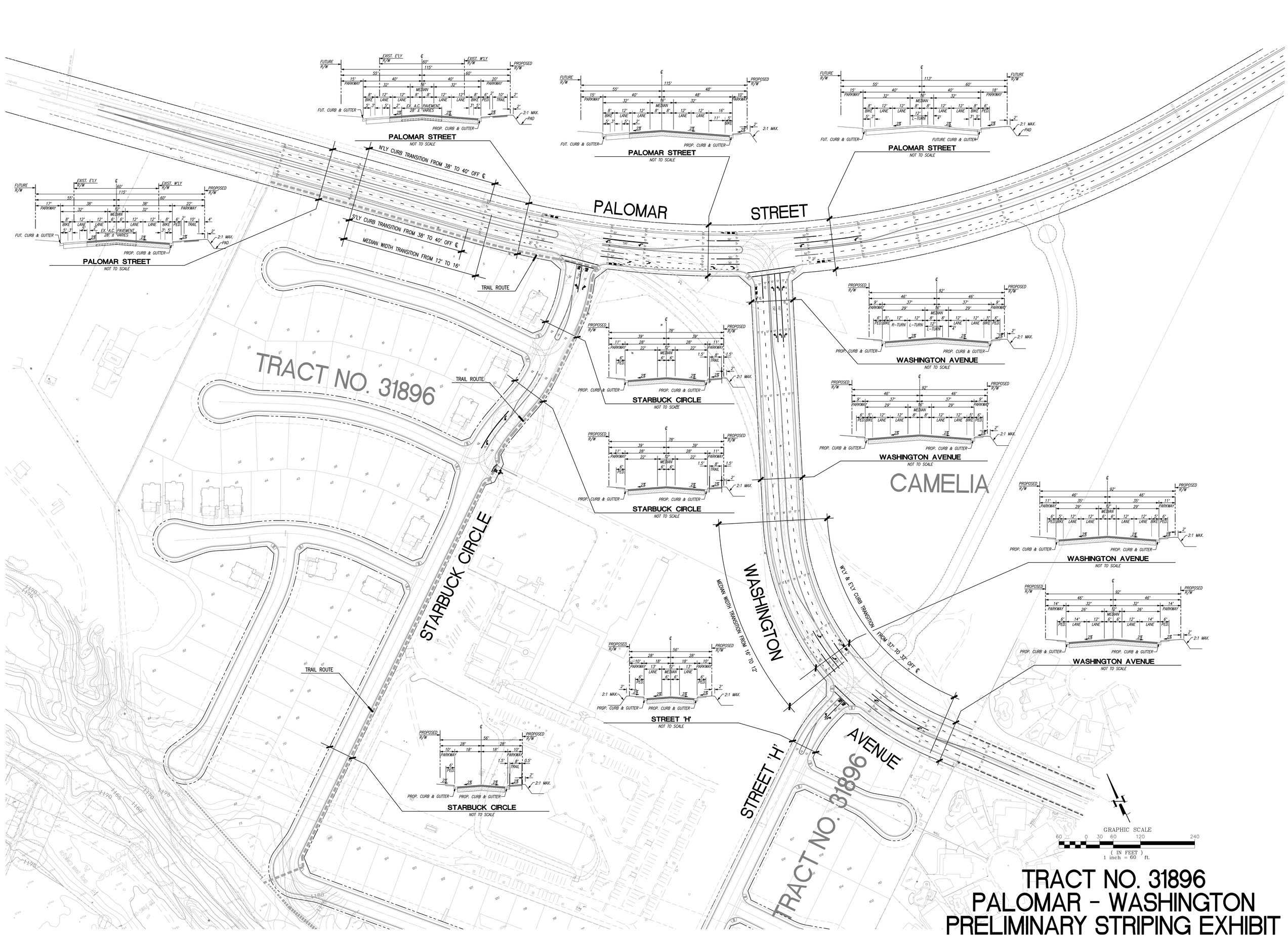
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

SHEET NO. 4

OF 4 SHTS



TRACT NO. 31896
PALOMAR - WASHINGTON
PRELIMINARY STRIPING EXHIBIT

CITY OF WILDOMAR
CAMELIA - PARKING EXHIBIT

PARKING COMPUTATION

UNIT TYPE	UNIT NO.	PARKING SPACES REQUIRED
3 BEDROOM	110 EA.	110 x 2.75 = 303
2 BEDROOM	53 EA.	53 x 2.25 = 119
TOTAL PARKING REQUIRED:		422

UNIT TYPE	UNIT NO.	GARAGE PARKING PROVIDED
3 BEDROOM	110 EA.	110 x 2.00 = 220
2 BEDROOM	53 EA.	53 x 2.00 = 106
SURFACE PARKING		97
TOTAL PARKING PROVIDED:		423

NOTE:
PARKING SPACE DIMENSIONS SHALL BE IN ACCORDANCE WITH CITY OF WILDOMAR ORDINANCE 348.



VICINITY MAP:
NOT TO SCALE

LEGEND

- INDICATES ACCSSIBLE PATH
- INDICATES GARAGE PARKING
- INDICATES UNCOVERED PARKING
- INDICATES ACCESSIBLE PARKING

PREPARED JULY 2017

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 1 SHTS



MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. LAP SIDING
3. TRIM: CEMENTITIOUS FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE GABLE FOAM VENT
8. SHUTTER
9. ADDRESS LIGHT
10. DECORATIVE LIGHT FIXTURE
11. UTILITY CABINET

FRONT ELEVATION

#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook
Architect
Inc

A-3



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. LAP SIDING
3. TRIM: CEMENTITIOUS FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE GABLE FOAM VENT
8. SHUTTER
9. ADDRESS LIGHT
10. DECORATIVE LIGHT FIXTURE
11. UTILITY CABINET



REAR ELEVATION

#16022
05/05/17

OCCUPANCY: R3 TOWNHOME / U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook Architect Inc | A-4



FRONT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO OVER FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE FOAM POTSHELF
8. BOARD AND BATTEN SIDING
9. SHUTTER
10. ADDRESS LIGHT
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CABINET

#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook Architect Inc

A-5



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO OVER FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE FOAM POTSHELF
8. BOARD AND BATTEN SIDING
9. SHUTTER
10. ADDRESS LIGHT
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CABINET



REAR ELEVATION

#16022
05/05/17

OCCUPANCY: R3 TOWNHOME / U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

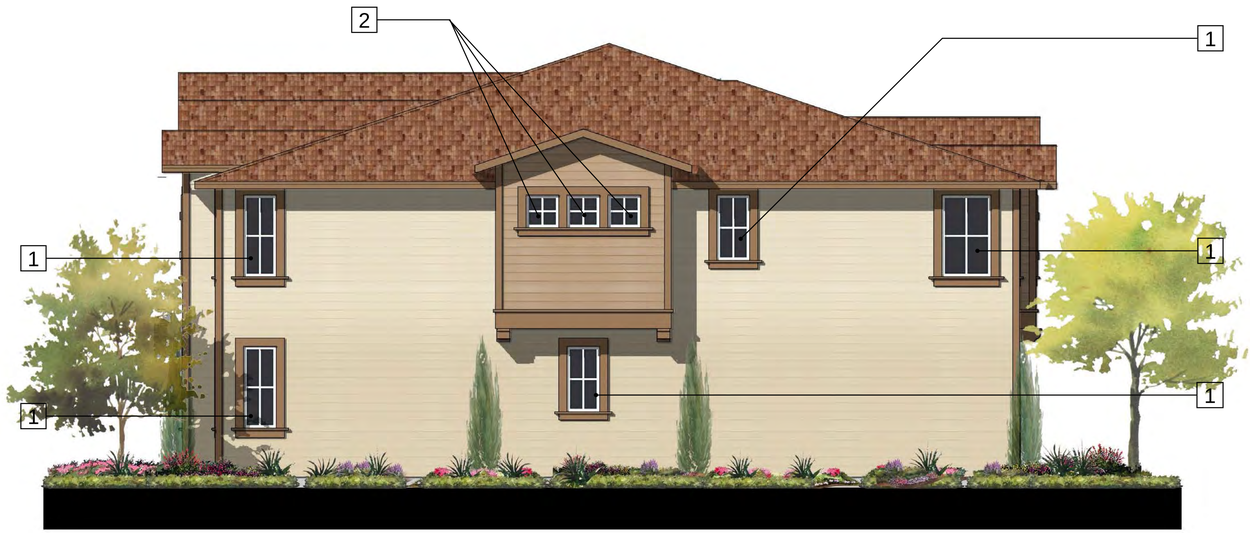
0 2 4 8 12

CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook Architect Inc | A-6



WILDOMAR RANCH ELEVATION



(WINDOWS SIMILAR TO WILDOMAR

MONTEREY ELEVATION

NOTES:

1	FIXED AND FROSTED GLASS
2	SLIDER WINDOW WITH FROSTED GLASS

#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

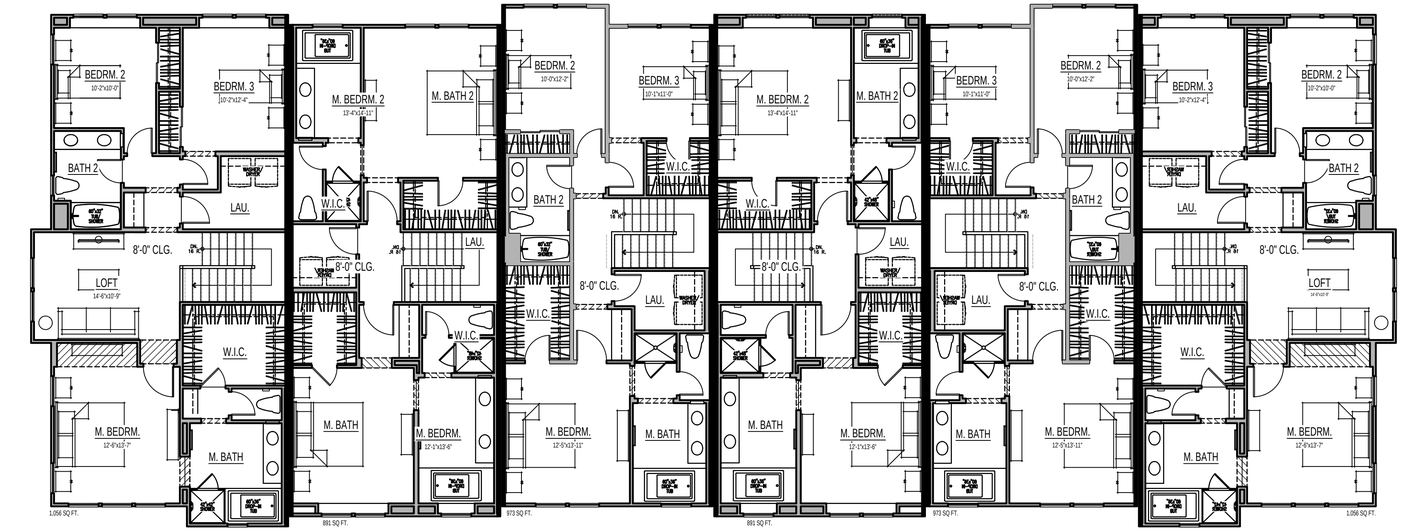
ALTERNATIVE ELEVATIONS ALONG SOUTH PROPERTY LINE

TOWNHOMES - 5 PLEX

SUNRISE CAMELIA LLC.

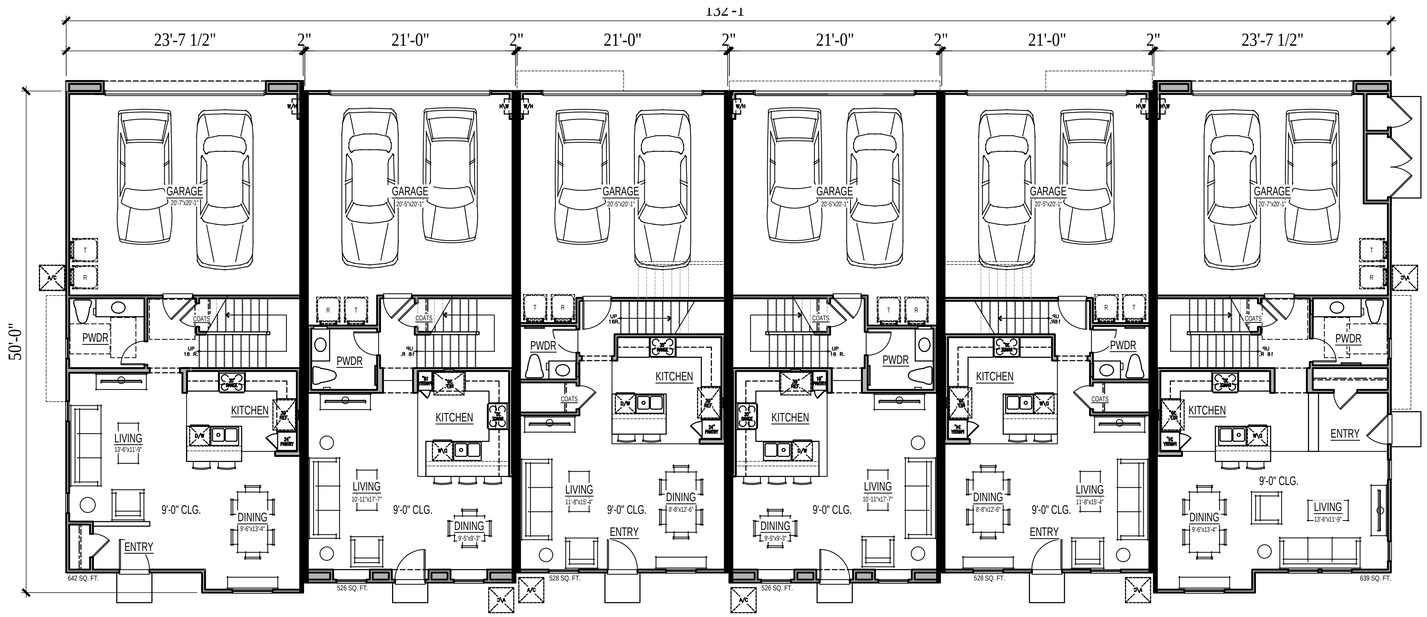
Kevin L. Crook
Architect
Inc

A-7



PLAN 3X | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 2R | PLAN 3R

SECOND FLOOR PLAN



PLAN 3R (ADA)
1,695 SQ. FT.
3 BEDROOM/ 2.5 BATH/LOFT
2 BAY GARAGE

PLAN 1
1,417 SQ. FT.
DUAL MBR./ 2.5 BATH
2 BAY GARAGE

PLAN 2
1,501 SQ. FT.
3 BEDROOM/ 2.5 BATH
2 BAY GARAGE

PLAN 1
1,417 SQ. FT.
DUAL MBR./ 2.5 BATH
2 BAY GARAGE

PLAN 2R
1,501 SQ. FT.
3 BEDROOM/ 2.5 BATH
2 BAY GARAGE

PLAN 3X (ADA)
1,698 SQ. FT.
3 BEDROOM/ 2.5 BATH/LOFT
2 BAY GARAGE

FIRST FLOOR PLAN

#16022
05/05/17

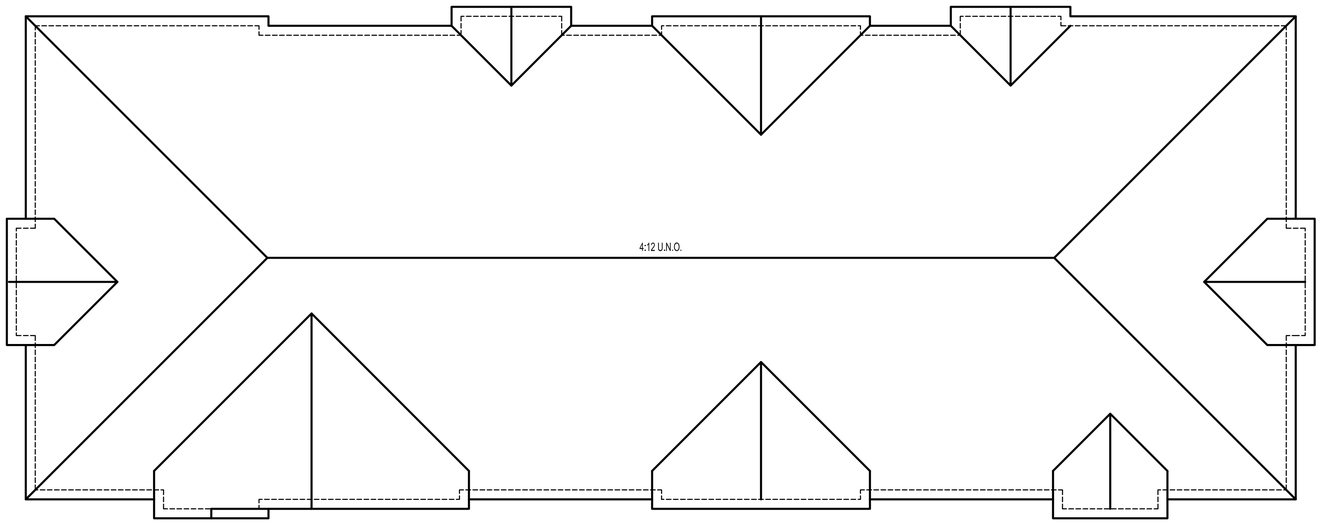
0 4 8 16 24

OCCUPANCY: R3 TOWNHOME / U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

CAMELIA
WILDOMAR, CA

CONCEPTUAL FLOOR PLANS
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc | A-1



#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ROOF PLAN (MONTEREY SIM.)

TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-2

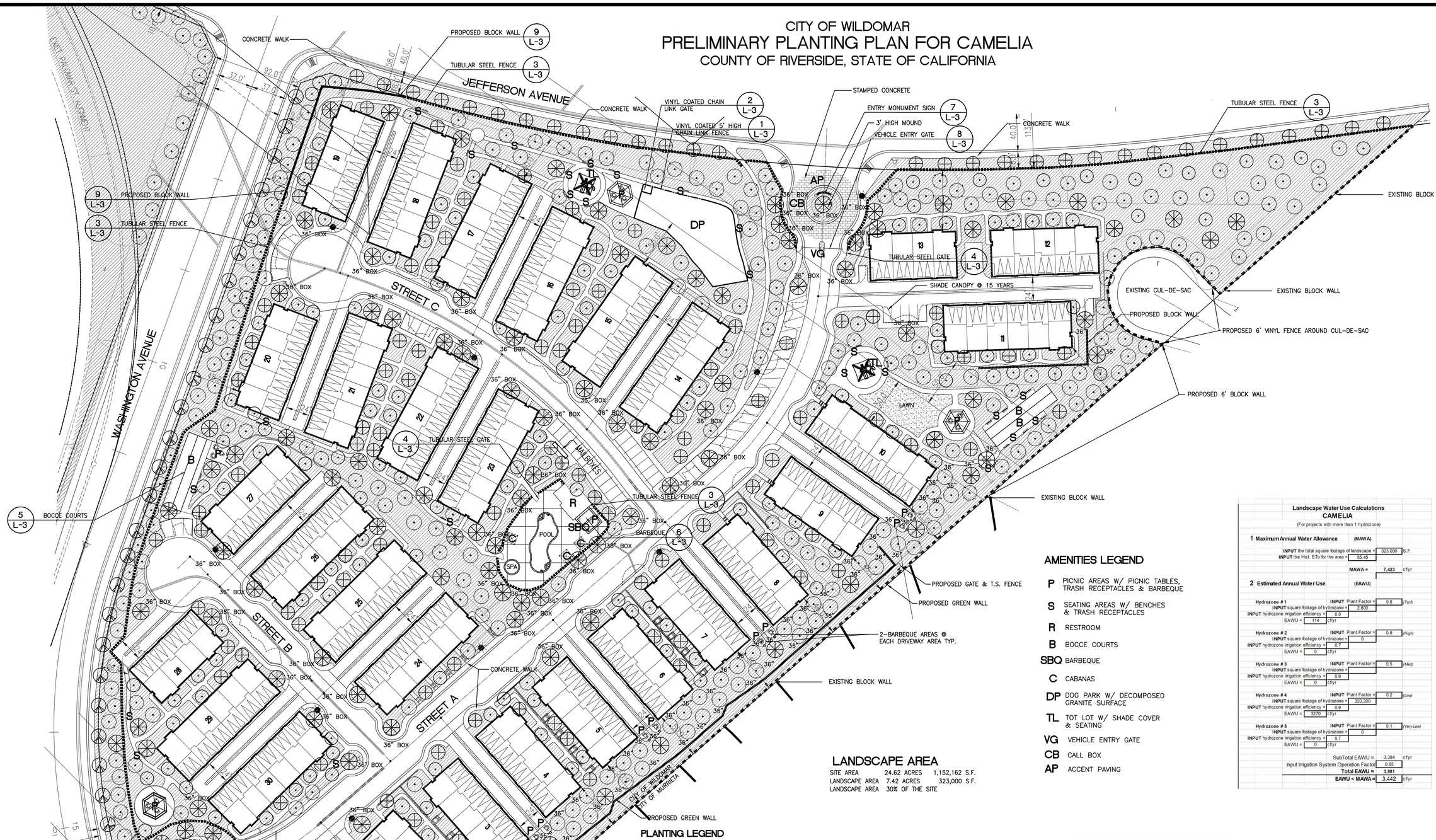
ATTACHMENT H

Camelia Landscape Plan Exhibits

CITY OF WILDOMAR

PRELIMINARY PLANTING PLAN FOR CAMELIA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AMENITIES LEGEND

- **P** PICNIC AREAS W/ PICNIC TABLES, TRASH RECEPTACLES & BARBEQUE
- **S** SEATING AREAS W/ BENCHES & TRASH RECEPTACLES
- **R** RESTROOM
- **B** BOCCE COURTS
- **SBQ** BARBEQUE
- **C** CABANAS
- **DP** DOG PARK W/ DECOMPOSED GRANITE SURFACE
- **TL** TOT LOT W/ SHADE COVER & SEATING
- **VG** VEHICLE ENTRY GATE
- **CB** CALL BOX
- **AP** ACCENT PAVING

LANDSCAPE AREA

SITE AREA	24.62 ACRES	1,152,162 S.F.
LANDSCAPE AREA	7.42 ACRES	323,000 S.F.
LANDSCAPE AREA	30% OF THE SITE	

SHADE REQUIREMENT

PROVIDED 97 SPACES @ 162 S.F. EA.= 15,714 S.F.

15,714 S.F. @ 50% COVERAGE REQUIRED= 7,857 S.F.

ACTUAL AREA SHADED= 8,546 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 96 SPACES @ 162 S.F. EA.= 15,552 S.F.

15,552 S.F. @ 10% COVERAGE REQUIRED= 1,555 S.F.

ACTUAL AREA = 1,650 S.F.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	132	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	104	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	139	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	64/122	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	31	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	63/51	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	–	TRIANGULAR SPACING @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	AGA. 'SHA.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. STO.	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

Landscape Water Use Calculations
CAMELIA
(For projects with more than 1 hydrozone)

1 **Maximum Annual Water Allowance**	(MAWA)			
INPUT the total square footage of landscape =		323,000	S.F.	
INPUT the Hist. ETo for the area =		55.45		
MAWA =		7,423	cf/yr	
2 **Estimated Annual Water Use**	(EAWU)			
Hydrozone # 1	**INPUT** Plant Factor =	0.8	(Turf)	
INPUT square footage of hydrozone =		2,800		
INPUT hydrozone irrigation efficiency =		0.9		
EAWU =	114	cf/yr		
Hydrozone # 2	**INPUT** Plant Factor =	0.8	(High)	
INPUT square footage of hydrozone =		0		
INPUT hydrozone irrigation efficiency =		0.7		
EAWU =	0	cf/yr		
Hydrozone # 3	**INPUT** Plant Factor =	0.5	(Med)	
INPUT square footage of hydrozone =				
INPUT hydrozone irrigation efficiency =		0.9		
EAWU =	0	cf/yr		
Hydrozone # 4	**INPUT** Plant Factor =	0.2	(Low)	
INPUT square footage of hydrozone =		320,200		
INPUT hydrozone irrigation efficiency =		0.9		
EAWU =	3270	cf/yr		
Hydrozone # 5	**INPUT** Plant Factor =	0.1	(Very Low)	
INPUT square footage of hydrozone =		0		
INPUT hydrozone irrigation efficiency =		0.7		
EAWU =	0	cf/yr		
SubTotal EAWU =		3,384	cf/yr	
Input Irrigation System Operation Factor		0.85		
Total EAWU =		**3,981**		
EAWU < MAWA =		3,442	cf/yr	

NOTES:

1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*

GRAPHIC SCALE

40 0 40 80 160

1 INCH = 40 FT.

REVISED

1. PER CITY REQ. 8–30–16 V.D.
2. PER CITY REQ. 11–15–16 V.D.
3. PER MEETING 3–27–17 V.D.
4. PER P.C. 6–01–17 V.D.
5. PER P.C. 7–27–17 V.D.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite G
Temecula, CA 92590 (951) 296-9302 FAX 296-6803

REGISTERED LANDSCAPE ARCHITECT VINCENT V. DONATO 2017 STATE OF CALIFORNIA 7-27-17 RENEWAL 8-31-17

PROJECT: CAMELIA

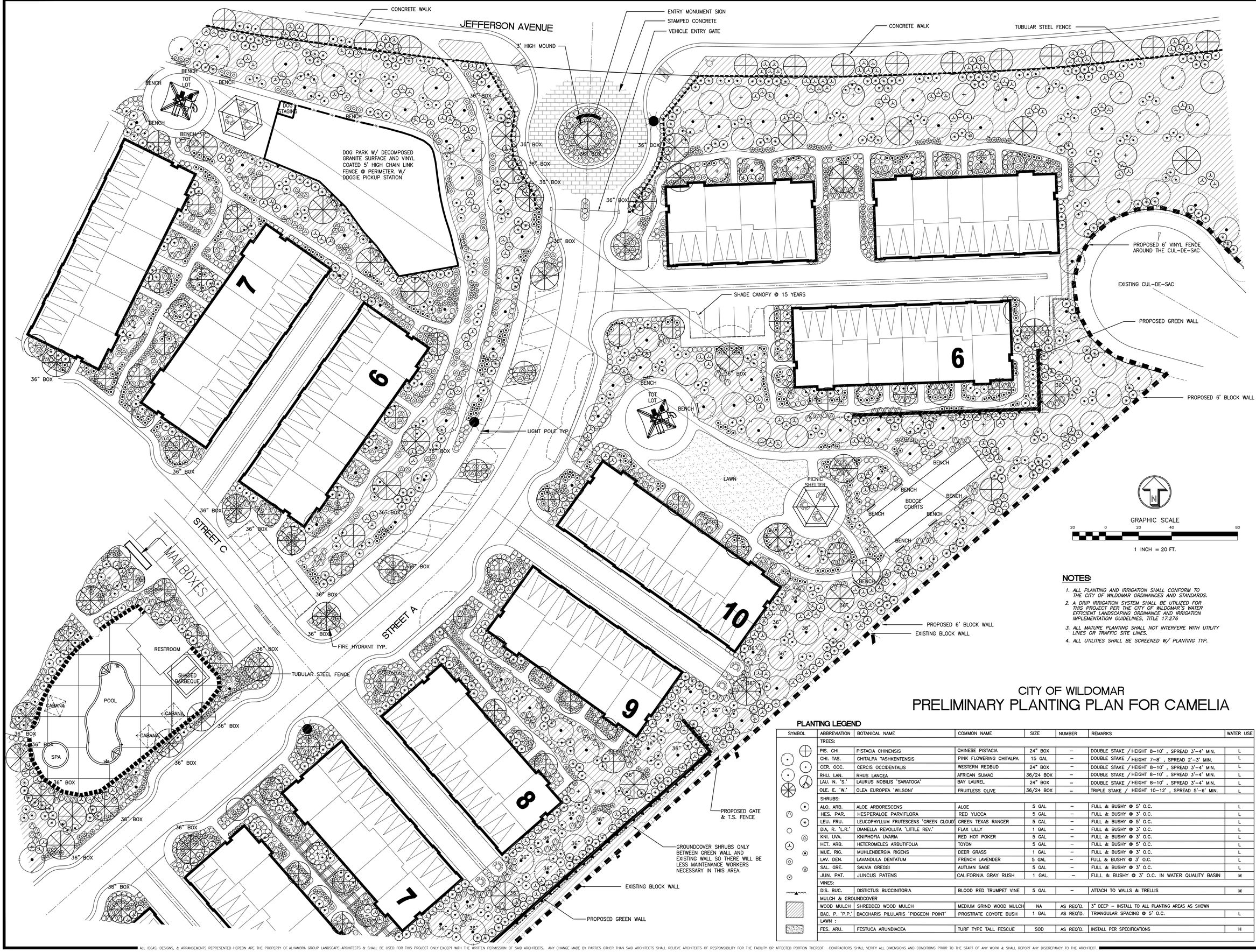
OWNER: CAMELIA PROPERTIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675 PH (949) 218-6023 CONTACT:BILL LO

drawn: V.D.
checked: V.D.
date: 5–27–16

SHEET L-1 of 3 sheets

JOB NO. 16–104

ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.



GRAPHIC SCALE

20 0 20 40 80

1 INCH = 20 FT.

NOTES:

1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*

CITY OF WILDOMAR
PRELIMINARY PLANTING PLAN FOR CAMELIA

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	15 GAL	–	DOUBLE STAKE / HEIGHT 7–8' , SPREAD 2'–3' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	–	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	ALO. ARB.	ALOE ARBORESCENS	ALOE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	DIA. R. 'L.R.'	DIANELLA REVOLUTA 'LITTLE REV.'	FLAX LILLY	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. DEN.	LAVANDULA DENTATUM	FRENCH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH & GROUNDCOVER						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	AS REQ'D.	TRIANGULAR SPACING @ 5' O.C.	L
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

REVISED
1 PER CITY REQ. 11-15-16 V.D.
2 PER MEETING 3-27-17 V.D.
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4 PER P.C. 7-27-17 V.D.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41835 Enterprise Circle North, Suite G
Temecula, CA 92590 (951) 296-9922 FAX 296-6803

REGISTERED LANDSCAPE ARCHITECT VINCENT L. DOMATO #2017 STATE OF CALIFORNIA 7-27-17 RENEWAL 8-30-17

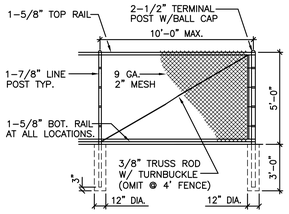
PROJECT: CAMELIA
OWNER: CAMELIA PROPERTIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675 PH (949) 218-6023 CONTACT:BILL LO

drawn: V.D.
checked: V.D.
date: 8–30–16

SHEET L-2
of 3 sheets

JOB NO. 16–104

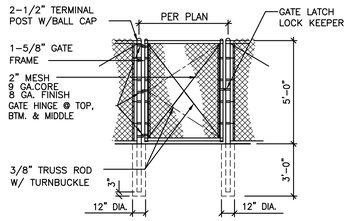
ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.



1. CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
2. ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
3. ALL GATE FRAMES SHALL BE 1-5/8".
4. ALL MESH SHALL BE VINYL COATED
5. TURNBUCKLE AND TRUSS ROD AT CORNER, END AND GATE POSTS.

1 / L-3 5' VINYL COATED CHAIN LINK FENCE

N.T.S.



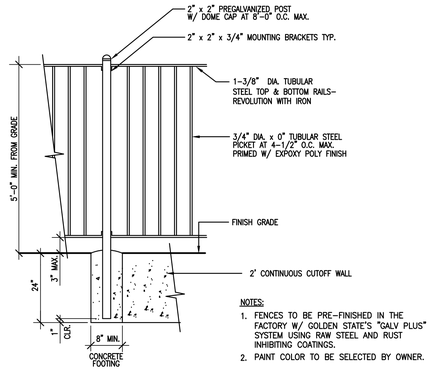
1. CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
2. ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
3. ALL GATE FRAMES SHALL BE 1-5/8".
4. USE INDUSTRIAL 180° HINGES FOR ALL GATES AND COMMERCIAL DROP ROD FOR DOUBLE GATES.
5. TURNBUCKLE AND TRUSS ROD AT CORNER, END AND GATE POSTS.
6. GATE TO HAVE SELF CLOSING MECHANISM.
7. ALL CHAIN LINK, POSTS AND CONNECTIONS SHALL BE FUSE BONDED VINYL COATED.

6' CHAIN LINK MAN GATE

N.T.S.

2 / L-3 VINYL COATED CHAIN LINK GATE

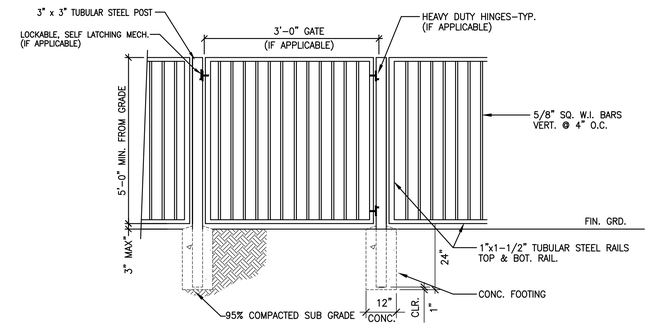
N.T.S.



NOTES:
1. FENCES TO BE PRE-FINISHED IN THE FACTORY W/ GOLDEN STATE'S "GALV PLUS" SYSTEM USING RAW STEEL AND RUST INHIBITING COATINGS.
2. PAINT COLOR TO BE SELECTED BY OWNER.

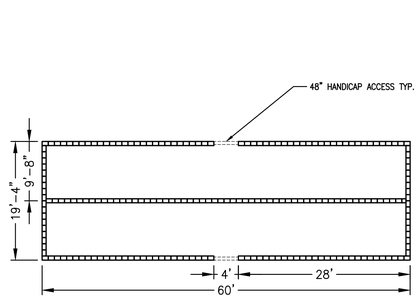
3 / L-3 TUBULAR STEEL FENCE

N.T.S.

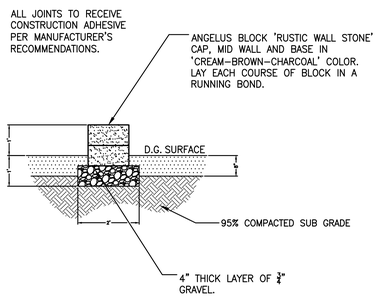


4 / L-3 TUBULAR STEEL GATE

N.T.S.



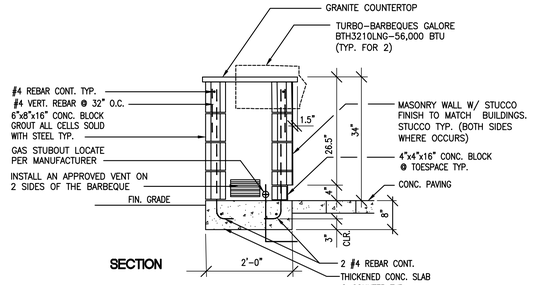
BOCCE COURT LAYOUT



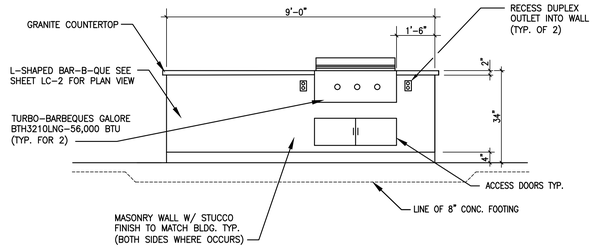
BOCCE COURT EDGE

5 / L-3 BOCCE COURT

NTS.

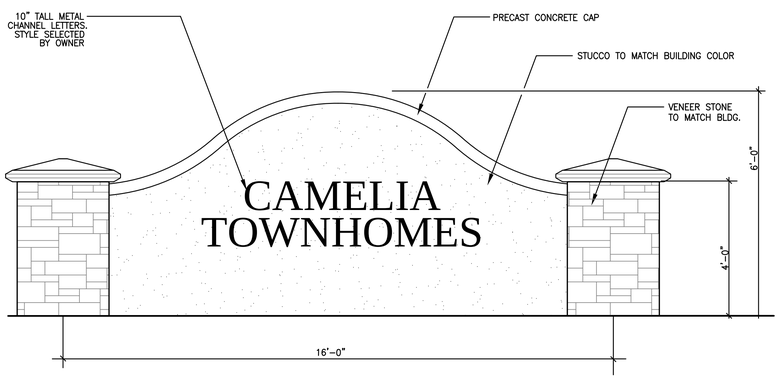


SECTION



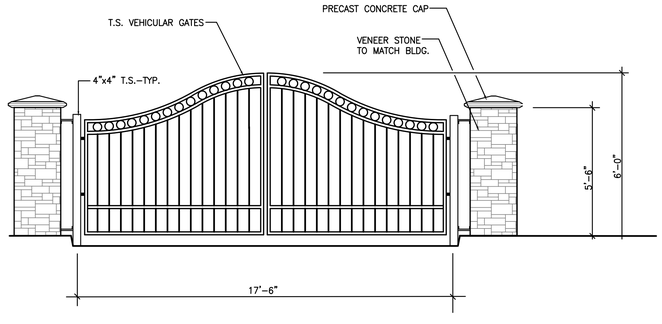
6 / L-3 BARBEQUE

N.T.S.



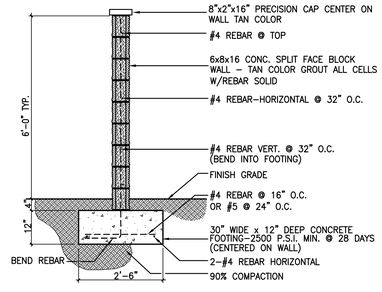
7 / L-3 ENTRY MONUMENT BOTH SIDES • CAMELIA ENTRY

N.T.S.



8 / L-3 VEHICULAR ENTRY GATE

N.T.S.



9 / L-3 BLOCK WALL

N.T.S.

CONSTRUCTION DETAILS

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REVISED
1 PER CITY REQ. 11-15-16 V.D.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
4185 Enterprise Circle North, Suite 200
Temecula, CA 92203 (951) 296-9900 FAX 296-6803

REGISTERED LANDSCAPE ARCHITECT VINCENT DOMATO 2017 STATE OF CALIFORNIA Expiration 8-31-17 Renewal 8-30-17

PROJECT: CAMELIA
OWNER: CAMELIA PROPERTIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675 PH (949) 218-6023 CONTACT:BILL LO

drawn: V.D.
checked: V.D.
date: 8-30-16

SHEET L-3 of 3 sheets

JOB NO. 16-104

CITY OF WILDOMAR
PRELIMINARY PLANTING PLAN FOR CAMELIA TOWNHOMES
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AMENITIES LEGEND

- **P** PICNIC AREAS W/ PICNIC TABLES, TRASH RECEPTACLES & BARBEQUE
- **S** SEATING AREAS W/ BENCHES & TRASH RECEPTACLES
- **R** RESTROOM
- **B** BOCCE COURTS
- **SBQ** BARBEQUE
- **C** CABANAS
- **DP** DOG PARK W/ DECOMPOSED GRANITE SURFACE
- **TL** TOT LOT W/ SHADE COVER & SEATING
- **VG** VEHICLE ENTRY GATE
- **CB** CALL BOX
- **AP** ACCENT PAVING

LANDSCAPE AREA

SITE AREA	24.62 ACRES	1,152,162 S.F.
LANDSCAPE AREA	7.42 ACRES	323,000 S.F.
LANDSCAPE AREA	30% OF THE SITE	

NOTES:

1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	129	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	109	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	143	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	39/122	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	31	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	60/51	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	–	TRIANGULAR SPACING @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS GR. CLOUD	GR. CLOUD TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	AGA. 'SHA.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. STO.	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803
JOB # 15-136 7-28-17

SHADE REQUIREMENT

PROVIDED 96 SPACES @ 162 S.F. EA.= 15,552 S.F.

15,552 S.F. @ 50% COVERAGE REQUIRED= 7,776 S.F.

ACTUAL AREA SHADED= 8,546 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 96 SPACES @ 162 S.F. EA.= 15,552 S.F.

15,552 S.F. @ 10% COVERAGE REQUIRED= 1,555 S.F.

ACTUAL AREA = 1,650 S.F.

CAMELIA TOWNHOMES

GRAPHIC SCALE

40 0 40 80 160

1 INCH = 40 FT.

COLOR CONCEPT PLAN L-1



OLIVE TREE 36" BOX



OLIVE TREE 7-10 YEARS

RHUS LANCEA 36" BOX

RHUS LANCEA 7-10 YEARS

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	15 GAL	–	DOUBLE STAKE / HEIGHT 7–8' , SPREAD 2'–3' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	–	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	ALO. ARB.	ALOE ARBORESCENS	ALOE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	DIA. R. 'L.R.'	DIANELLA REVOLUTA 'LITTLE REV.'	FLAX LILLY	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. DEN.	LAVANDULA DENTATUM	FRENCH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH & GROUNDCOVER						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	AS REQ'D.	TRIANGULAR SPACING @ 5' O.C.	L
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

CAMELIA TOWNHOMES

GRAPHIC SCALE

40 0 40 80 160

1 INCH = 40 FT.

COLOR CONCEPT PLAN L-2

CAMELIA TOWNHOMES

42001 KODIAK COURT	906-441-006	DONALD AND CATHERINE KEE
41997 KODIAK COURT	906-441-007	ROBERT KINSEY
41993 KODIAK COURT	906-441-008	TIM AND EVELYN HUIZENGA
23516 MOUNTAIN BREEZE DR	906-441-010	RYAN AND ERIKA VAUGHAN
23512 MOUNTAIN BREEZE DR	906-441-011	KENNETH COKASH AND KAREN TROUT
23508 MOUNTAIN BREEZE DR	906-441-012	SALVADOR AND MICHAELA ORONA
23504 MOUNTAIN BREEZE DR	906-441-013	SCOTT AND BARBARA WALKER
23500 MOUNTAIN BREEZE DR	906-441-014	JON AND SHARON CARTWRIGHT
23496 MOUNTAIN BREEZE DR	906-441-015	LONNIE AND CYNTHIA LOUTHERBACK
23492 MOUNTAIN VREEZE DR	906-441-016	GLENDON AND GLORIA HUMPHREY
23488 MOUNTAIN BREEZE DR	906-441-017	KEVIN AND GUIA BLASKE

JULY 14, 2017

CAMELIA
WILDOMAR, CA

VIEW COMPARISON
STUDY



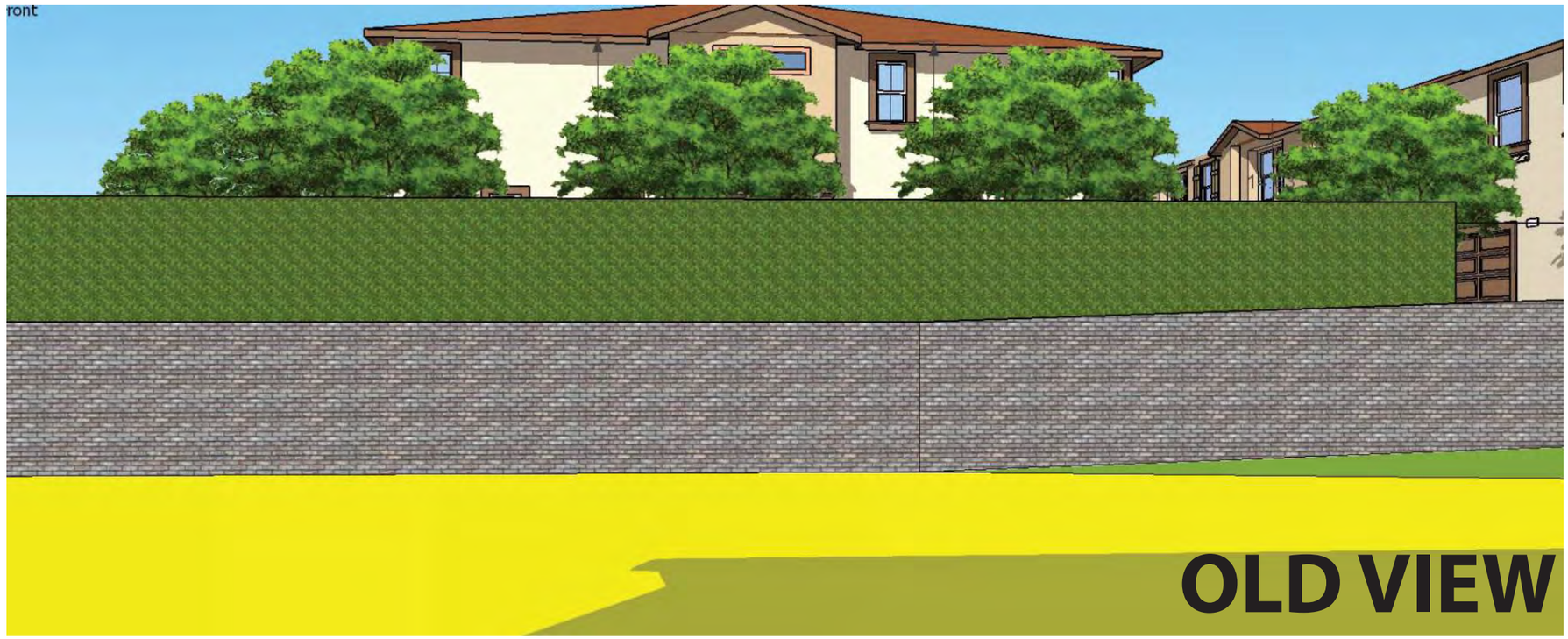
OLD VIEW



NEW VIEW

42001 KODIAK COURT

DONALD AND CATHERINE KEE
906-441-006





41997 KODIAK COURT

ROBERT KINSEY
906-441-007



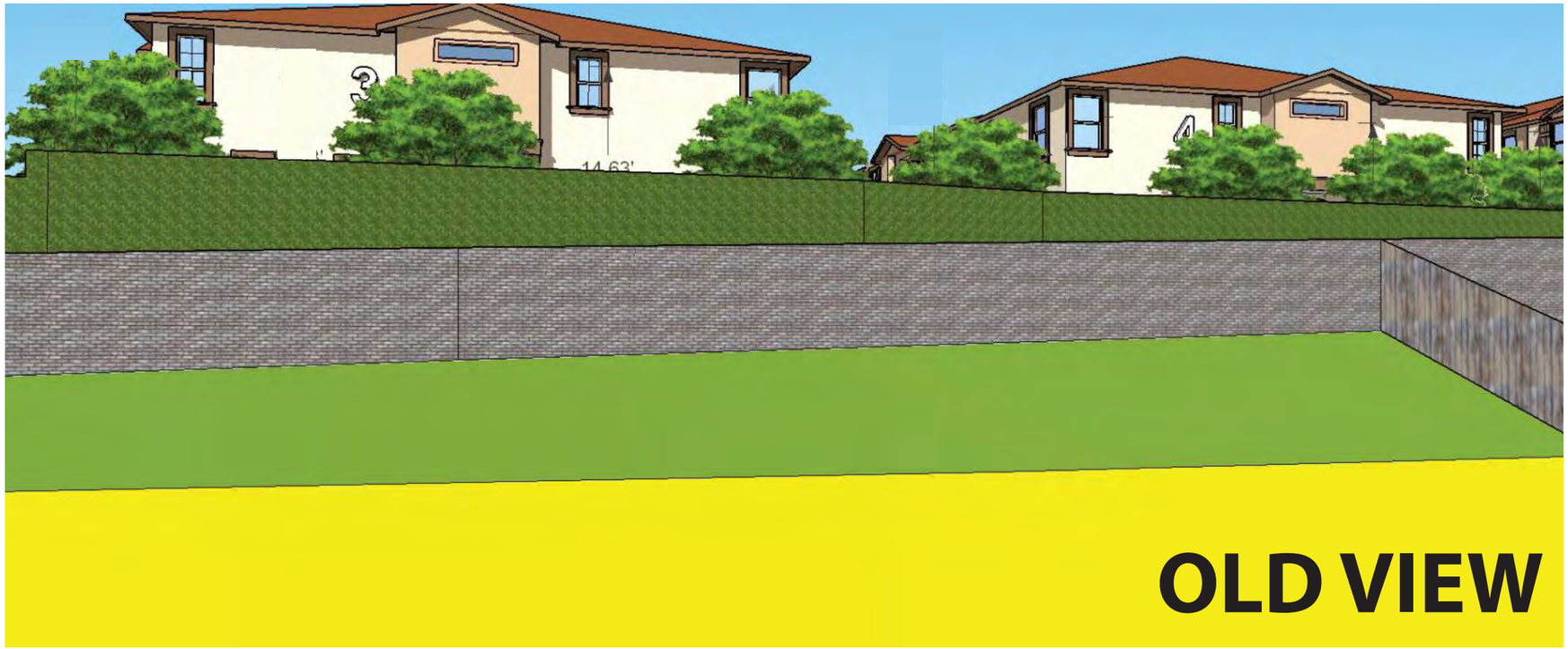
OLD VIEW



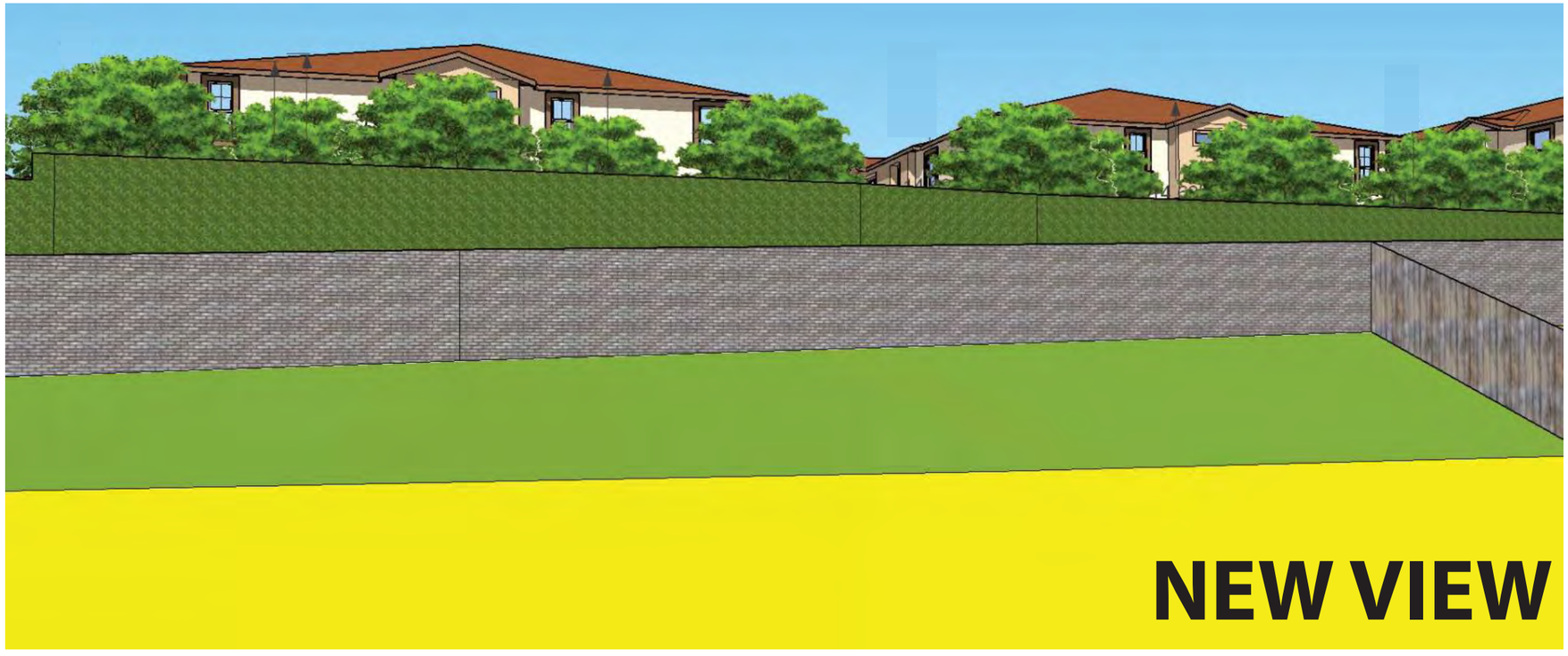
NEW VIEW

41993 KODIAK COURT

TIM HUIZENGA AND MILDRED
906-441-008



OLD VIEW

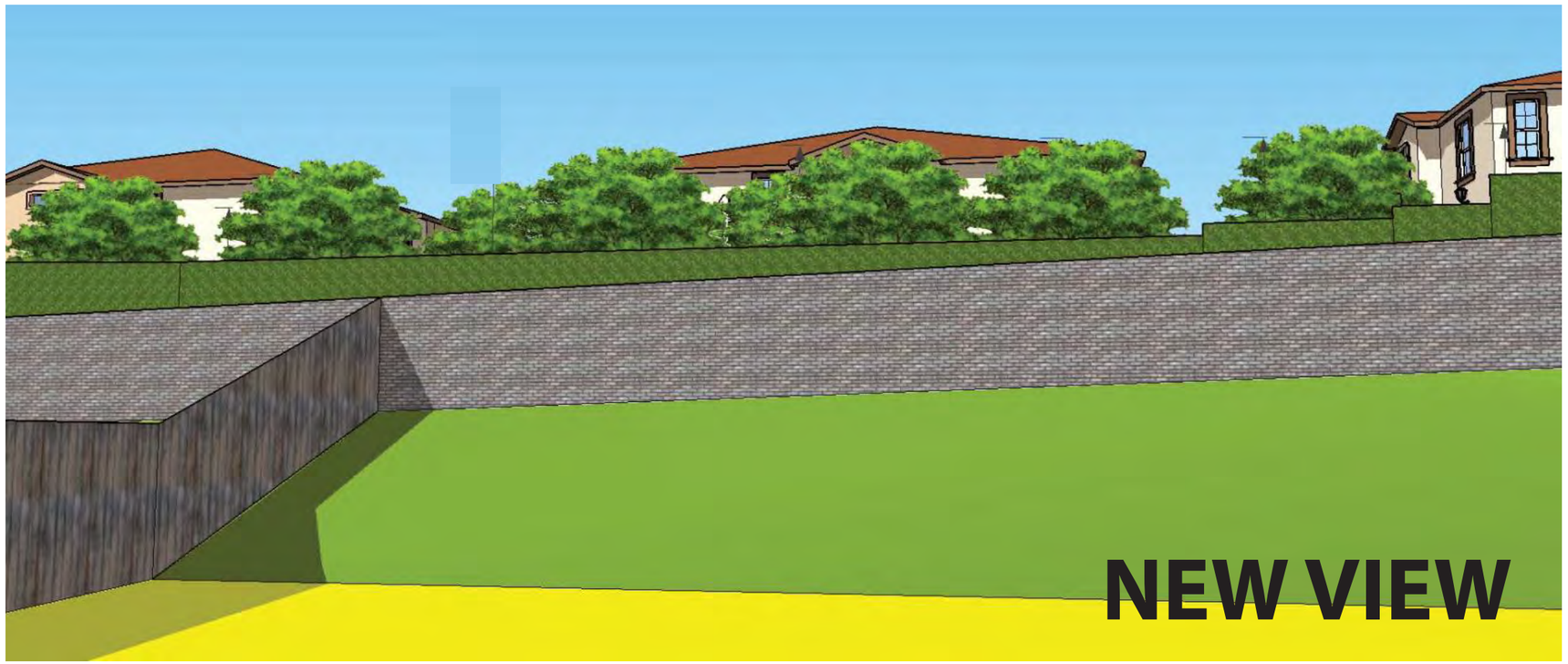


NEW VIEW

23516 MOUNTAIN BREEZDE

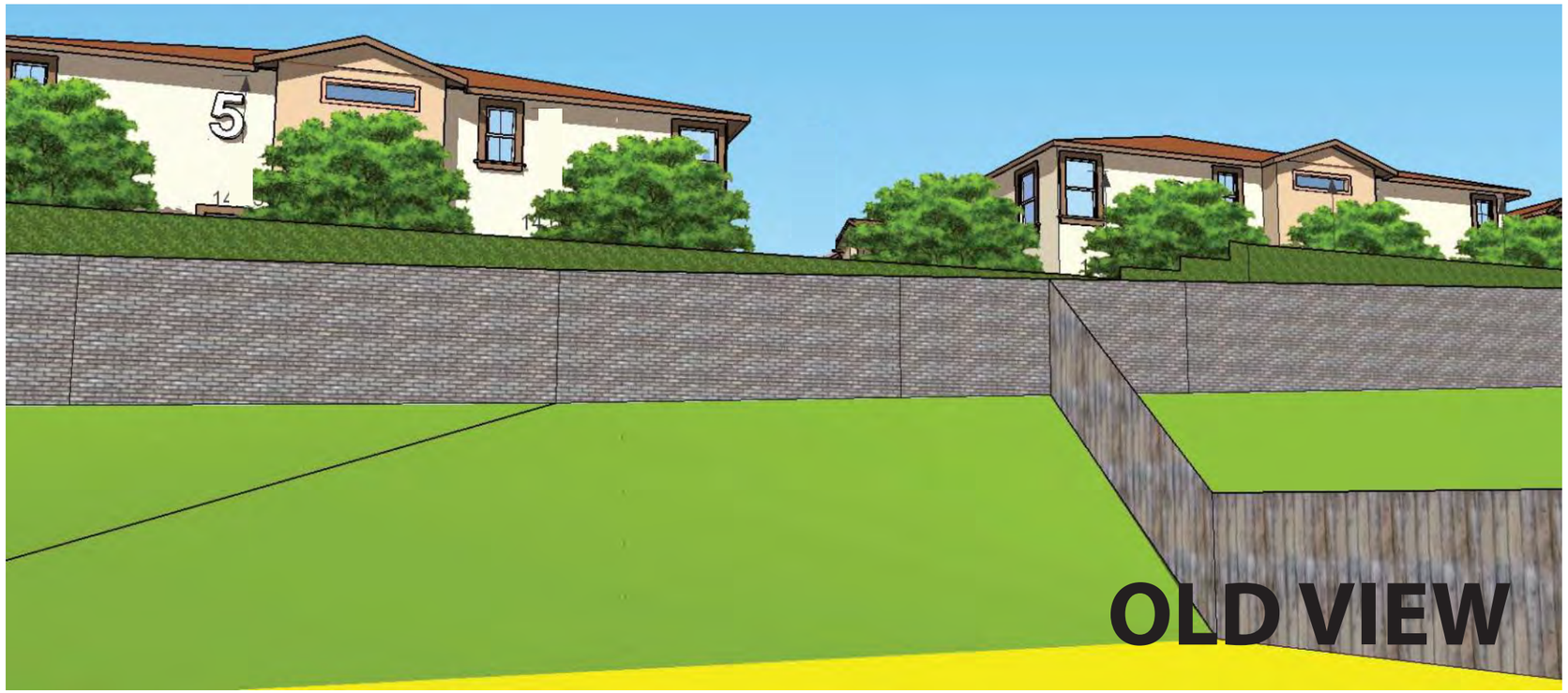
RYAN AND ERIKA VAUGHAN
906-441-010





23512 MOUNTAIN BREEZE

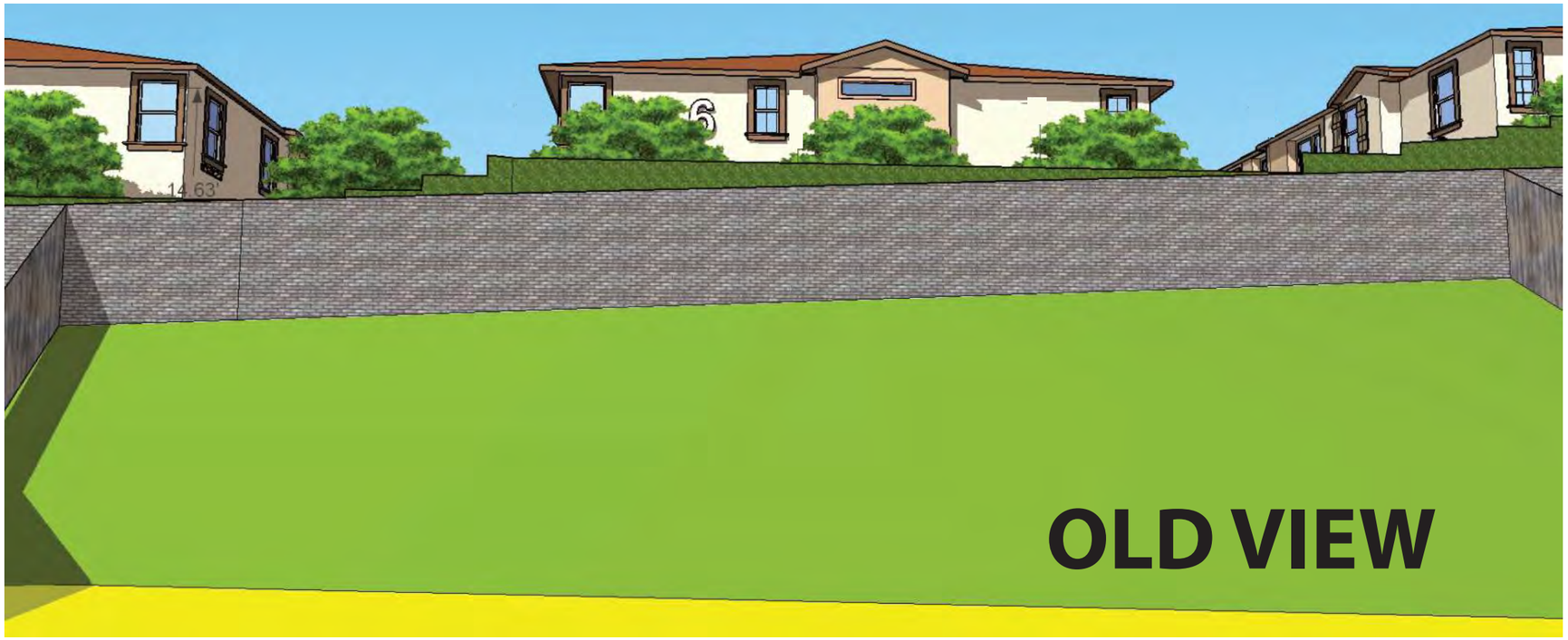
KENNETH COKASH AND KAREN TROUT
906-441-011

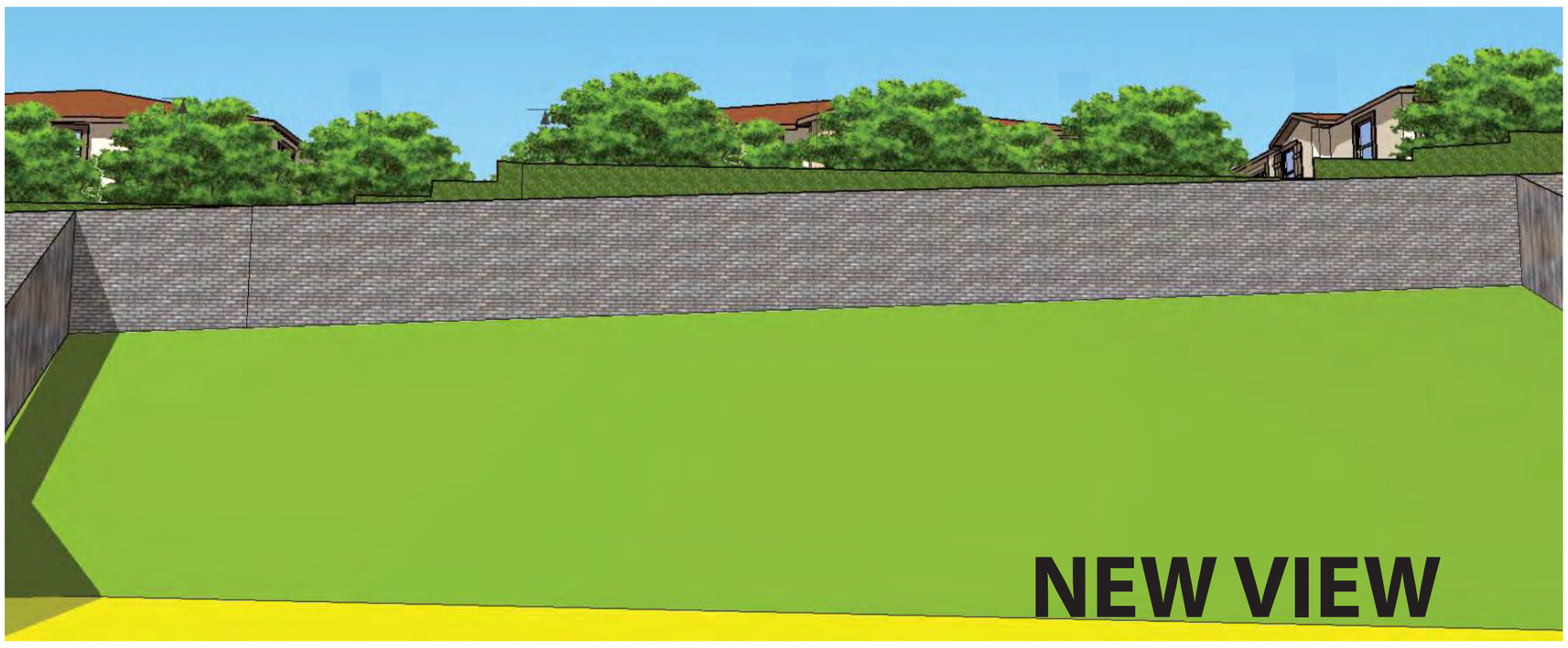




23508 MOUNTAIN BREEZE

SALVADOR AND MICHAELA ORONA
906-441-012

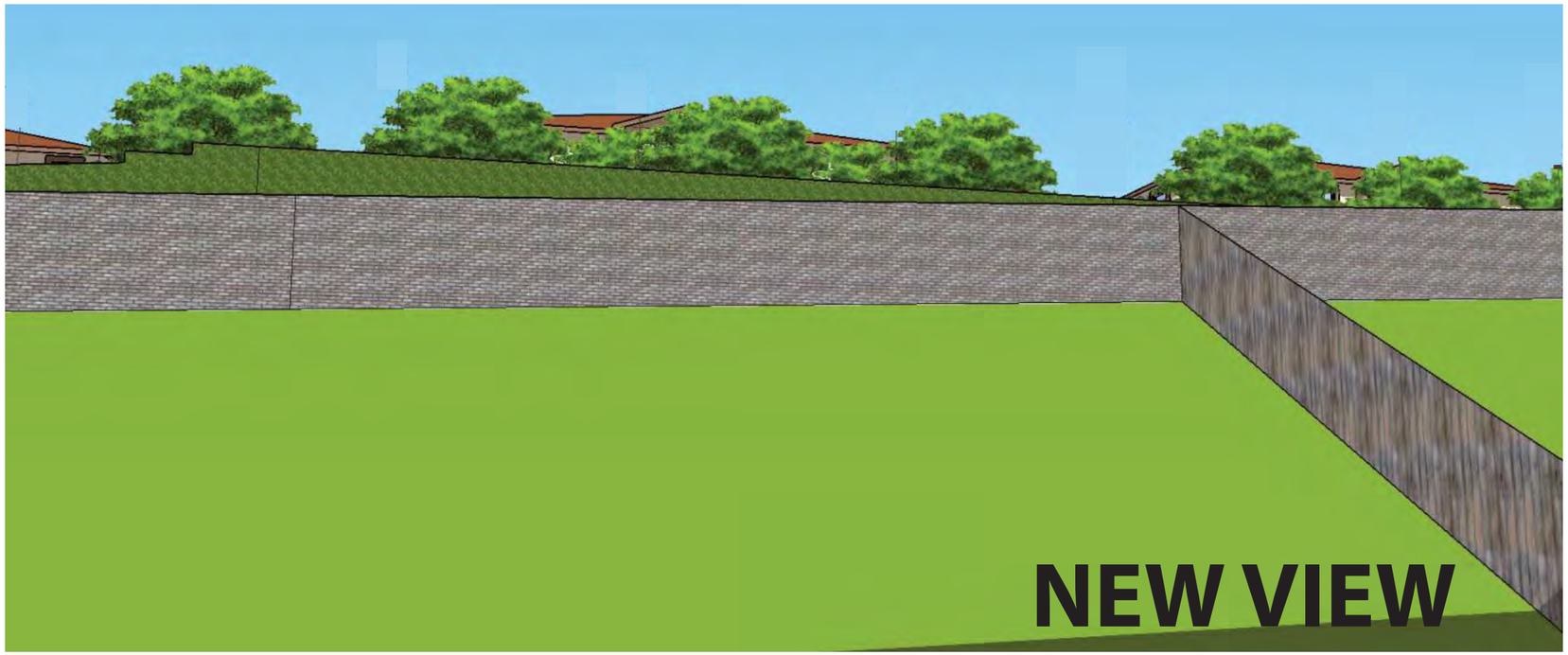




23504 MOUNTAIN BREEZE

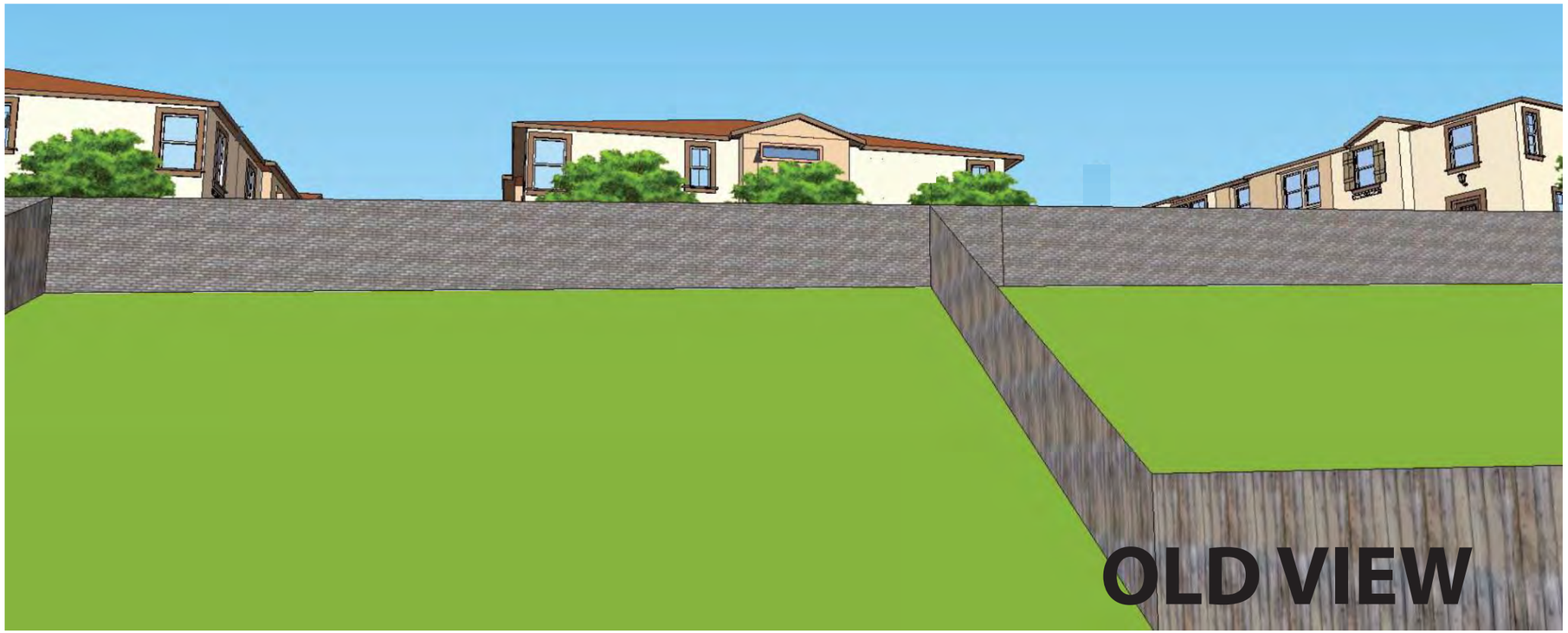
SCOTT AND BARBARA WALKER
906-441-013

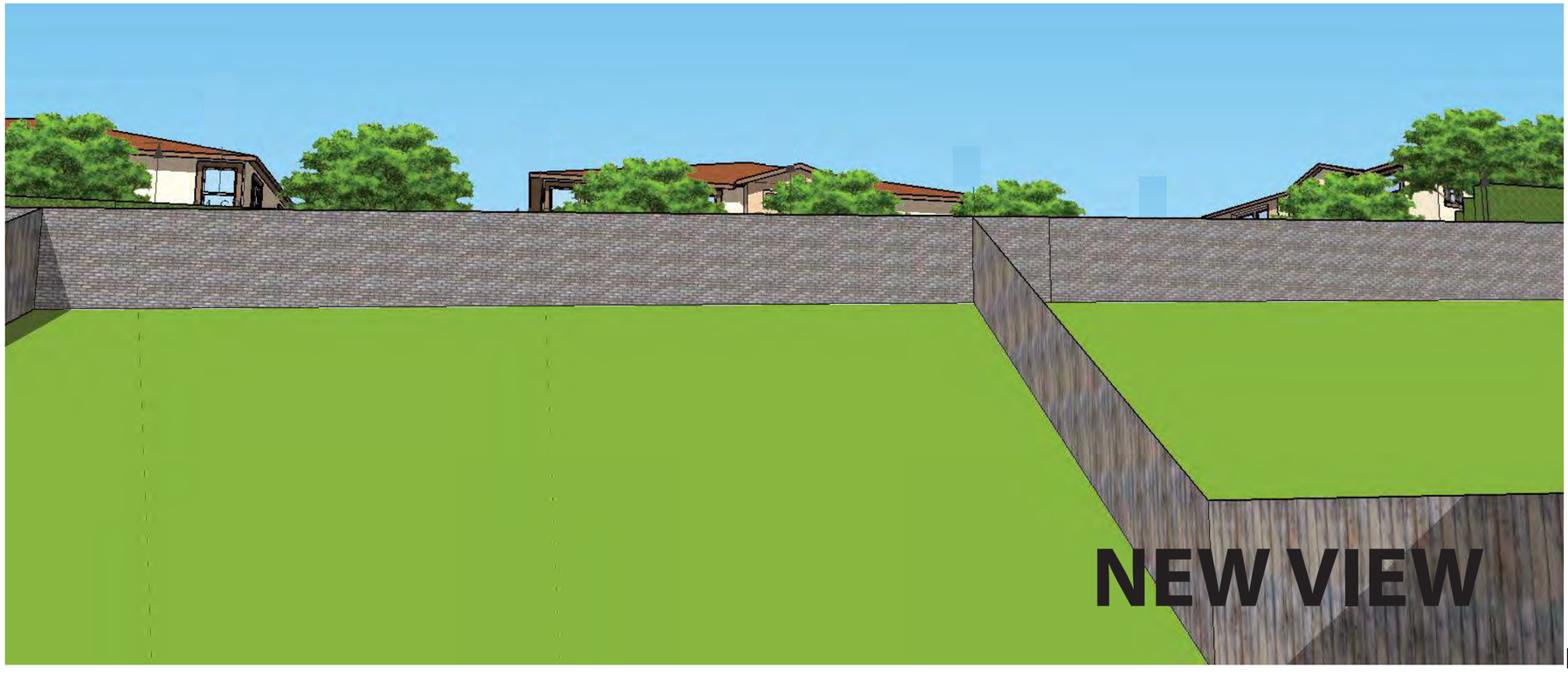




23500 MOUNTAIN BREEZE

JON AND SHARON CARTWRIGHT
906-441-014

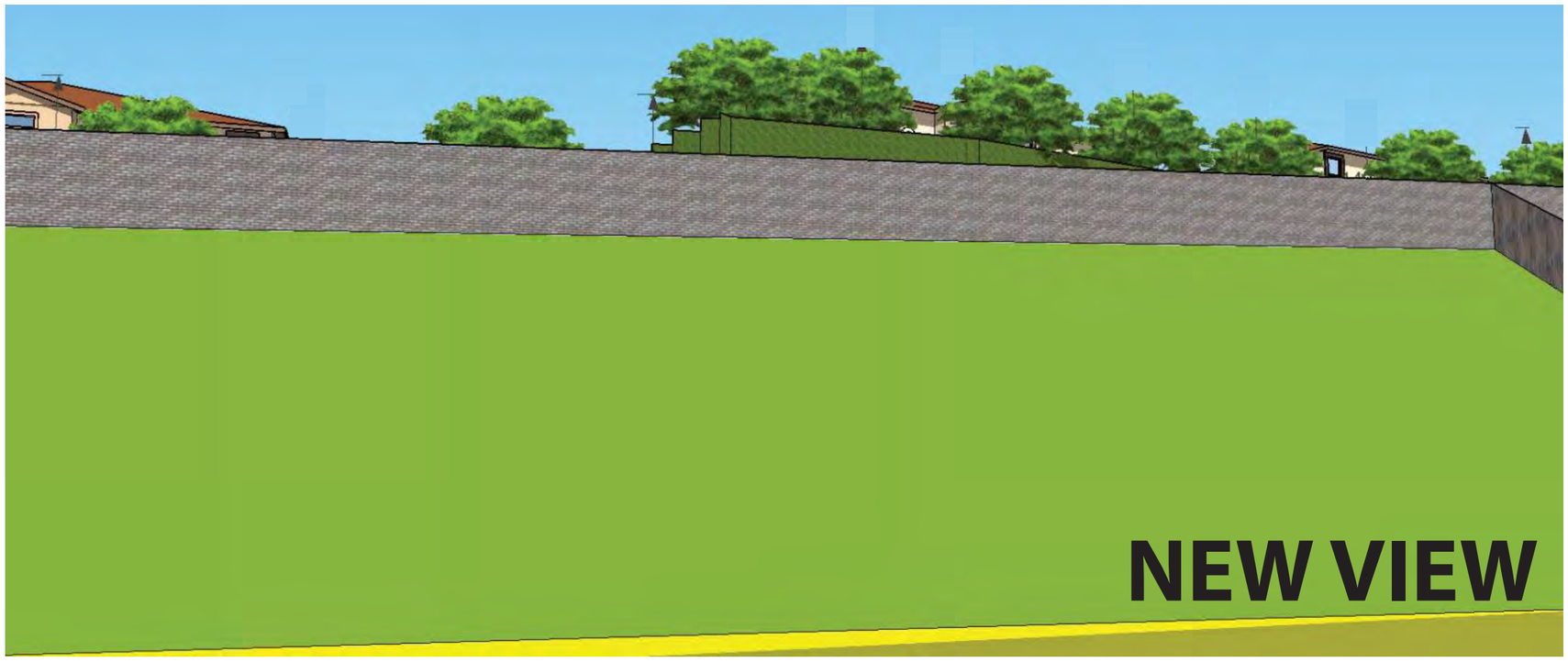




23496 MOUNTAIN BREEZE

LONNIE AND CYNTHIA LOUTHERBACK
906-441-015



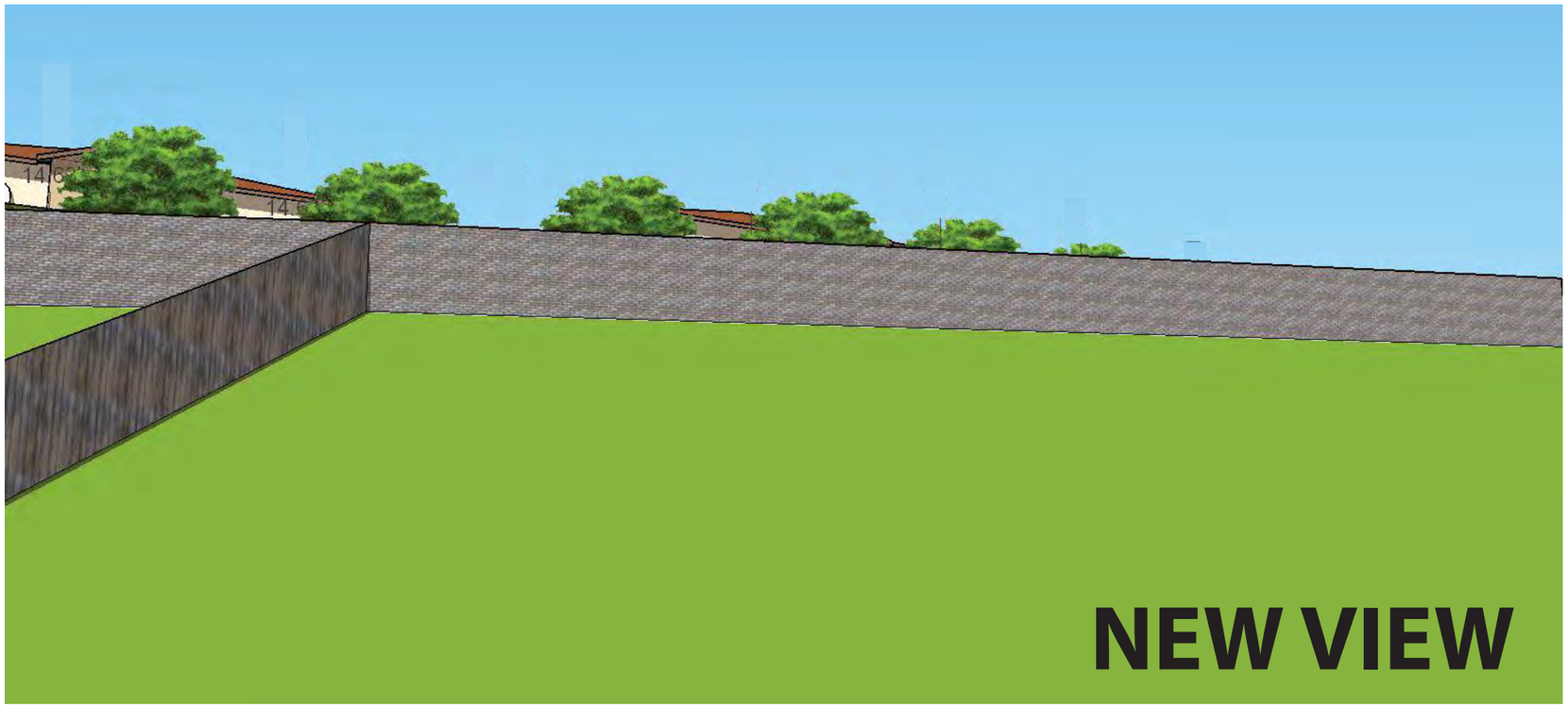


23492 MOUNTAIN BREEZE

GLENDON AND GLORIA HUMPHREY
906-441-016



OLD VIEW



NEW VIEW

23488 MOUNTAIN BREEZE

KEVIN AND GUIA BLASKE
906-441-017

ITEM 2.2

RECEIVED
MAR 30 2017
CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

To Whom It May Concern:

The proposed construction of Project #37156 consists of 163 single family attached dwelling units with related recreational and landscape amenities and on-site/off-site improvements.

Pursuant to the City of Wildomar Planning Commission public hearing scheduled for April 5, 2017, the following is a breakdown of the issues, fears and concerns of both the residents of Wildomar and the residents of Murrieta, both adversely affected by this project and the residents of Murrieta in general.

1. Changing the zoning from R-R to R3 adjacent to existing single family residential property.

2. Invasion of privacy.

3. Increased traffic.

4. Increased pollution.

5. Increased noise.

6. Dangerous ingress and egress off Palomar Road.

7. Potential of increased level of crime, i.e., burglary.

8. Lack of adequate police coverage, especially in the evenings.

9. Uncontrolled lighting impact on existing homes, i.e., street lighting, vehicle headlights, flood lights, etc.

10. Blocking of longstanding landscape views.

11. Set back and elevation concerns.

12. Devaluation of property values, especially on the homes on Murrieta side of the project.

13. Construction noise, dirt and debris impact on our homes, quality of life and health.

14. Introduction of new trees, plants and shrubbery may bring in insects and disease that impacts our existing landscaping.

15. Insect and mosquito habitat increase brought on by the creation of a new water run off containment area.

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19. Unadvertised local school impact, to both the Wildomar and Murrieta school systems.

20. Due to proposed elevations, runoff will impact the Wildomar side of our block wall.

We also challenge the validity of the developers' impact studies on traffic, noise, water, environmental and any and all other studies obtained to support the construction of this project.

In addition, we request a postponement of the decision to change the zoning from R-R, rural residential to R-3, general residential, or delay approval of the project until the opponents have adequate time to evaluate our options. We were not notified of the project until we received an "invitation" to attend a workshop on March 6, 2017.

We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3.27.17

Name:

Jeff + Lisa Park

Address:

41959 Camryn Ct.
Murrieta, Ca 92562

ITEM 2.2

RECEIVED
APR 03 2017
CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: Camelia Communities Project #37156

To Whom It May Concern:

The proposed construction of Project #37156 consists of 163 single family attached dwelling units with related recreational and landscape amenities and on-site/off-site improvements.

Pursuant to the City of Wildomar Planning Commission public hearing scheduled for April 5, 2017, the following is a breakdown of the issues, fears and concerns of both the residents of Wildomar and the residents of Murrieta, both adversely affected by this project and the residents of Murrieta in general.

1. Changing the zoning from R-R to R3 adjacent to existing single family residential property.

2. Invasion of privacy.

3. Increased traffic.

4. Increased pollution.

5. Increased noise.

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We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/30/17

Name: Jordan and Michelle Tetzlaff

Address: 41960 Camargn Ct
Murrieta, CA
92562

"Grizzly Ridge Track"

ITEM: 2.2

RECEIVED

APR 03 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

March 31, 2017

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

To Whom It May Concern:

Please be advised that I am requesting that the current property owner of the above-captioned project perform immediate weed abatement on said property. Considering the overgrowth and the upcoming fire season, this seems to be a reasonable and safe request, not to mention a requirement by Cal Fire.

Very truly yours,

Donald Kee

Donald Kee

DK:ck

ITEM: 2.2

RECEIVED
APR 03 2017
CITY OF WILDOMAR
CITY CLERK'S OFFICE

March 31, 2017

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

To Whom It May Concern:

Please be advised that I spoke with Matt Bassi on March 29, 2017, requesting a workshop between the City of Wildomar and Wildomar and Murrieta residents prior to the planning board meeting on April 5, 2017, so that we might discuss and be brought up to date on the above-captioned proposed project that impacts the residents of both cities.

Mr. Bassi stated that the workshop was unnecessary and all information relevant to the project would be provided at the meeting on April 5, 2017.

This letter is official notice that a request was made for a workshop on this project and the request was denied.

I live at 42001 Kodiak Court in Murrieta, which home borders the wall that will separate the resident in my neighbor with the proposed project.

Very truly yours,

Donald Kee

Donald Kee

DK:ck

ITEM: 2.2

RECEIVED

APR 03 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

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We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3.29.17

Name: Helen Balsamo

Address: 42001 Kodiak Ct
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-29-17

Name:

Donald Kee

Address:

42001 KODIAK CT

MURRIETA, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-29-17

Name: Catherine Lee

Address:

42001 KODIAK CT
MURRIETA, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-28-2017

Name:
Michele Rocha

Address:
23525 Mountain Breeze
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/2017

Name:

Joseph Rocha

Address:

23525 Mountain Breeze Dr.
Murrieta Ca. 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/28/17

Name:

JOHN HOWARD

Address:

41960 TRINITY RIVER WAY
MURRIETA CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:

Elise M Howard

Address:

41960 Trinity River Way
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-28-17

Name:

Address:
23552 Mountain Brook
Murrieta, Ca 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/29/2017

Name: CHRISTOPHER A. RAMOS

Address: 23551 Mountain Breeze Dr.
Murrieta CA 92673

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name: E. J. Stitt

Address: 23533 MTN. BREEZE DR
MURRIETA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Gloria Humphrey

Address:

23492 Mountain Breeze DR
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name: Phyllis Zabala

Address: 23505 Mountain Breeze Dr.
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Trula Nicholls

Address:

23505 Mountain Breeze Dr.
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:

JON CARTWRIGHT

Address:

23500 MOUNTAIN BREEZE DR.

MURRIETA, CA. 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:
Crystal & German Robles

Address:
32086 White Spruce Ct.
Wildomar CA 92595

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Sharon Cartwright

Address:

23500 Mountain Breeze
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:

C. KEEN

Address:

41990 KODIAK CT.

MURRIETA.

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name: Richard L. Perea

Address:
41994 Kodiak Court
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Kenneth Mayer

Address:

32655 MAYES LN

WILDOMAR CA 92595

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/29/2017

Name: DAWN MORRISON

Address:

23528 Mountain Breeze Dr.
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:
Ken & Lisa Ramos

Address:
23573 Mountain Breeze Dr
Murrieta 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:
Amber Treat

Address:
23517 Mountain Breeze Dr
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-28-17

Name: Mark La Ka

Address: 23552 Mountain Breeze
Murr Ca 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-24-2017

Name: Mark Hull

Address: 41952 Trinity RiverWay
Murrieta Ca 92562.

RECEIVED

APR 05 2017

CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: Camelia Communities Project #37156

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We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-31-17

Name: Susan Vanson

Susan VanSon

Address:

23701 Angel Place

Murrieta, Ca. 92562

RECEIVED

APR 05 2017

CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

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Dated: 3-31-17

Name: Cheryl Farmer

CHERYL Farmer

Address:

23676 Angel Pl

Murrieta, CA. 92562

RECEIVED

APR 05 2017

CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

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SPOT ZONING

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7. Potential of increased level of crime, i.e., burglary.

8. Lack of adequate police coverage, especially in the evenings.

9. UNCONTROLLED LIGHTING, IMPACT ON EXISTING HOMES, IE.. STREET LIGHTING, VEHICLE HEADLIGHTS, FLOOD LIGHTS, ETC...

10. Blocking of longstanding landscape views.

11. Set back and elevation concerns.

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21. DUE PROCESS FOR NOTIFICATIONS

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Dated: 4/4/17

Name:

ROBERT KINSEY

Address:

41997 KODIAK CT.

MURRIETA, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 4/4/17

Name: DINA KINSEY

Address: 41997 KODIAK CT
MURRIETA, CA 92562

Matthew Bassi

From: Debbie Lee
Sent: Thursday, April 06, 2017 9:00 AM
To: Matthew Bassi
Subject: FW: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

[redacted]

Thank you,

Debbie A. Lee

City Clerk
Human Resources Manager

City of Wildomar
23873 Clinton Keith Road
Suite 201
Wildomar CA 92595

951.677.7751 x215
951.698.1463 (Fax)

City Hall Hours:
Monday - Thursday
8:00 a.m. - 5:00 p.m.
Closed Fridays

www.cityofwildomar.org

All e-mail and attachments to and from the City of Wildomar may be considered public information and may be disclosed upon request.

From: Anthony Valenzuela [mailto:pitsteel99@gmail.com]
Sent: Wednesday, April 05, 2017 10:34 AM
To: Debbie Lee
Subject: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

Members of the Planning Commission,

I am very concerned about the potential approval of the Camelia Townhouse Project. As a member of the Wildomar community I have seen crime increase substantially within the Andalusia development and surrounding neighborhoods. It is completely understandable why this is occurring due to the limited law enforcement resources we currently have. Approval of the proposed project would introduce lower income residents into our already jeopardized community. A stronger police presence needs to be established to curb the rising crime problem. If this is not made a top priority then the Planning Commission's approval of this project will only worsen an existing problem.

Thank you,
Anthony Valenzuela

32515 Falling Leaf Ct.
Wildomar, CA 92595

CC: Council PC
Matt Bassi
Dan York
Gary
Alfredo

RECEIVED

MAY 03 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

April 26, 2017

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention : City Clerk

Re: **Camelia Communities Project #37156**

Ben Bonoit, Dustin Nigg, Timothy Walker, Bridgette Moore, Marsha Swanson,

I am opposed to the re-zoning of property currently zoned as R-R to R3 for the purpose of building a project known as the Camelia Communities Project #37156 which borders the communities of Wildomar and Murrieta our southern neighbors.

There have been a number of housing tracks built in Wildomar in the last few years which are single family residences that have added a great deal of a community atmosphere to our little city of Wildomar and were well thought out and planned builds.

The proposal of Camelia Communities Project does not have the same community feel.

Why would our City Council consider changing from the original zone designation to one which would allow a higher density build, with the feel and visual of apartment living. Changing the zoning designation would take a proposed R-R plan of 104 individual homes maximum to 163 attached housing units. This would not be a positive addition to our community.

The extension of Jefferson, a highly traveled 4 lane thoroughfare from downtown Temecula to extend and connect it to the 2 lane Palomar/Washington residential road would be highly problematic due to the congestion it would cause. Currently Palomar/Mission Trail which runs the entire north/south corridor between Wildomar on the south and Lake Elsinore on the north is mostly a 2 lanes road of run down and un-repaired pavement. I think that our city, Wildomar should start making repairs on our existing roads as they are in horrible disrepair. Also, there are several schools along this route, through the city of Wildomar which would create additional congestive traffic without proper safety measures being added to protect our children. All of this would cost the Wildomar taxpayers a great deal of money that I am sure we do not have an abundance of. Wildomar would have to increase our police presence, traffic signals, road lighting, upgrade drainage, utilities and fire response with these changes.

The whole of California continues to suffer from water shortage, draught and higher and higher utility use costs. I understand the need to build and enlarge our communities but do not understand why our city council would want to stress our resources further than need be. There would be a huge increase in resource usage with a high density build than to use this particular acreage as it was intended to be used.

I moved to the Wildomar Community in 2005 because I did not want to live in a city where homes were bumped up against each other with no privacy but instead offered a rural atmosphere.

I would hope that our city council would take all of these issues into consideration.

Respectfully,

Trudy A. Curry

Trudy A. Curry
20619 Union Street,
Wildomar, CA 92595
(951) 678-1530

Matthew Bassi

RECEIVED

MAY 04 2017

CITY OF WILDOMAR

From: Trudy <tcurry2@verizon.net>
Sent: Friday, May 05, 2017 4:19 PM
To: Trudy
Subject: Camelia Communities Project #37156

I am opposed to the request for variance of zoning on the property on the south border of Wildomar at Palomar Street. Wildomar is growing rapidly and our City Council has done a great job of approving all of the different builds both commercial and residential around our city. The property in question is a prime piece of property for rural residential homes on RR zoned acreage. If traveling north on Washington/Palomar roads the first thing we see when entering Wildomar are the rolling hills on the left side. I would much rather have our city approve rural residential home sites there than high density multi two story apartment like buildings.

I think that the extension of Jefferson Avenue, a 4 lane thoroughfare through this rural property and connecting it to Palomar Street, a 2 lane unrepaired roadway would impact many resources within our city. I am not sure my figures are right but on that same amount of property I computed that if used as rural property there would be a maximum build of 104 rural homes built. With the Camelia Communities Project there would be a minimum of 163 townhouses, or 27 buildings with 6 units to each. This would be a huge impact to water, utilities, road repair, police and fire response, schools, city services, infrastructure and safety. There are currently 3 schools and at least 2 day care facilities throughout this route through Wildomar. During the week and school hours there are hundreds of cars dropping off and picking up children. For many of these miles Palomar is a 2 lane road with little if any upkeep. With the extension Jefferson/Palomar would become an alternative rush hour commute from Old Town Temecula to the City of Lake Elsinore to avoid the overcrowded 15 Freeway.

Wildomar is growing fast and city leaders are doing a great job of heading up all the projects presented to them. Within the last two years there were 2 or 3 residential tracks built on the west side of Wildomar with two more in the planning stages and a large condominium project on the east on Clinton Keith, all well planned and executed. There are also commercial builds on Clinton Keith and Bundy Canyon Roads. These are all positive additions to our community.

The Camelia Communities Project would have a negative impact on our growing city.

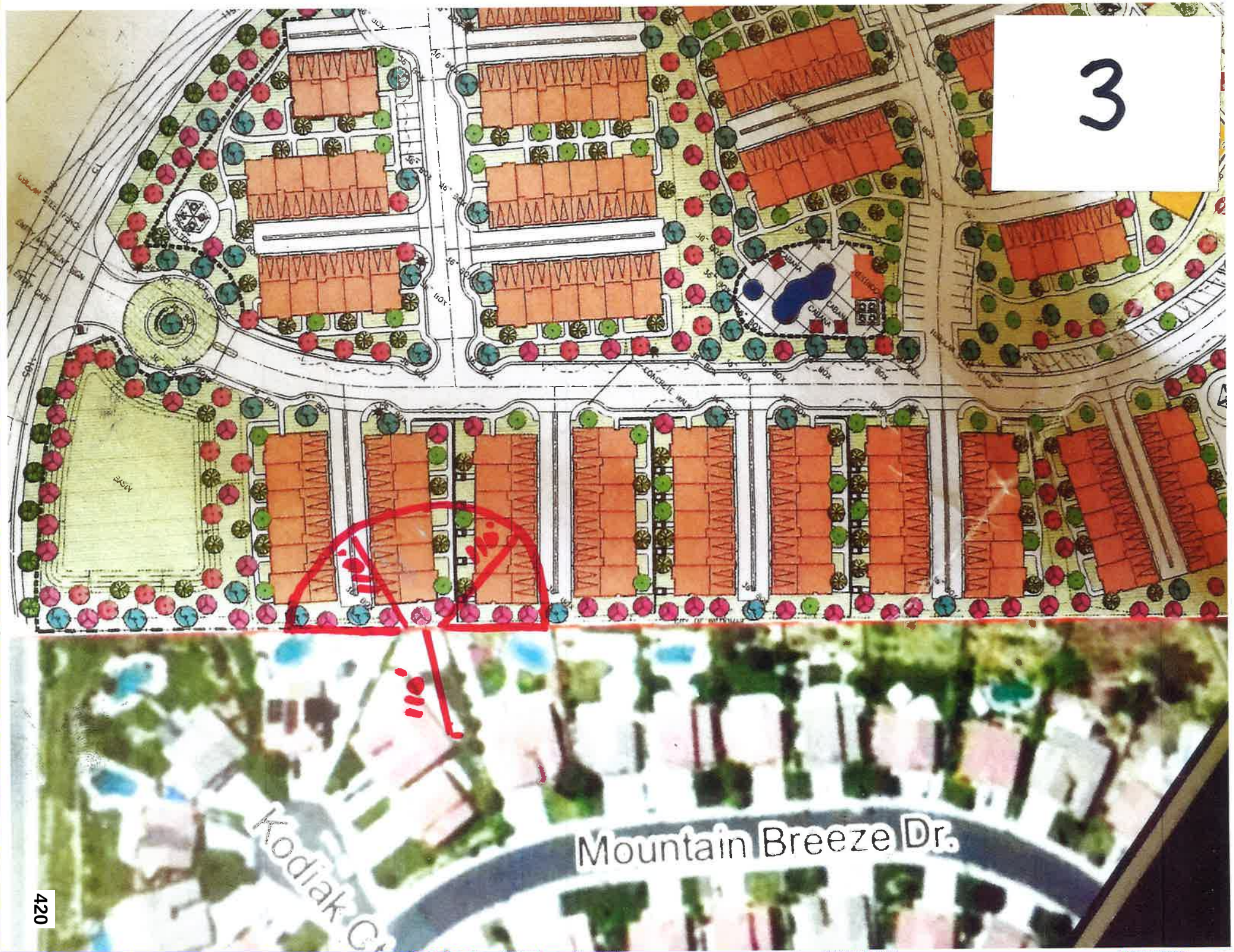
Please consider denying this variance.

Respectfully,

Trudy Curry
20619 Union Street,
Wildomar, CA 92595
(951) 678-1530
tcurry2@verizon.net


1
Camelia Project Pics
Mountain Breeze Dr.
418

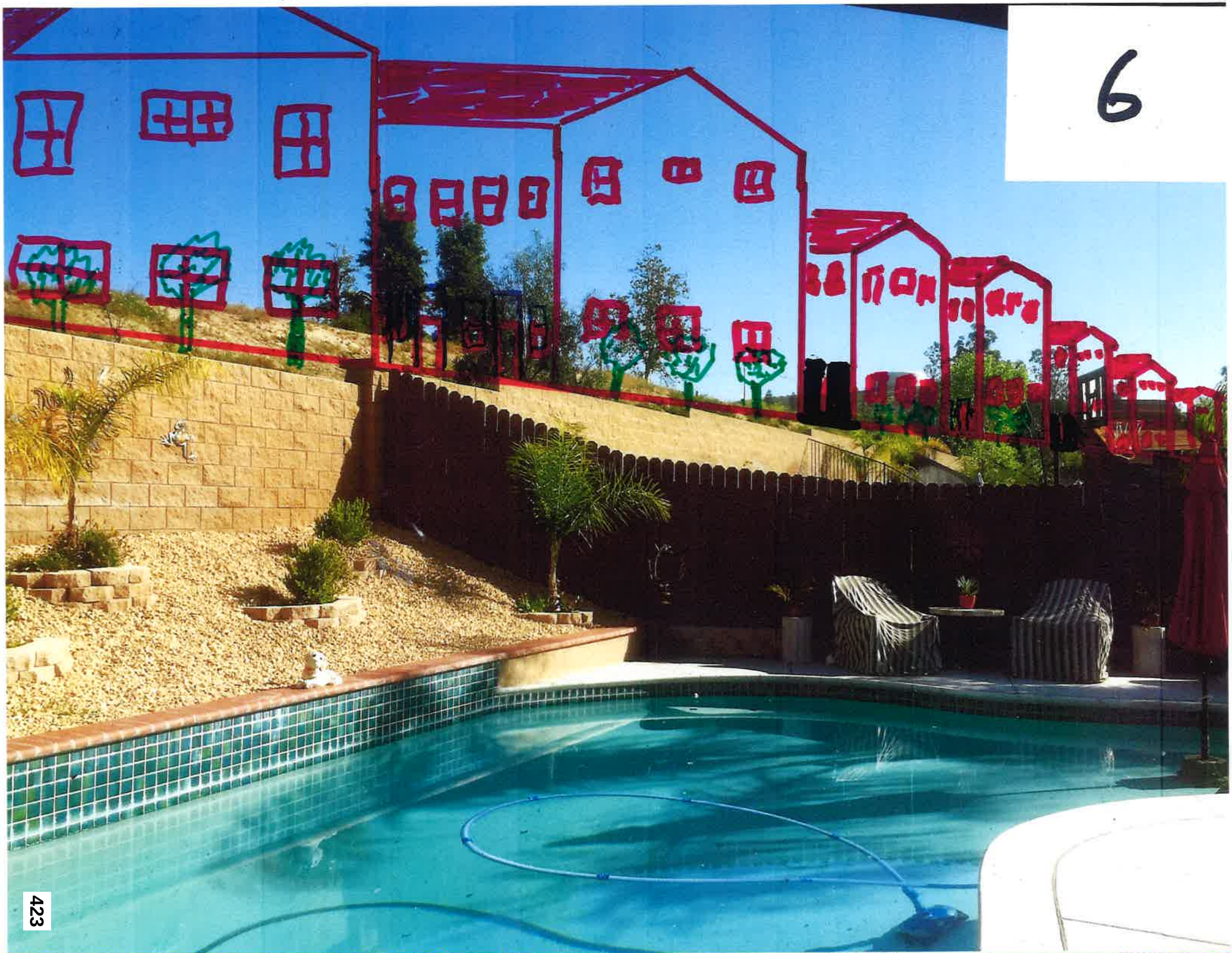

2
CONCEPTUAL VIEW FROM THE FAMILY ROOM DOOR
SINGLE STORY HOME AT 41993 KODIAK CT. MURRIETA
AND THEIR NEXT DOOR NEIGHBORS BACK YARD
LOOKING AT THE PROPOSED CAMELIA TOWNHOMES


3
Mountain Breeze Dr.
Kodiak Ct.
420



4


5
422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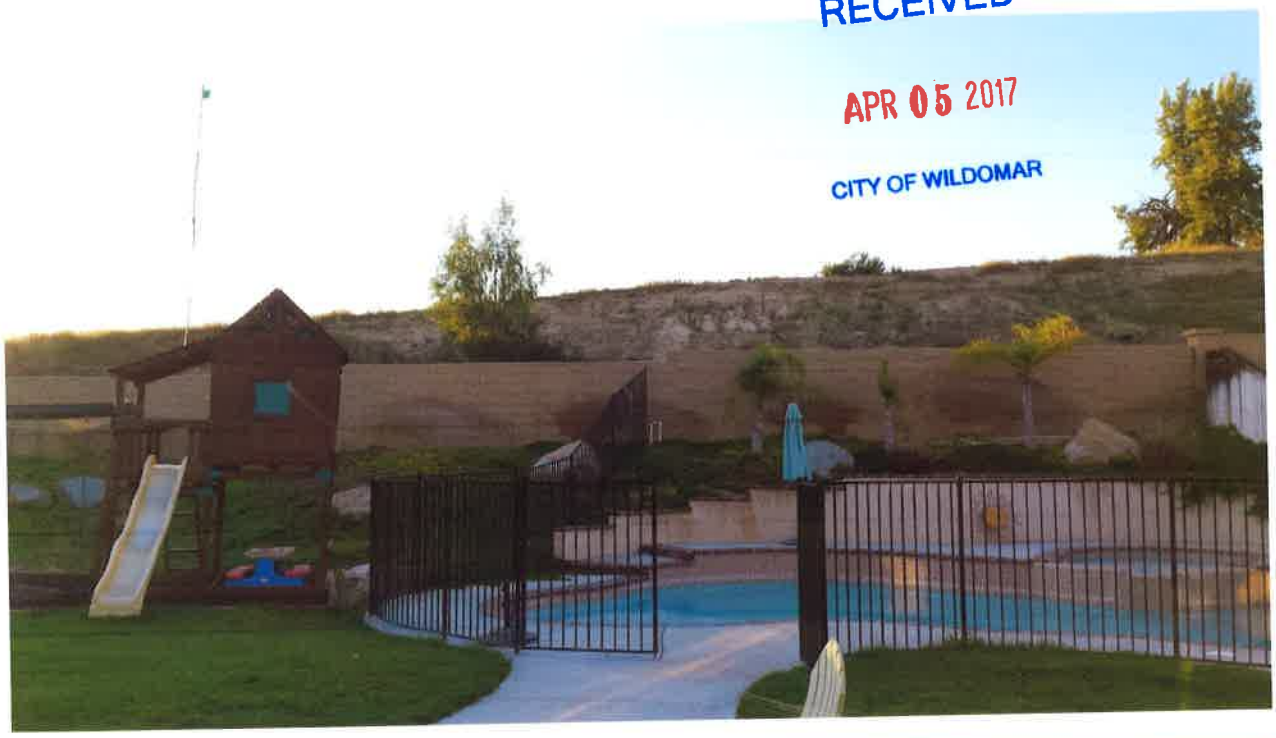

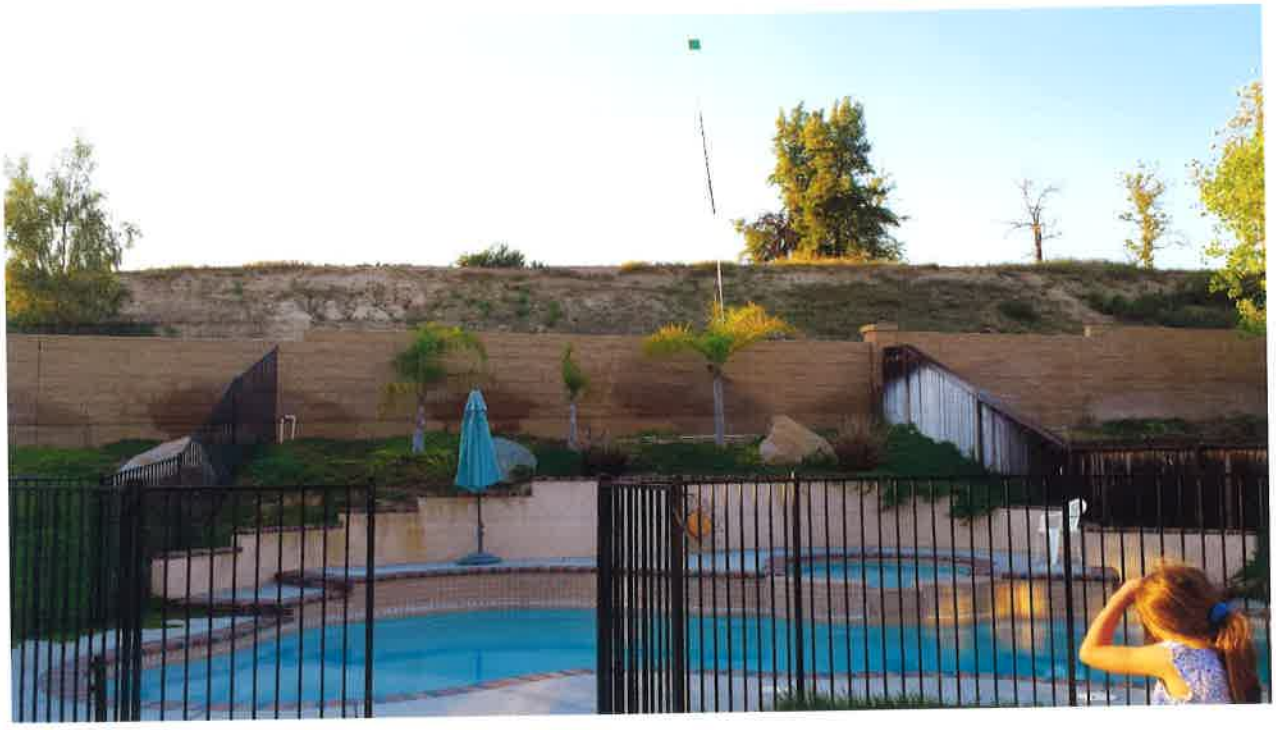

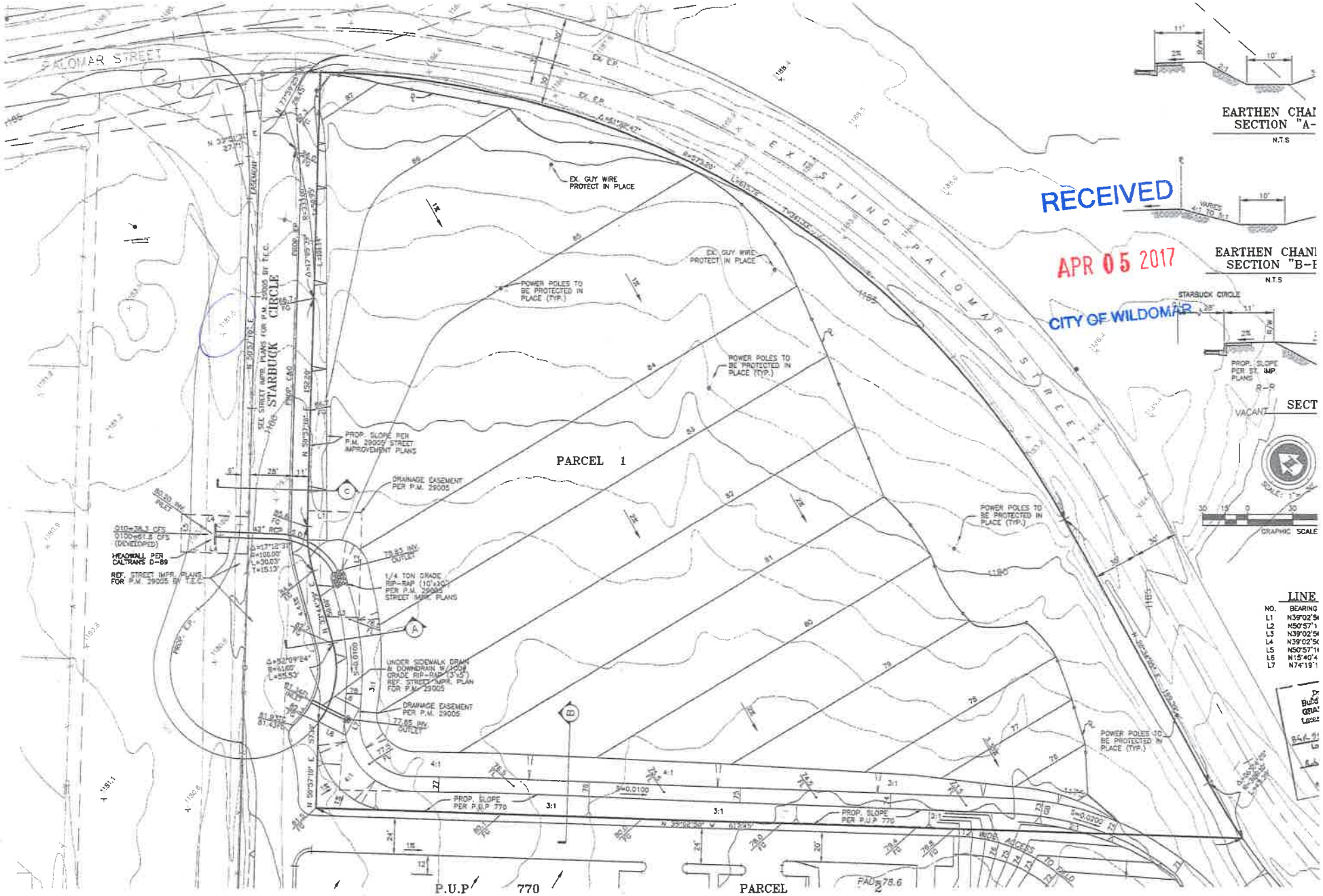

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CITY OF WILDOMAR

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

DESIGNED BY DLJ | DRAWN BY ASC | CHECKED BY SDH

REGISTERED CIVIL ENGINEER STANLEY D. HEATON No. 43982 Exp. 6/30/01 CIVIL STATE OF CALIFORNIA

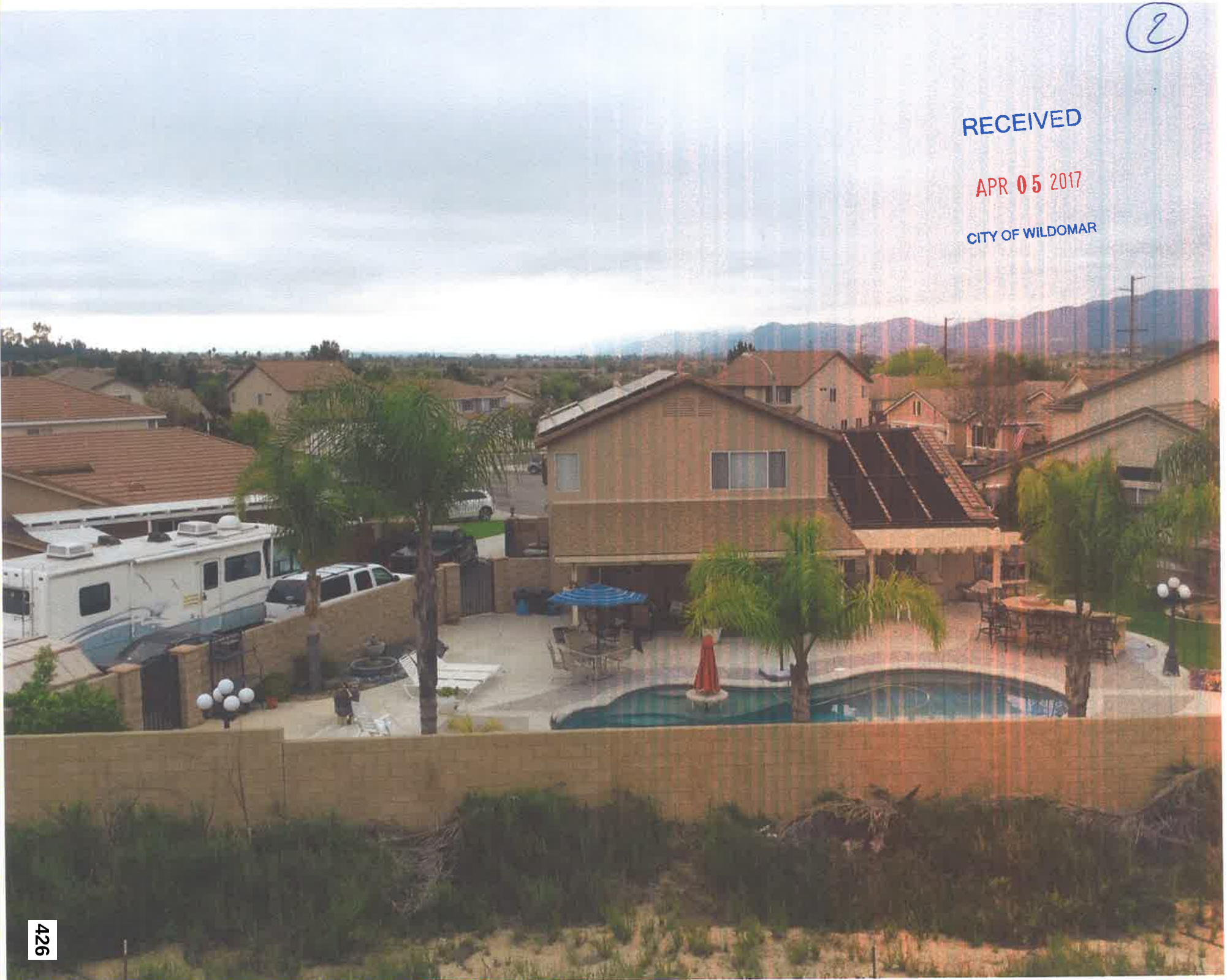
ACCEPTED BY: DATE
FOR BUILDING AND SAFETY DEPARTMENT RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY: DATE 3/27/00
STANLEY D. HEATON, P.E. R.C.E. NO. 43982 EXP. DATE 6/30/01

TEC TEMECULA ENGINEERING CONSULTANTS
LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
43180 BUSINESS PARK DRIVE, SUITE 103, TEMECULA, CA 92590
TELEPHONE 909-676-1016 * FACSIMILE 909-676-2294

SCALE: AS SHOWN | BENCHMARK
DATE: AUG. 1999 | SEE SHEET NO. 1

COUNTY OF RIV
ROUGH GRADINC
PARCEL 1, PARCEL I
MURRIETA SPRINGS S.D.A. CHURCH



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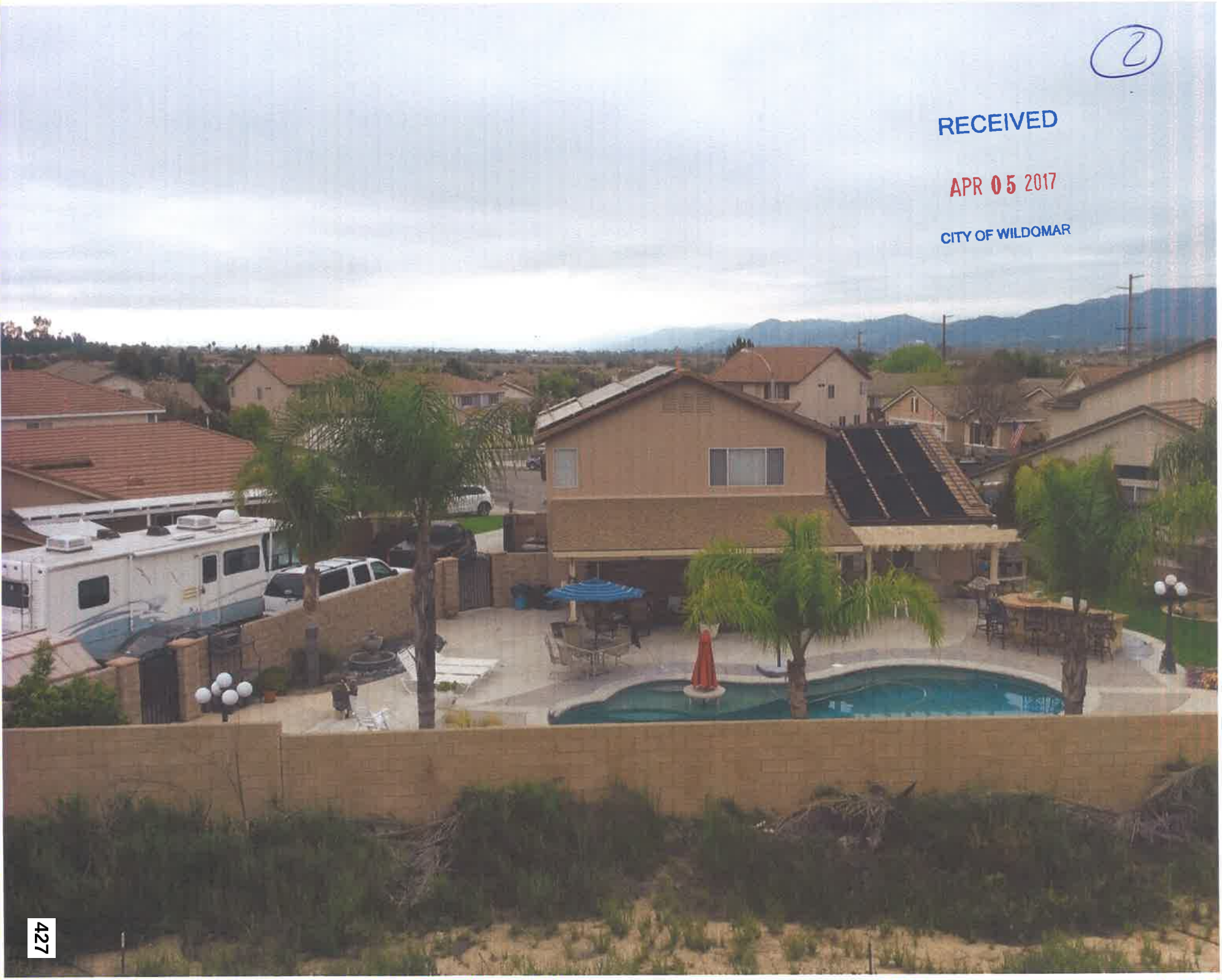
APR 05 2017

CITY OF WILDOMAR



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CITY OF WILDOMAR
428


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APR 05 2017
CITY OF WILDOMAR

Matthew Bassi

From: Debbie Lee
Sent: Thursday, April 06, 2017 9:00 AM
To: Matthew Bassi
Subject: FW: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

Oops, missed this one.

Thank you,

Debbie A. Lee

City Clerk
Human Resources Manager

City of Wildomar
23873 Clinton Keith Road
Suite 201
Wildomar CA 92595

951.677.7751 x215
951.698.1463 (Fax)

City Hall Hours:
Monday - Thursday
8:00 a.m. - 5:00 p.m.
Closed Fridays

www.cityofwildomar.org

All e-mail and attachments to and from the City of Wildomar may be considered public information and may be disclosed upon request.

From: Anthony Valenzuela [mailto:pitsteel99@gmail.com]
Sent: Wednesday, April 05, 2017 10:34 AM
To: Debbie Lee
Subject: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

Members of the Planning Commission,

I am very concerned about the potential approval of the Camelia Townhouse Project. As a member of the Wildomar community I have seen crime increase substantially within the Andalusia development and surrounding neighborhoods. It is completely understandable why this is occurring due to the limited law enforcement resources we currently have. Approval of the proposed project would introduce lower income residents into our already jeopardized community. A stronger police presence needs to be established to curb the rising crime problem. If this is not made a top priority then the Planning Commission's approval of this project will only worsen an existing problem.

Thank you,
Anthony Valenzuela

32515 Falling Leaf Ct.
Wildomar, CA 92595

(2)

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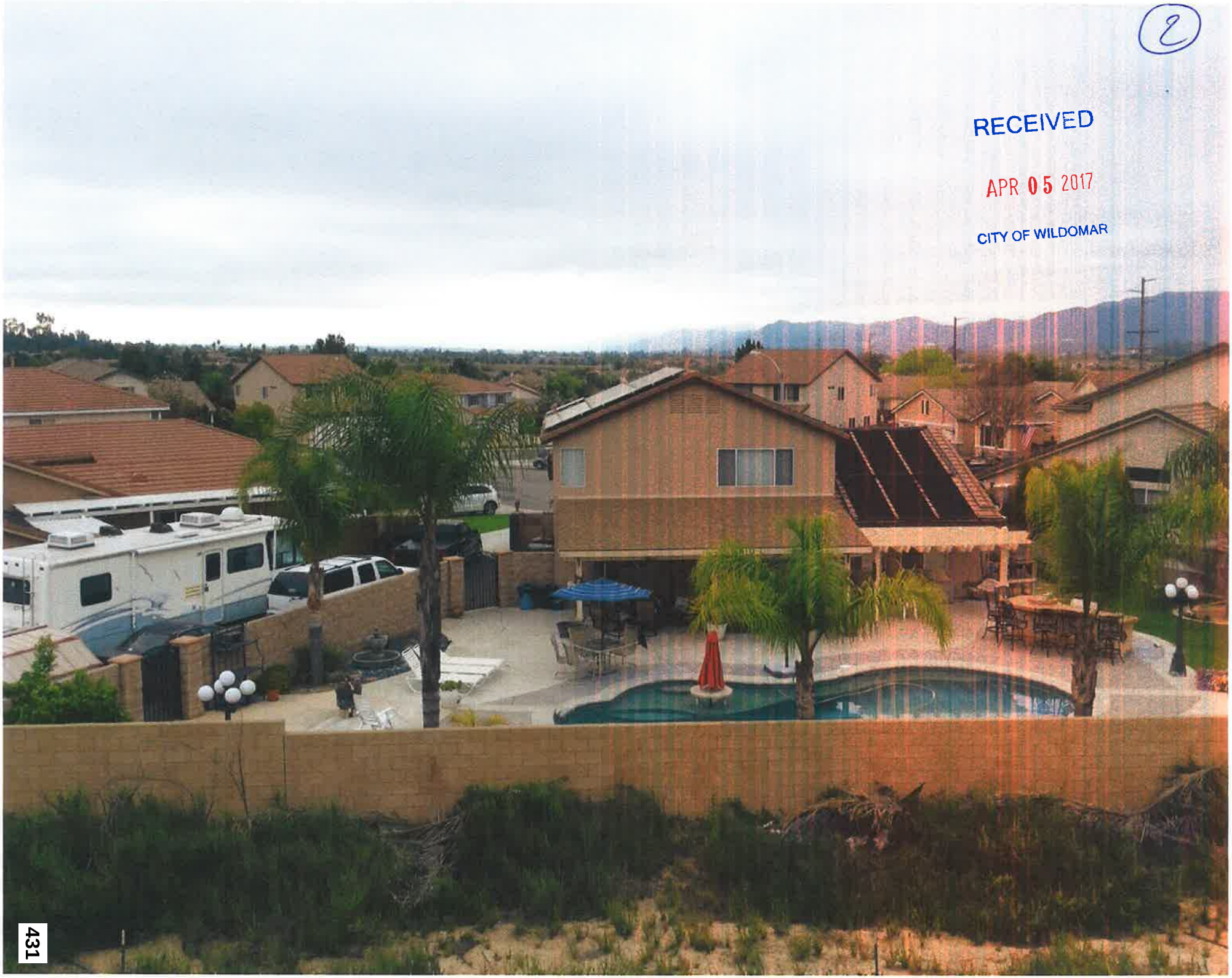
APR 05 2017

CITY OF WILDOMAR



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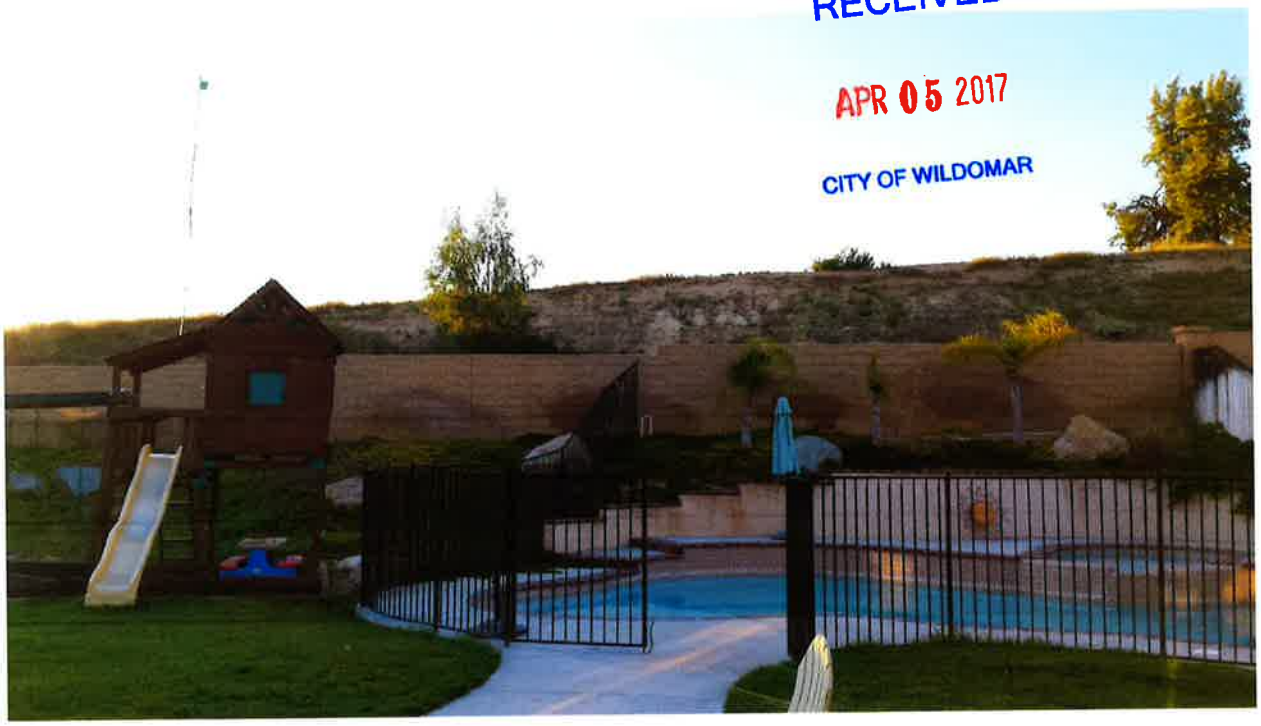

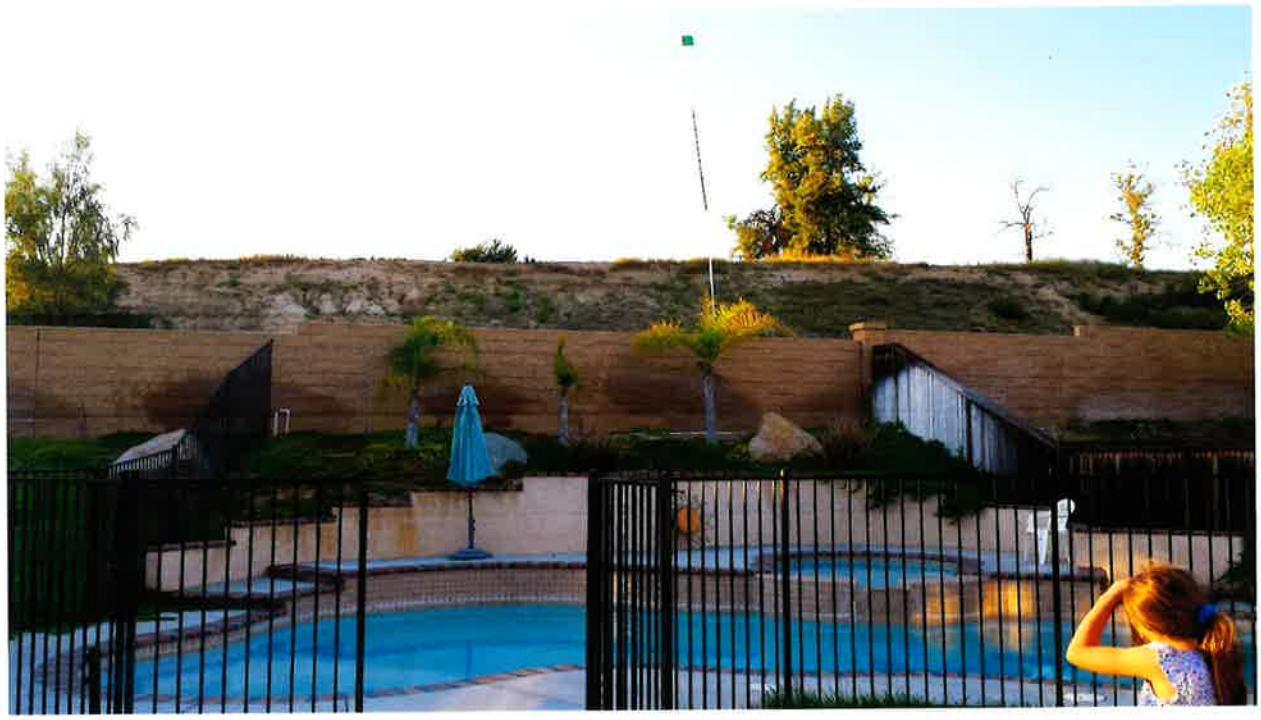

From:	Bridgette Moore
To:	Matthew Bassi
Subject:	FW: Townhouse development on Palomar
Date:	Monday, June 12, 2017 7:53:22 AM

Please see email below:

From: Mary Morris [madrienne@sbcglobal.net]
Sent: Sunday, June 11, 2017 5:54 PM
To: Bridgette Moore
Subject: Fw: Townhouse development on Palomar

On Sunday, June 11, 2017 5:50 PM, Mary Morris <madrienne@sbcglobal.net> wrote:

Dear Councilwoman Moore

I am writing to you today to express my extreme opposition to the townhouse/condo project on Palomar at the Murrieta border. It seems to me there will be a number of problems.
First, I understand the price point is to be $350K. I don't know who would pay that much money for a condo or a townhouse when you can buy a freestanding house for that. If the developer can't sell them I understand they would be turned into rentals. I believe that unless they are going to rent for a substantial amount it would a attract an undesirable tennant . My partner and I live in Stonehurst which is only a block away, and we have enjoyed a quiet crime free and I believe, drug free neighborhood.

Second, the traffic on Palomar, in the 4 1/2 years we've lived here has already increased dramatically. It's almost like a highway now. I believe a development like this would make it dramatically worse. I also understand the extension of Jefferson into Palomar with a stop sign would back up the traffic, I believe, intolerably.

Lastly, the effect it would have on the neighboring Grizzly Ridge would be terrible. I have been told by some residents in Wildomar that have gotten involved in this say that that the council and planning commision have said "we don't care, they're in Murrieta!". We should absolutely not be such bad neighbors! Not to mention I have heard that Grizzly Ridge and our property values would decrease more than a little if these turn out to be rentals.

Please, I implore you not to let this developer cram so many units into such a small space and negatively impact our nice neighborhoods!

Sincerely,
Mary Morris
Wildomar resident

From: Veronica Langworthy
To: Mary Morris
Cc: Matthew Bassi
Subject: Re: Townhouse development on Palomar
Date: Tuesday, June 13, 2017 9:25:15 AM

Dear Ms. Morris,

It is important to be good neighbors and maintain the positive relationship our two cities have established. I hear your concerns.

Are you new to the area or just to your neighborhood in Murrieta? There has been a regional recognition of highway 395 which connects our cities and beyond as an alternate to freeway travel. Here are two news articles telling the history of the
highway: http://www.loc.gov/pictures/resource/cph.3g06262/ http://www.loc.gov/pictures/resource/cph.3g06262/

This may account for some of the perceived increase in traffic.

Veronica Langworthy
Planning Commissioner, City of Wildomar
vlangworthy@cityofwildomar.org

Sent from my iPad

On Jun 11, 2017, at 6:01 PM, Mary Morris <madrienne@sbcglobal.net> wrote:

> On Sunday, June 11, 2017 5:50 PM, Mary Morris <madrienne@sbcglobal.net> wrote:
>
> Dear Ms. Langworthy
>
> I am writing to you today to express my extreme opposition to the townhouse/condo project on Palomar at the Murrieta border. It seems to me there will be a number of problems.
> First, I understand the price point is to be $350K. I don't know who would pay that much money for a condo or a townhouse when you can buy a freestanding house for that. If the developer can't sell them I understand they would be turned into rentals. I believe that unless they are going to rent for a substantial amount it would a attract an undesirable tennant . My partner and I live in Stonehurst which is only a block away, and we have enjoyed a quiet crime free and I believe, drug free neighborhood.
>
> Second, the traffic on Palomar, in the 4 1/2 years we've lived here has already increased dramatically. It's almost like a highway now. I believe a development like this would make it dramatically worse. I also understand the extension of Jefferson into Palomar with a stop sign would back up the traffic, I believe, intolerably.
>
> Lastly, the effect it would have on the neighboring Grizzly Ridge would be terrible. I have been told by some residents in Wildomar that have gotten involved in this say that that the council and planning commision have said "we don't care, they're in Murrieta!". We should absolutely not be such bad neighbors! Not to mention I have heard that Grizzly Ridge and our property values would decrease more than a little if these turn out to be rentals.
>
> Please, I implore you not to let this developer cram so many units into such a small space and negatively impact our nice neighborhoods!
>
> Sincerely,
> Mary Morris
> Wildomar resident

Matthew Bassi

From: Daniel Stevenson <daniel@praxis-church.com>
Sent: Wednesday, June 21, 2017 8:53 AM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; Matthew Bassi
Subject: Support for Camelia Townhouse Project

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JUN 21 2017
CITY OF WILDOMAR

Greetings everyone,

I wanted to voice my support for the Camelia Community Townhouse Project.

My name is Daniel Stevenson. I have been a resident of Wildomar for the better part of 14 years. I am an alumni of EHS, a homeowner, and have worked in the city of Wildomar for many years. Currently, I am ordained clergy in the Anglican Church of North America and looking to start a new church in Wildomar within the next couple of years.

I know that much literature has been produced in opposition to this project, citing reasons that can easily be fixed by the appropriation of additional tax revenue that would come from such a project. I believe that the voice of the opposition has been louder than the voice of those who support.

Here are my three reasons to support such a project.

1. Creating additional housing opportunities for EHS, MSJC, and Palomar Community College graduates. As of right now, there are very limited opportunities for young adults who are graduating into this community to viably stay and work in this community as fully functioning members of society. Shouldn't we encourage our families to stick together in our little town?

2. The potential tax revenue that can come from additional companies and from those in the workforce can have a positive effect on Wildomar's ability to improve its infrastructure and community programs. Imagine the attendance of EHS sporting events as they rise, perhaps a Wildomar Theater and Arts program, or the expansion and completion of the Old Town Wildomar Project.

3. Population growth would positively impact local, family owned and operated businesses, generating more income for the families of Wildomar and increasing the quality of life for those families.

Thank you for taking time to read my message and why I support this project

Peace,
Daniel

Daniel Stevenson
Deacon|Holy Trinity Church
2900 Bristol Street
Building E - Suite 201
Costa Mesa, 92626
951.285.6966

Alfredo Garcia

From: Matthew Bassi
Sent: Monday, June 19, 2017 4:54 PM
To: Alfredo Garcia
Subject: FW: Camelia Townhouse Project

Print out for the dais

Matthew C. Bassi
Planning Director

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Work: 951-677-7751 x213
Fax: 951-698-1463

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CITY OF WILDOMAR

City Hall Hours:
Monday - Thursday
8:00 a.m. - 5:00 p.m.

Reminder: City Hall is Closed Friday's

Please note that email correspondence with the City of Wildomar, along with attachments, may be subject to the California Public Records Act, and therefore, may be subject to disclosure unless otherwise exempt.

From: Les Henson [mailto:lesconnie@msn.com]
Sent: Monday, June 19, 2017 4:48 PM
To: Matthew Bassi
Subject: Camelia Townhouse Project

Mr. Bassi,

A recent flyer in the mail is asking for a NO vote on this project.

I wish to inform you that I APPROVE this project to go forward. I think that opening up Jefferson Ave to join Washing Ave is welcome news. I like another alternative route to Murrieta/Temecula. Wildomar needs to grow and those who oppose this project need to grow up. These people are just a few homeowners who live on the border of the project in Murrieta and don't want to see housing development on our side of the border. I have read accounts of everything that the developers will do to address the homeowners' concern and they are still not satisfied.

Please approve this project and recommend approval to the City Council. It will not change Wildomar's rural appeal.

Les Henson
Wildomar, CA

(1)

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
Rob Neibacher		33980 Petunia ct.	6-4-2017	
Cecile Neibaecher		33980 Petunia St.	6-4-2017	
[illegible]		35630 Bryan	6-4-2017	
[illegible]		25604 VIA SALAIT	6-4-2017	
[illegible]		21470 DARBY ST.	6-4-2017	
PAUL HILZER		23987 VIA FAMILIA	6-4-17	
Amanda Gillan		24442 Whistling Swan	6/4/17	
Robert Newman			6-4-17	
STEVEN BANDTLOW		22212 BAXTER RD	6/5/17	
Maureen Church		33316 Sheila Ln.	6/5/17	
Jayne Bandtlow		22212 Baxter Rd	6/5/2017	
KIMBERLY RUSSELL		32717 BLUE MIST WAY	6/5/17	
Sharon Russell		32717 Blue Mist Way	6/5/2017	
LISA A. WINSLOW		32669 BLUE MIST WAY	6-5-17	
Dan Oberg		32741 Starlight st	6-14-17	
Ronald Barry		25446 Chesterfield LN	6-14-17	
Delma Barry		Same As Above	6/14-17	
Heather Henry		33850 Canyon Ranch	6/15/17	
Austin Henry		33850 Canyon Ranch Rd.	6/15/17	
Johnna Corr		23960 Silverleaf Way	6/15/17	
Chris Corr		23960 Silverleaf Way	6/15/17	
Monica Brown		20619 Union St Wildomar	6/19/17	

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JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(2)

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
DAWN DeVolder	Dawn DeVolder	20506 Fox Den Rd	6/05/17	
RANDY DEVOLDER		20506 FOX DEN RD	6-5-17	
Jessica Kreger	Jessica Kreger	22212 Baxter Rd	6-8-17	
MARY Richardson	Mary Richardson	34960 CAMERON Ln	6-9-17	
Stacey Loughman		20626 Fox Den Rd	6-8-17	Mr Benoit - PLEASE don't let this happen
Matt Dieckmann		20621 Fox Den Rd	6-8-17	
Kathleen Loan	Kathleen Loan	20439 Fox Den Road	6-15-17	I don't want to live in a Murrieta
BRIAN GNECH		33316 SHEILA LN	6-16-17	
Frank Fitch		34995 cameron Lane	6-18-17	

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JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the border of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
LisaHamm	Lisa Hamm	32775 Wesley St	5/2/17	
Michael Hamm	Michael Hamm	32775 Wesley St.	5/2/17	
Danielle Gallegos	Danielle Gallegos	20751 Danielle ct	5/5/17	
William Sabeda	William Sabeda	32290 WESLEY	5/7/17	
CAROLSABEDRA	Carol Ann Sabedra	32790 Wesley St	5/7/17	
Mike Jones	Mike Jones	20850 Union ST	5/16/17	
Diane Jones	Diane Jones	34098 Harrow Hill	5/16/17	
PamGearhart	Pam Gearhart	20834 Union ST	5/16/17	
Wally Gearhart	Wally Gearhart	20834 Union ST	5/16/17	
June Hamm	June Hamm	21720 Como ST	5/18/17	
William Hamm	William Hamm	21720 Como St	5/18/17	

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JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

Call 951-757-6862

(21)

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the border of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
Benjamin Morrison		23528 Mountain Breeze Dr,	05/02/2017	
Steven R Golda		2185 Athea Way	5-29-17	
Shari Golda		2185 Athea Way	5/29/17	
Mary Morris		23055 Wing Elm	5/25/17	
Richard L Caouette		23055 Wing Elm	5/25/17	
Kara White		20655 Union	5/25/17	
Bob White		20655 Union	5/25/17	
Jonathan White		20655 Union	5/25/17	
Joseph Riley		32748 Durango Ct	5/27/17	
Chris Riley		32748 Durango Ct	5-25-17	
CHAD HILZER		32570 JENSEN	5-26-17	
NESTOR A SANTOS		30905 Cashew St	5/27/17	
Gold Sato		20905 Cashew St	5/27/17	
Barbara Morton		34595 Hickory Ln	5-30-17	
WILLIAM MORTON		34595 HICKORY LN	5-30-17	
Janyse Merrick		20070 Union St	5-30-17	
Larry Merrick		20070 Union St	5-30-17	

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JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(4)

Petition toward Wildomar Camelia Townhouse Project

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Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
KATHLEEN TAYLOR	Kathleen S Taylor	20618 Union St Wildomar	4/26/17	
Trudy Curry	Trudy Curry	20619 Union St, Wildomar	4/26/17	
KERRY TAYLOR	[illegible]	20618 Union st Wildomar	4/26	
Rick Millsap	[illegible]	20603 Union St Wildomar	4/26	
Gertrude Ward	[illegible]	20652 Kristy Ct	4/26	
A. Mcintosh	[illegible]	20653 Cascabel ct	4/26	
[illegible]	[illegible]	[illegible]	4/26	
[illegible]	[illegible]	32565 Arnold St	4/29/17	
Elizabeth Kincaid	[illegible]	32853 Starlight St	5/4/17	
JOE BUSTOS	[illegible]	32853 Starlight St	5/4/17	
[illegible]	[illegible]	21250 Cielo Vista Way	5/4/17	
Melissa M Sims	[illegible]	20620 Union St	5/9/17	
Debbi Renfrow	[illegible]	32660 Mayes Ln	5/10/17	
[illegible]	J Bennett	34575 Hidden	5/10/17	
[illegible]	Maxine Garcia	36520 Calle Del Sol	5/8/2017	
Victoria Rada	[illegible]	32825 Celestial	5/8/17	
Gina Lopez	[illegible]	24000 Wheatfield Dr	5/8/17	
[illegible]	[illegible]	33780 Bonnie	5/8/17	
VINCENT FERRINI	[illegible]	20620 Casabact	5-9-2017	
Jolene Fuentes	[illegible]	20820 Silktassel Ct Wildomar, Ca. 92595	5/10/17	
Eduardo Martinez	E Martinez	20820 Silktassel Ct Wildomar CA 92595	5/10/17	
Melinda Richards	[illegible]	21065 Ciclo Vista Way Wildomar CA 92595	5/12/17	
Cindy Morel	[illegible]	32970 Chadlyn ct	5/22	
E & Morel	[illegible]	32970 Chadlyn Court	5/22	
Ed HUIZENGA	[illegible]	41993 Kodiak Ct	5/22	
JM HUIZENGA	[illegible]	41993 Kodiak Ct.	5/22	

RECEIVED

JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(6)

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
CHRIS WITT	Chris Witt	23488 Mt. Breeze Dr Murrieta CA 92562		
(L				
Rebecca Dell	"	23428 Mt Breeze Dr		
[illegible]	"	714-352-5451		
Linda Stednitz	Linda Stednitz	23461 Albany Ave		
Pier Salas	[illegible]	23470 Albany Ave		
Augusto Salas	[illegible]	23470 Albany Ave.		
[illegible]	[illegible]	41907 prouk Ln.		
Pat Ruge	Patricia Ruge	41925 Dahlia Way		
JOHN P HOWARD	[illegible]	41960 TEMIM RIVER WAY		

RECEIVED

JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(A)

Contact Trudy Curry (951) 678-1530

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the boarder of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
Rica Seaver		32059 White Spruce Ct.	5/8/17	
Crystal Robles		32086 White Spruce Ct.	5/10/17	
German Robles		32086 White Spruce Ct	5/10/17	
Jim Lockyer		23045 Sweetbay Cir	5/22/17	
Judith Lockyer		23045 Sweetbay Cir	5/22/17	
Maria Espinosa		22878 Timber Ln	5/23/17	
[illegible]		32009 Rock Elm Dr	5/23/17	
Jorge Cortes		22878 Timber Ln.	5/23/17	
Elvert Lutz Hoover		32093 Rock Elm Dr	5/23/17	
Betty Dutra		40148 Whitlock Dr.	5/23/17	
Michele Kelling		23079 Wing Elm Cir	5/24/17	
Tom Kelling		23079 Wing Elm Cir	5/24/17	
Ho Lo		23088 Wing Elm Cir	5/29/17	
Deborah Lo		23088 Wing Elm Cir.	5/29/17	
Kym Sall		22985 Sweetbay Cir.	5/29/17	

RECEIVED

JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(B)

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the boarder of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
Laura Ibarra	Laura Ibarra		4-24-17	Against change
Margaret Hanson	Margaret Hanson	32365 Pasadena	4/24	
Lorena Cruz	Lorena Cruz	28887 Peppermint	4/24/17	
Rosaria D'Agnenica	Rosaria D'Agnenica	38701 Monfield	4-24-17	against
Lois R. Drew	~~32365 S. Pasadena~~ Lois R. Drew	32365 S. Pasadena	4-24-17	Stop zone change
Camille Rogers	Camille Rogers	24347 Silver Bullet way	4/26/17	NO Change
[illegible] Rogers	[illegible]	24347 Silver Bullet way	4/26/17	NO Change
Chloe Rogers	Chloe Rogers	35829 Country Park Drive way	4/26/17	stop change against 2
Cathy Rogers	Cathy Rogers	35829 Country Park Drive way	4/26/17	
Nick Rogers	Nick Rogers	35829 Country Park Drive way	4/26/17	
Jennifer Engelman	[illegible]	35952 Camelot CIR. Wildomar	4/26/17	
Linda Geiken	[illegible]	25690 Avenida Madera	4-26-17	
IRENE MENDOZA	[illegible]	35673 Bream Dr.	4/26/17	
Diane Reed	Diane Reed	23458 Mt Lassen Way	5/1/17	Stop zone Change
Chris Montano	Chris Montano	23458 Mt. Lassen Way	5/1/17	Stop zone Change
Carlie Freeman	Carlie Freeman	23458 Mt. Lassen Way	5/1/17	Stop Zone Change
Irina Montano	Irina Montano	23458 Mt. Lassen Way	5/1/17	Stop zone change
ROSARIO WECKMAN	Rweckman	23466 MT. LASSEN WAY	5/2/17	STOP ZONE CHANGE
CAMERON THOMPSON	Thompson Cam.	↓ ↓ ↓	5/2/17	↓ ↓ ↓
Karen Williams	[illegible]	41963 Cameryn Ct	5/2/17	Stop Zone Change
Gregg Williams	[illegible]	41963 Cameryn Ct	5/2/17	Stop Zone Change
KEN RAINES	[illegible]	23513 Mountain Breeze	5/02/17	Stop zone change
Michaela Orona	Michaela Orona	23508 Mountain Breeze	5/02/17	Stop Zone Change
ART ORONA	[illegible]	23508 Mountain Breeze	5/2/17	Stop Zone Change
Jim [illegible]	[illegible]	42215 Sagewood St	5/2/17	Stop zone change
JON CARTWRIGHT	[illegible]	23500 MTN. BREEZE DR.	5-2-17	STOP ZONE CHANGE
Elizabeth Dame	Elizabeth Dame	23464 MTN. Breeze Dr.	5-2-17	Stop zone change!
EMILY STITT	E. J. Stitt	23533 MTN BREEZE DR.	5/2/17	STOP ZONE CHANGE
Ryan Vaughan	[illegible]	23516 MTN Breeze Dr.	5/2/17	

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JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

Matthew Bassi

From: Kim Strong
Sent: Tuesday, June 20, 2017 4:03 PM
To: Matthew Bassi
Subject: Fwd: Opposition to Camelia Communities Townhouses
Attachments: Wildomar City Council Meeting June 14 (Trudy Opposition Statement).doc; ATT00001.htm

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

FYI

Sent from my iPad

Begin forwarded message:

From: Trudy <tcurry2@verizon.net>
Date: June 15, 2017 at 9:51:59 PM PDT
To: <ssmith@cityofwildomar.org>, <jlloyd@cityofwildomar.org>, <vlangworthy@cityofwildomar.org>, <kstrong@cityofwildomar.org>, <mthomas@cityofwildomar.org>
Subject: Opposition to Camelia Communities Townhouses

Planning Commission Members,

I have attached a copy of the comments I made at the June 14, 2017 Wildomar City Council Meeting in opposition of the Camelia Communities Townhouse zoning change.

I feel very strongly that the Camelia project is not a good fit for the south Wildomar/Murrieta border. Reasons:

Traffic
Palomar road conditions and congestion
School Safety
Tax Payers of Wildomar will be the ones picking up the cost of road repairs on Palomar Street with all the extra traffic
This will financially impact taxpayers for city services, police, fire and schools
Complete lack of good neighbor policy with Murrieta Grizzly Ridge residents privacy and safety
Loss of acreage for rural residential development
Lacking access to shopping and entertainment and easy access to freeways
What happened to conserving water?
Loss of property values for nearby Wildomar Residents, such as Stonehurst Development when our city allows development of all property east of Palomar into high density developments.
Not following the Strategic Plan for Wildomar developed in 2008 when we became a city, with the promise of maintaining a rural atmosphere

My comments for the Wildomar City Council presented on June 14, 2017 are in the attachment.

Trudy Curry
tcurry2@verizon.net

Matthew Bassi

From: Jill Randall <jillrandall79@aol.com>
Sent: Tuesday, June 20, 2017 2:56 PM
To: Gary Nordquist; Matthew Bassi
Subject: Camelia Townhouse Project

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

To whom it may concern,
I am unable to attend the meeting on June 21st, but would like to express my opinion on the Cameilia Communities Townhouse Project #37156. I am AGAINST this proposal & as a resident of Wildomar, I would appreciate if you'd take my opinion into consideration.

Respectfully,
Jill Randall
23322 Trillium Dr
Wildomar, CA 92595
(714) 475-9917

Matthew Bassi

From: Margery McEligot <margerymceligot@hotmail.com>
Sent: Tuesday, June 20, 2017 4:40 PM
To: Matthew Bassi
Subject: No on Camelia Townhouse Project #37156 Zone Change

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

Wildomar Representative,

As long time residents of Wildomar (back in the "old" days when it WAS rural - before others who wanted to move to the country, came out here but brought the city with them and set about making it more like Orange County) we oppose the project and zone changes and URGE you to preserve what we have left of our history and rural atmosphere.

Thank you.

Margery

Matthew Bassi

From: Kim Strong
Sent: Tuesday, June 20, 2017 4:02 PM
To: Matthew Bassi
Subject: Fwd: Townhouse development on Palomar

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

FYI

Sent from my iPad

Begin forwarded message:

From: Mary Morris <madrienne@sbcglobal.net>
Date: June 11, 2017 at 6:01:55 PM PDT
To: "kstrong@cityofwildomar.org" <kstrong@cityofwildomar.org>
Subject: Fw: Townhouse development on Palomar
Reply-To: Mary Morris <madrienne@sbcglobal.net>

On Sunday, June 11, 2017 5:50 PM, Mary Morris <madrienne@sbcglobal.net> wrote:

Dear Ms. Strong,

I am writing to you today to express my extreme opposition to the townhouse/condo project on Palomar at the Murrieta border. It seems to me there will be a number of problems.
First, I understand the price point is to be $350K. I don't know who would pay that much money for a condo or a townhouse when you can buy a freestanding house for that. If the developer can't sell them I understand they would be turned into rentals. I believe that unless they are going to rent for a substantial amount it would a attract an undesirable tennant . My partner and I live in Stonehurst which is only a block away, and we have enjoyed a quiet crime free and I believe, drug free neighborhood.

Second, the traffic on Palomar, in the 4 1/2 years we've lived here has already increased dramatically. It's almost like a highway now. I believe a development like this would make it dramatically worse. I also understand the extension of Jefferson into Palomar with a stop sign would back up the traffic, I believe, intolerably.

Lastly, the effect it would have on the neighboring Grizzly Ridge would be terrible. I have been told by some residents in Wildomar that have gotten involved in this say that that the council and planning commision have said "we don't care, they're in Murrieta!". We should absolutely not be such bad neighbors! Not to mention I have heard that Grizzly Ridge and our property values would decrease more than a little if these turn out to be rentals.

Please, I implore you not to let this developer cram so many units into such a small space and negatively impact our nice neighborhoods!

Sincerely,
Mary Morris
Wildomar resident

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

Matthew Bassi

From: Pete <vrnpj@verizon.net>
Sent: Tuesday, June 20, 2017 7:03 PM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; Matthew Bassi
Subject: Objection to Camelia Townhouse Project #37156 zoning change

Hello to all,
We are voicing our opinion of the zoning change you are considering for this project. We moved here in 1998 because of the rural setting
we were searching for. Since we moved here there has been vast increases in population and traffic. They built World Harvest Church
across the street from Stonehurst and that increased the traffic on Palomar. They have since built a school on their property and
now sometimes we have had to wait up to 5 minutes to exit this project because of all the traffic from people picking up
their children. If you allow a zoning change for 163 more families to occupy these proposed dwellings, especially with the four lanes from Washington and Jefferson merging onto Palomar, which is a two lane road, just imagine the traffic jams that will occur on Palomar
and surrounding streets. I believe this to be unacceptable and we want to voice our opposition to the zoning change.
Not only will it increase the traffic problems, we also believe it will decrease the value of our beautiful homes here in the Stonehurst
Housing along with other communities in the area. PLEASE VOTE NO ON THE ZONING CHANGE.

Thank you for listening,

Peter and Velma Hansen
32030 White Spruce Ct, Wildomar CA. 92595
Cell: 951-385-8121

CITY OF WILDOMAR
JUN 20 2017
RECEIVED

Matthew Bassi

From: Bridgette Moore
Sent: Wednesday, June 21, 2017 9:06 AM
To: Matthew Bassi; Debbie Lee
Subject: FW: Don't Destroy our Community

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

From: John-Kathy Ebbert [ebbert1@msn.com]
Sent: Wednesday, June 21, 2017 9:05 AM
To: Bridgette Moore
Subject: Don't Destroy our Community

VOTE NO on the Camelia Townhouse Zone Change. Let our community continue to remain beautifully rural. If you vote Yes it will be a disaster for our community.

When you pass through the waters, I will be with you; and when you pass through the rivers, they will not sweep over you. When you walk through the fire, you will not be burned; the flames will not set you ablaze. Isaiah 43:2

Matthew Bassi

From: Bridgette Moore
Sent: Wednesday, June 21, 2017 9:36 AM
To: Matthew Bassi
Subject: FW: Don't Destroy our Community...Don;t destroy the Jewel of the Valley

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

From: John-Kathy Ebbert [ebbert1@msn.com]
Sent: Wednesday, June 21, 2017 9:14 AM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson
Subject: Don't Destroy our Community...Don;t destroy the Jewel of the Valley

Don't Destroy the Jewel of the Valley

The last thing our community needs is high density housing. Our roads and schools are already impacted by the new tracts. There can only be one reason for changing the zoning...MONEY!!!! Someone stands to profit and its not the citizens of our community.

VOTE NO on the Camelia Townhouse Zone Change. Let our community continue to remain beautifully rural. If you vote Yes it will be a disaster for our community

You have a fiduciary responsibility to the citizens of this community...exercise it. You are our representatives and even if many who are unaware of this measure...and unaware of the impact it presents...they will be retaliate at the polls if this measure passes.

PLEASE.. be empathetic to the reasons we moved here and allow us to continue to enjoy our rural haven.

When you pass through the waters, I will be with you; and when you pass through the rivers, they will not sweep over you. When you walk through the fire, you will not be burned; the flames will not set you ablaze. Isaiah 43:2

Matthew Bassi

From: Mary Schneider <marybob1@outlook.com>
Sent: Wednesday, June 21, 2017 10:08 AM
To: Matthew Bassi
Subject: FW: Project #37156 - NO

Sent from Mail for Windows 10

From: Ben Benoit
Sent: Wednesday, June 21, 2017 9:52 AM
To: Mary Schneider
Subject: Re: Project #37156 - NO

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

Mary,

I will not be there tonight as this is going to our planning commission tonight and I'm on the city council. Thank you for your letter make sure it is also sent to our City Cleark but you will want to address it to the planing commission.

Have a great day.

Ben Benoit

Mayor Pro-Tem for the City of Wildomar
951-226-5030

On Jun 21, 2017, at 9:39 AM, Mary Schneider <marybob1@outlook.com> wrote:

> Hello Mr. Benoit,
>
> I am a 21 year homeowner in Wildomar and 20 year homeowner in Lake Elsinore. I moved here to be in a rural environment. I very much dislike going to Temecula and avoid it as much as possible.
>
> I am a retiree from Riverside County Human Resources. I love my small city atmosphere. I am unable to attend the meeting tonight. Please consider my input.
>
> Thank you,
>
> Mary Schneider
>
> Sent from Mail for Windows 10

Matthew Bassi

From: Maurice DeFino <maurice.defino@gmail.com>
Sent: Wednesday, June 21, 2017 11:13 AM
To: bbenoit@cityofwidomar.org; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Matthew Bassi
Cc: Gary Nordquist
Subject: Fwd: Camelia Townhouse Project

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

Ladies and Gentlemen,

I am writing you today with respects to the Camelia Townhouse Project Zone change being presented.
I moved to Wildomar in 2012 mostly because I felt that the new community would grow as a quiet rural area free from the congestive city life.
I agree our city must grow in order to meet the needs of its residents but we must also consider the preservation of the tranquility of our community.
Bringing high density rental housing to the area will require immediate increases in public safety and other infrastructure improvements such as schools, road, water and sewage handling. High density rental housing will not be a sufficient source of revenue directly to the community to offset the needed long term infrastructure to insure the safety and well-being of the direct tax paying residents as well as those that rent in the proposed project.

The thought of extending Jefferson direct to Palomar is a traffic disaster waiting to happen. This is easily apparent looking at the Jefferson ave stretch between Winchester and Temecula Parkway. Extending Jefferson like that will promote a sharp increase of traffic through the adjacent communities posing a safety risk for residents. We do not want to become an impromptu bypass for I-15. If your so called traffic experts say otherwise I challenge them to make the commute every day for two weeks. I personally travel from Clinton Keith down beyond Fallbrook each day.

Actual housing will bring actual tax paying home owners to the community and provide better long term revenue for the city.

I ask that you consider the following when a decision has to be made.

How will this project benefit our community? (Not just the political pockets)
Do we have the infrastructure to support the influx of non-property tax paying families?
(Yes I understand that the property owner will still pay taxes on the property but those taxes will be inadequately disproportionate to the individual family homes)
Is it really worth the negative impacts to the community?

I ask that you keep Wildomar the rural community that it was intended to be.

Maurice DeFino
Wildomar resident
Ketchum Rd

Sent from my iPhone

Matthew Bassi

From: cindy goodrich <cynthiacg73@gmail.com>
Sent: Wednesday, June 21, 2017 7:18 PM
To: Ben Benoit; Gary Nordquist; Matthew Bassi; Dustin Nigg; Timothy Walker; Bridgette Moore
Subject: Fwd: Camelia Townhouse Project#37156

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

---------- Forwarded message ----------
From: **cindy goodrich** <cynthiacg73@gmail.com>
Date: Wednesday, June 21, 2017
Subject: Camelia Townhouse Project#37156
To: mswanson@cityofwildomar.org

I oppose this project. We have lived in Wildomar for 15 years now and do not want this change. We want the city zoning to remain rural residential. Rural is what makes Wildomar so charming! To mention a couple reasons; Changing the zoning will cause great traffic congestion and overcrowded schools by more of these projects being built! Thank you, Cindy Goodrich and Sam Goodrich

Matthew Bassi

From: George Rodriguez <george@jrcconsulting.net>
Sent: Thursday, June 22, 2017 8:18 AM
To: Matthew Bassi; Ben Benoit; Dustin Nigg; Bridgette Moore; Marsha Swanson; Timothy Walker; Gary Nordquist
Subject: "NO ON CAMELIA TOWNHOUSE PROJECT # 37156

My with and I VOTE NO ON THE CAMELIA TOWNHOUSE PROJECT 37156 ZONE CHANGES!!!!

George & Elena Rodriguez
31729 Wilson Street
Wildomar, CA 92595

CITY OF WILDOMAR
JUN 22 2017
RECEIVED

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, and then please delete it. Thank you in advance for your cooperation.

RECEIVED
JUN 22 2017
CITY OF WILDOMAR

Matthew Bassi

From: Debbi <debbi34@gmail.com>
Sent: Thursday, June 22, 2017 9:16 AM
To: Matthew Bassi
Cc: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; district1@rcbos.org; Stan Smith; John Lloyd; Veronica Langworthy; Kim Strong; Michele Thomas
Subject: Camelia Project

Dr. Mr. Bassi,

I'm writing to you in regards to the Camelia project, which was discussed at the Planning Commission meeting last night, Wednesday, June 21st. My apologies that I was not able to stay for the entirety of the meeting as I had to get my twin baby boys to bed. I realize this may be out of protocol, but since I'm not able to attend the meetings long enough to make a public comment, I wished to make my voice heard via email.

As a resident of Wildomar for 37 years, I can't imagine living anywhere else or raising my boys somewhere else. Each day on my commute to work in Moreno Valley (an easy commute compared to some), I literally have to wait for chickens to cross the road, which I love and gives me a chuckle each time! Each day when I drive home from the city of Moreno Valley, I truly feel like I'm driving home to a retreat, my oasis of peace. It's because I'm rural residential that I'm able to breath clear, blue air, have less stress due to less traffic, make fresh baby food from my fruit trees, have fresh lemonade every summer thanks to my citrus trees, and my dog is able to stretch his legs and run a yard. I can assure you and the commission that 'rural Wildomar' is not dead.

In this day and age of increased mass/school shootings and subsequent focus on the mental health needs of so many, I can honestly say that I am mentally and physically healthier because I live in a rural community. I've carved out my rural corner of the world in hopes that my boys can have the same lifestyle that I've enjoyed for 37 years.

I realize there is much money to be made with this project and I have no doubt that 'back door' deals are being made between some parties involved. However, I urge you, the commission and the city of Wildomar to reconsider this project and maintain the rural Wildomar that the residents desire.

Thank you for your time and consideration of my request.

Respectfully,

Debbi Renfrow

Matthew Bassi

From: Gerry Jeri Kinzel <gkinzel@socal.rr.com>
Sent: Monday, June 26, 2017 10:16 AM
To: Gerry Jeri Kinzel
Subject: No on Camelia Townhouse Project #37156 Zone Change

RECEIVED
JUN 26 2017
CITY OF WILDOMAR

City Of Wildomar Government:

Please vote "No" on Camelia Townhouse Project #37156 Zone Change. We really need to limit development until the infrastructure is in place to support further development.

You ask me to limit water, electricity, and gas use then you build more ... that does not make sense.

Roadways and sidewalks/trails need major work and I know Wildomar is trying! Good job.

Crime and law breakers is on the increase.. We must have enough Police resources to enforce the laws.

Etc.....

Further, maintaining a rural environment is very important.

Thanks,

Gerald "Gerry" **T. & Jeri D. Kinzel**
23053 Empire Penguin Road
Wildomar, CA 92595
Tele. 951-226-7018
Cell: 310-634-4505
Cell: (951) 219-7754

Email: gkinzel@socal.rr.com

RECEIVED
JUN 27 2017
CITY OF WILDOMAR

Matthew Bassi

From: OZENDOKA@aol.com
Sent: Tuesday, June 27, 2017 10:13 AM
To: Gary Nordquist
Cc: Matthew Bassi; Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson
Subject: Zone change proposal

Dear sirs and madams,

We, as concerned residents of Wildomar, Ca., wish to express our objections to the proposed zone change from Rural Residential to Medium/High Density for our city. We live on Union Street and the Palomar/ Washington corrridor is an essential route for many of our necessary errands. There is already more traffic along this route at certain times of the day than is comfortable. More homes are already being built along this route which is increasing the traffic density. The addition of high density housing along this same route would make things unbearable. Palomar/Washington is a two lane road which transitions into four lane roads at each end and the speeds along this route-especially on the Lake Elsinore end are too high.

We don't want to become a bedroom community or a pass through area of no concern to the people using this as an alternative to I-15.

Sincerely, Otis H. Smith
Mary Jo Smith
Rebecca A. McGovern
Ceallach Q. McGovern

Matthew Bassi

From: Sharon Petersen <spetersen06@yahoo.com>
Sent: Tuesday, June 27, 2017 1:39 PM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; Matthew Bassi
Subject: Zoning Change: Vote No

I am writing to the leaders we have chosen to represent the residents of Wildomar. I have owned a home in this city since 1989 and do not want the zoning changed from Rural Residential. Please do not let greed and ego get in the way of what is good for this city.

Thank you,

Regards,

Sharon E Petersen

RECEIVED
JUN 27 2017
CITY OF WILDOMAR



Virus-free. www.avg.com

Matthew Bassi

From: Bridgette Moore
Sent: Friday, June 30, 2017 11:27 AM
To: Matthew Bassi
Subject: FW: Camelia Townhomes Project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
JUN 30 2017
CITY OF WILDOMAR

From: Ronald Barry [ronpenbar@verizon.net]
Sent: Friday, June 30, 2017 10:50 AM
To: Ben Benoit; Dustin Nigg; walker@cityofwildomar.org; Bridgette Moore; Marsha Swanson
Subject: Camelia Townhomes Project

Dear City Council members,

As a member of this community, Wildomar, since December 17, 2004 I request that you do NOT change the zoning to accommodate the

builder of Camilia Townhomes. My family and I moved here because it is a rural community. I know the fees and taxes look good to a

growing city but there are other projects in the planning stages that will supply you with added monies to fund our city. Camelia Townhomes

will start a growing trend that changes the rural life we've found in this city. You were all elected do to your stand that Wildomar will stay rural.

Please vote NO on zoning Change.

Sincerely,

Ronald B Barry

Delma L. Barry

RECEIVED

JUL 12 2017

CITY OF WILDOMAR

CITY CLERK'S OFFICE

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
Herbelin Deborah		32247 ARNOLD LANE WILDOMAR	06-21-17	
Rachel LAREZ	Rachel Larez	35612 Kolo Ct	6-21-17	
Valerie Adam	Valerie C. Adam	35598 Kolo Ct	6-21-17	
Sharon Cartwright	SCartwright	23500 Mtn. Breeze	6/21/17	
Stephanie Hartley	Stephanie Hartley	23269 Highland Oaks Court	6-21-17	
JM LaPonza	JMLaPonza	23447 MountainBreeze	6-21-17	
Lisa Ramos		23513 Mtn. Breeze Dr	6-21-17	
Ken Ramos		"	6-21-17	
Maria Weiner	Maria Weiner	32417 Shadow Cove	6-21-17	
Kathy Bundy	Kathy Bundy	32792 Penrose	6-21-17	
Carmen Wolf		23091 Wing Elm	6-21-17	
Erika Wetzel		23091 Wing Elm	6-21-17	
Deborah Lo	Deborah Lo	23088 Wing Elm Cir	6-21-17	Against!!
Kathryn McCall		41989 Kodiak Ct Murrieta	6-21-17	
JOLINE HAYES		21384 DUNN ST WILDOMAR	6/21/17	
James Peck		32418 Virgowing	6/21/17	
Romulo Meniz		36069 Meadow Dr W	6/21/17	
William Lynch		32058 White Spruce Ct W.Wildomar	6-21-17	
Peter T. Unruh		32030 White Spruce Ct Wildomar	6-21-17	NO Zoning Change
Michael Rabatin		32031 White Spruce Ct Wildomar	6-21-17	
Michelle		22922 Pawnee Wildomar	6-21-17	
CLARK WOLFE		22922 Pawnee Wildomar	6-21-17	
Benjamin Morrison		23528 Mountain Breeze Dr.	6-21-17	Against zoning change
				Rock
BRETT MARS		32551 DEARBORN CT	6-21-17	AGAINST TOWN HOUSES
			6/21/17	

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CITY OF WILDOMAR
CITY CLERK'S OFFICE

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
Rachelle Woods		41815 Lauren St	6-21-17	
Joe Leone		[illegible]	[illegible]	
Louisa Leone		35484 Lexi Ln. Wild	6.21.17	
John Johnson			6-21-17	
Dave Sickles	Dave Sickles	21535 Wild Stallion Ln	6/21/17	
Barbara Sliff	Barbara Sliff	Same	6/21/17	
Germin Robles		32086 White Spruce ct Wildomar CA	6/21/17	
BRIAN TRINAY		23517 MOUNTAIN BREEZE DR	6-21-17	
Paige Virgil	Paige Virgil	41997 Kodiak Ct. Murrieta CA	6-21-17	
Tim Hinrichsen		41993 Kodiak ct	6-21-17	
James D Card		41226 Harvard Pl	6-21-17	
Nick Raines		23513 Mount Breeze Dr	6/21/17	
DAWN Morrison		23538 Mtn. Breeze	6/21/17	NO TO THE ZONING change
Albert Coyle		38370 Shoal Creek	6/21/17	
MARLENE MESSARA		35254 GATU CT	6/21/17	
MERVIN MESSARA		35254 GATU CT	6/21/17	No change
Laurie Yunnally		23455 Brandt Dr	6.21.17	You can't support
Ann Kiggins		33145 Jane Ct Wildom	6.21.17	No change
JEAN CLARK	EREMO Jean Clark	Deromo		
		32645 Central	92595	No! Camelia
Linda Wills		22977 Delano Lane	92595	No! No - No
Amy Disston		32815 Ridge Oak Rd	92595	NO!
[illegible] Disston		32815 RIDGEOAK RD	92595	NO
Edward Sandoval	E Sandoval	32796 Ridge Oak	92595	
Anna Sandoval		32794 Ridge Oak	92595	NO
Randall Brown		32791 Ridge Oak Rd	6-23-17	
Marilyn Francis		32791 Ridge Oak Rd	6-23-17	NO

Petition toward Wildomar Camelia Townhouse Project

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Printed Name	Signature	Address	Date	Comments
Karen Trout	Karen Trout	23512 Mtn. Breeze	5-2-17	
Wendy Lizardi	Wendy Lizardi	40392 Crystal Mire Ct.	5-3-17	
Monica Ruiz	Monica Ruiz	23690 Ballestros rd	5-3-17	
Jose Jimenez	Jose Jimenez	23690 Ballestros rd	5-3-17	
Misty Rivera	Misty Rivera	PO Box 1383 Wildomar	5/3/17	
Nichole Amies	Nichole Amies	31524 Blossom Hill ct	5/3/17	
Casi Lewis	Casi Lewis	28080 Mary Place	5-11-17	
Lupe Gonzalez	Lupe Gonzalez	32791 Willow Bay	5-11-17	
Jane Boermans	Jane Boermans	29100 Big Range Rd	5-11-17	
Sara Cokash	Sara Cokash	Murrieta	6.5.17	—

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CITY CLERK'S OFFICE

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JUL 12 2017

CITY OF WILDOMAR

CITY CLERK'S OFFICE

Van 7/17/201

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Printed Name	Signature	Address	Date	Comments
Herbelin, Deborah		32247 ARNOLD LANE WILDOMAR	06-21-17	
Rachel LAREZ	Rachel Larez	35612 Kolo Ct	6-21-17	
Valerie Adam	Valerie C. Adam	35598 Kolo Ct	6-21-17	
Sharon Cartwright	S Cartwright	23500 Mtn. Breeze	6/21/17	
Stephanie Hartley	Stephanie Hartley	23269 Oaks Court Highland	6-21-17	
JM LaPorta	JM LaPorta	23447 Mountain Breeze	6.21.17	
Lisa Ramos		23513 Mtn. Breeze Dr	6-21-17	
Ken Ramos		"	6-21-17	
Maria Weiner	Maria Weiner	32412 Shadow Cove	6-21-17	
Kathy Bundy	Kathy Bundy	32792 Penrose	6-21-17	
Carmen Weitzel		23091 Wing Elm	6-21-17	
Erika Wetzel		23091 Wing Elm	6-21-17	
Deborah Lo		23058 Wing Elm Cir	6-21-17	Against!!
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JOLINE HAYES		21384 DUNN ST WILDOMAR	6/21/17	
James Peck		32418 Virginia	6/21/17	
Romulo Meneses		36069 Madera Dr. W	6/21/17	
William Lynch		32058 White Spruce Ct	6-21-17	
Peter J. Hansen		32030 White Spruce CT W.Doms	6-21-17	No Zone Change
Michael Robatin		32031 White Spruce Ct W. Doms	6-21-17	
Nicole Wolfe		22922 Pawnee Wildomar	6-21-17	
CLARK WOLFE		22922 Pawnee Wildomar	6-21-17	
Benjamin Morrison		23528 Mountain Breeze Dr.	6-21-17	Against zoning change
BRETT MYERS		32051 DESERT CT	6-21-17	AGAINST TOWN HOUSES PROPOSED

RECEIVED

JUL 12 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

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Louisa Leone		35984 Lexi Ln. Wild.	6.21.17	
John Johnson			6-21-17	
Dave Sickles	Dave Sickles	21535 Wild Stallion Ln	6/21/17	
Barbara Sliff	Barbara Sliff	Same	6/21/17	
Germin Robles		32086 White Spruce ct Wildomar, CA	6/21/17	
BRIAN TRINAY		23517 MOUNTAIN BREEZE DR	6-21-17	
Paige Virgil	Paige Virgil	41997 Kodiak Ct. Murrieta CA	6-21-17	
Tim Huizenga		41993 Kodiak ct	6-21-17	
James D Cano		42526 Wakonda Rise	6-21-17	
Nick Raines		23513 Mount Breeze Dr	6/21/17	
Dawn Monson		23528 Mtn. Breeze	6/21/17	NO TO THE ZONING change
Albert Coyle		38370 Shoal Creek	6/21/17	
MARLENE MESSAROS		35254 GATU Ct	6/21/17	
MERVIN MESSAROS		35254 GATU CT	6/21/17	No change
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Ann Kiggins		33145 Jane Ct Wildom	6.21.17	No rezone cha
JEAN CLARK	EREMO Jean Clark	Deronne 39645 Central	92595	No! Camel
Linda Wills		22977 Delta Lane	92595	No! No-No
Amy Disston		32815 Ridge Oak Rd	92595	NO!
Ben Disston		32815 RIDGE OAK RD	92595	NO
Edward Sandoval		32796 Ridge Oak	92595	
Anna Sandoval		32796 Ridge Oak	92595	NO
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Marilyn Francis		32791 Ridge Oak Rd	6-23-17	NO

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Monica Ruiz	Monica Ruiz	23690 Ballestros rd	5-3-17	
Jose Jimenez	Jose Jimenez	23690 Ballestros rd	5-3-17	
Misty Rivera	Misty Rivera	PO Box 1383 Wildomar	5/3/17	
Nichole Annies	Nichole Annies	31524 Blossom Hill ct	5/3/17	
Casi Lewis	Casi Lewis	28080 Mary Place	5-11-17	
Lupe Gonzalez	Lupe Gonzalez	32791 Willow Bay	5-11-17	
Jane Boermans	Jane Boermans	29100 Big Range Rd	5-11-17	
Sara Cokash	Sara Cokash	Murrieta	6.5.17	

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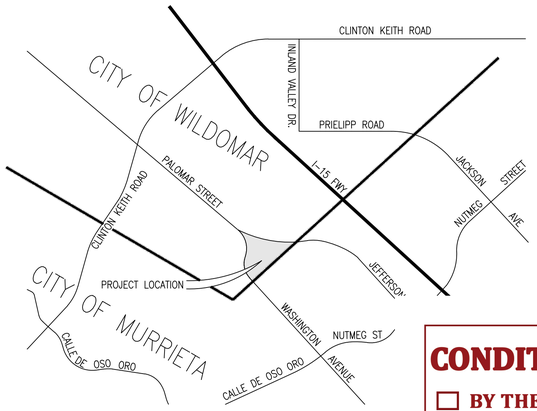
CITY OF WILDOMAR
CITY CLERK'S OFFICE

CITY OF WILDOMAR
SITE PLAN & CONCEPTUAL GRADING PLAN FOR CAMELIA
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PA 16-0070 Substantial Conformance Plans



VICINITY MAP
NOT TO SCALE

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☒ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 06/06/22
APPLICATION NOS. PA 16-0070(SC)
PLANNER Matthew Bassi
SIGNATURE Matthew Bassi

ASSESSORS PARCEL NUMBER

380-220-003

APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR – (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS
TOTAL GROSS DENSITY: 6.3 DU/ACRE

AREA COMPUTATIONS

1)	GROSS PROJECT AREA:	25.9 AC
2)	AREA COVERED BY BUILDING:	4.4 AC
3)	AREAS COVERED BY PRIVATE ST., ALLEYS, AND PARKING:	3.2 AC
4)	LANDSCAPE, WALKWAYS, & AMENITIES:	9.30 AC
5)	PUBLIC RIGHT OF WAY:	5.71 AC
5)	REMAINDER PARCELS	4.25 AC

UTILITY PURVEYORS:

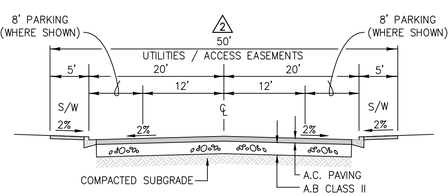
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1) ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
2) THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
3) THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
5) THIS PROJECT IS SUSCEPTIBLE TO SUBSIDENCE.
6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
7) FEMA MAP NO.: 0605C2705G
   ZONE DESIGNATION: ZONE X
8) THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

PARKING COMPUTATION

SEE PARKING & ADA EXHIBIT FOR PARKING COMPUTATION



PRIVATE STREET (STREETS A, B, & C)
N.T.S

FIRE NOTES:

1) PRIOR TO ISSUANCE OF BUILDING PERMITS, THE WATER SYSTEM FOR FIRE PROTECTION MUST BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT.
2) THE WATER SYSTEM SHALL BE INSTALLED AND ACCEPTED PRIOR TO BRINGING ANY COMBUSTIBLES ON SITE.
3) ALL HOMES SHALL HAVE FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITION.
4) STREET NUMBERS SHALL BE DISPLAYED IN A PROMINENT LOCATION ON THE ADDRESS SIDE OF BUILDINGS. NUMBERS SHALL BE LEDGIBLE OF A CONTRASTING COLOR, AND ADEQUATELY ILLUMINATED TO BE VISIBLE FROM THE STREET AT ALL HOURS.
5) BLUE RETRO-REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED TO INDICATE THE LOCATION OF FIRE HYDRANTS.
6) ALL GATES SHALL BE EQUIPPED WITH KNOX RAPID ENTRY SYSTEMS.

EASEMENT NOTES:

EXISTING EASEMENTS

1 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.

2 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.

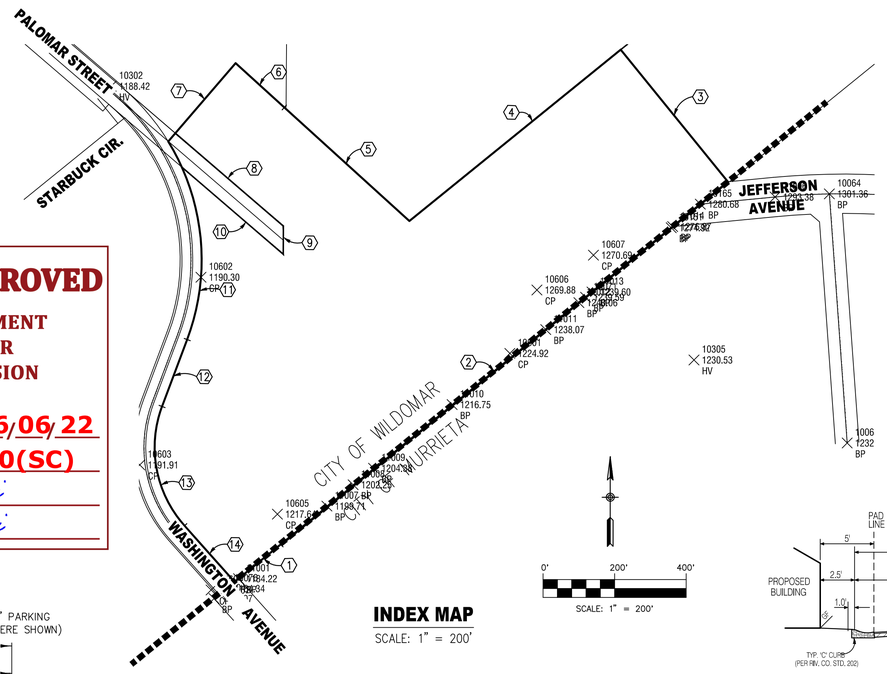
3 AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 86277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.

4 A 10' WIDE EASEMENT FOR PUBLIC UTITILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

PROPOSED EASEMENTS

1 PROPOSED EASEMENT FOR STREET PURPOSES TO BE GRANTED TO THE CITY OF MURRIETA.

2 INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.



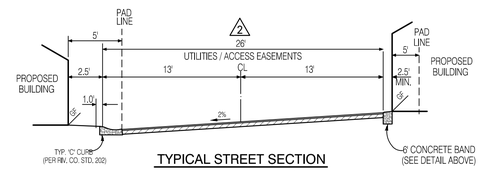
INDEX MAP
SCALE: 1" = 200'

PROPERTY BOUNDARY DATA TABLE

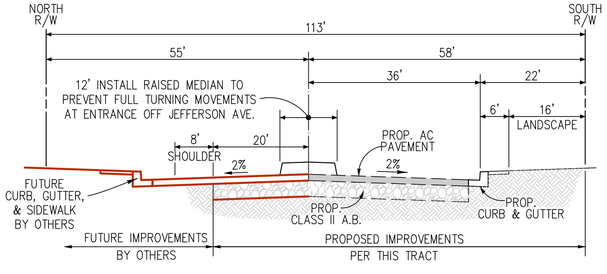
No.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	N50°56'15"E	–	167.15'	–
2	N50°56'27"E	–	1608.15	–
3	N39°01'40"W	–	475.68'	–
4	N50°56'29"E	–	760.60'	–
5	N47°45'19"W	–	472.07'	–
6	N47°45'19"W	–	184.06'	–
7	N40°40'59"E	–	258.05'	–
8	N49°18'51"W	–	398.33'	–
9	N 0°25'33"E	–	78.62'	–
10	N49°18'51"W	–	374.07'	–
11	44°47'49"	633.20'	495.07'	260.97'
12	N20°34'12"E	–	199.61'	–
13	62°19'21"	328.10'	356.89'	198.40'
14	N41°45'09"W	–	210.39'	–

LEGEND:

- INDICATES EXISTING PROERTY BOUNDARY
- 8"S INDICATES PROPOSED SEWER (SIZE PER PLAN)
- 8"W INDICATES PROPOSED 8" WATER
- INDICATES PROPOSED STORM DRAIN
- INDICATES PROPOSED RETAINING WALL (HT. PER PLAN)
- INDICATES PROPOSED LOT LINES
- INDICATES 8' PRIVACY WALL
- INDICATES PROPOSED PRIVATE STREET LIGHT
- INDICATES OFF-SITE STREET LIGHT
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES 2:1 SLOPE
- 2 INDCATES BUILDING NUMBER
- PAD=236.0 INDICATES PAD ELEVATION
- WAT INDICATES LOCATION OF WATER LINE CONNECTION
- SEW INDICATES LOCATION OF SEWER LINE CONNECTION
- A ADA ACCESSIBLE UNIT

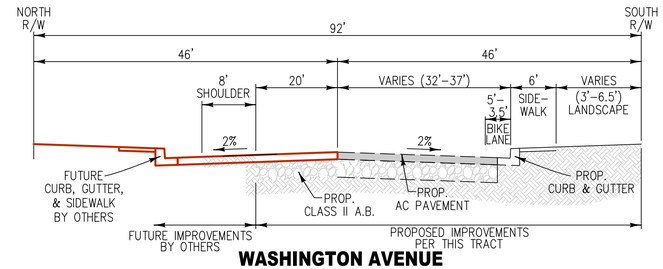


TYPICAL STREET SECTION
PRIVATE ALLEYS
NOT TO SCALE



JEFFERSON AVENUE
STD. NO. 92 (MODIFIED)
T.I.=9.5
NTS

NOTE:
GEOMETRICS SHALL BE BASED ON COORDINATION OF TRACT 31896 IMPROVEMENTS AND CITY OF MURRIETA EXISTING IMPROVEMENTS



WASHINGTON AVENUE
STD. NO. 94 (MODIFIED)
T.I.=8.5
NTS

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELD'S SUBDIVISION OF BLOCKS "K", "L", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 18, 1915 IN BOOK 406 OF DEEDS, AT PAGE 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 21" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1608.14 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 759.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89° 08' 28" WEST ALONG SAID NORTH LINE A DISTANCE OF 748.11 FEET TO THE TRUE POINT OF BEGINNING.

APN: 380-220-003-0

REVISED MARCH 2022

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

MDS CONSULTING — MORSE SCHULTZ
17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1 OF 4 SHTS

MATCH LINE - SEE SHEET 2 (TOP LEFT)

EXISTING 15" SEWER

EXISTING RIGHT OF WAY TO BE VACATED.

APN: 380-210-006
ZONING: M-SC
PM 19711-3

WASHINGTON AVENUE

JEFFERSON AVENUE

OFF-SITE RIGHT OF WAY TO BE AQUIRED PRIOR TO FINAL MAP.

APN: 380-220-001
ZONING: R-R

APN: 380-210-014
ZONING: M-SC
PM 19711-3

EXISTING 15" SEWER

STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY

STREET "A"

STREET "C"

STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY

WASHINGTON AVENUE

JEFFERSON AVENUE

AUBRY AVENUE

WATER QUALITY BASIN BOTTOM=180.0

6' TUBULAR STEEL FENCE ON 8' HIGH RETAINING

6' TUBULAR STEEL FENCE

6' HIGH PRIVACY WALL

4.5' MAX. HT RETAINING

50' FAULT SETBACK

CITY OF WILDOMAR

CITY OF MURRIETA

TR 28333-4
MB 275/1-5
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

TR 29069-1
MB 291/18-22
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

MATCH LINE - SEE SHEET 3 (BOTTOM RIGHT)

REVISED MARCH 2022

0' 50' 100' 150' 200'
SCALE: 1" = 50'

NOTE:
DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

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ENGINEER				CITY	

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CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

SHEET NO. 2 OF 4 SHTS



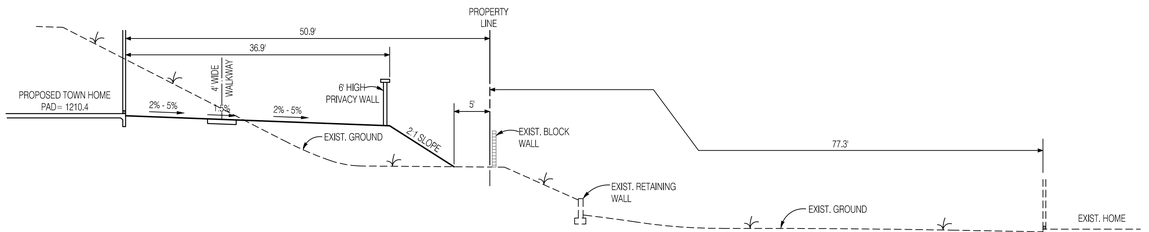
MATCH LINE - SEE SHEET 2 (TOP)

0' 50' 100' 150' 200'

SCALE: 1" = 50'

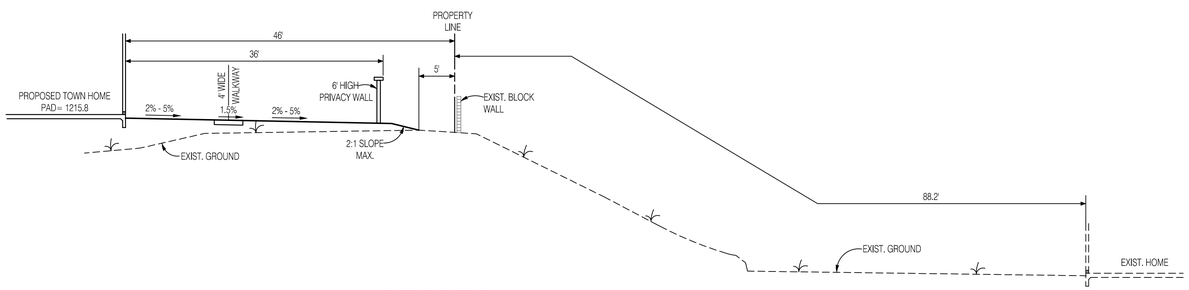
NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.



SECTION A-A

SCALE: 1"=10'

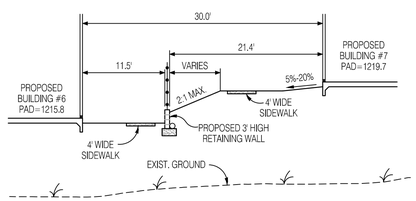


SECTION B-B

SCALE: 1"=10'

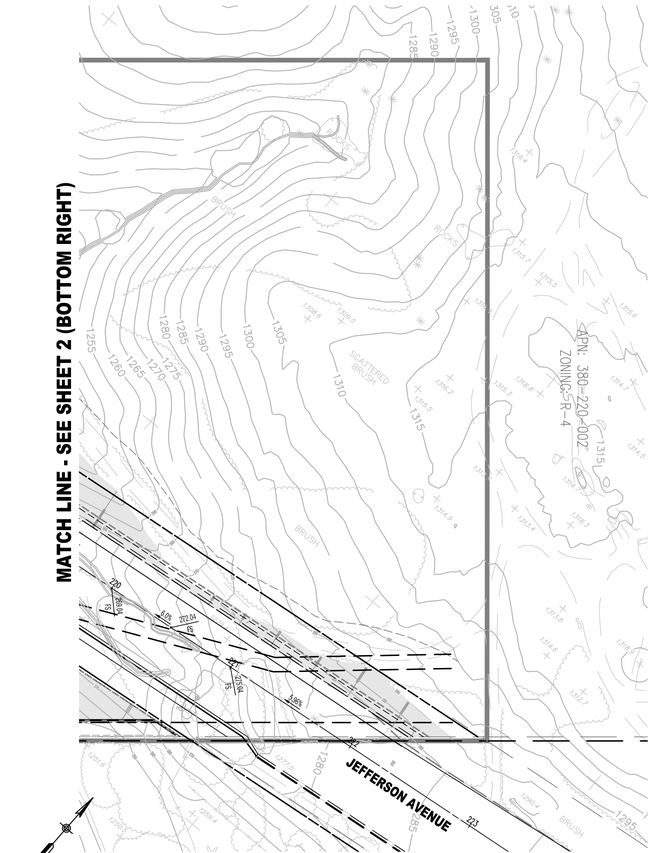
SECTION C-C

SCALE: 1"=10'



SECTION D-D

SCALE: 1"=10'



0' 50' 100' 150' 200'

SCALE: 1" = 50'

NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

REVISED MARCH 2022

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

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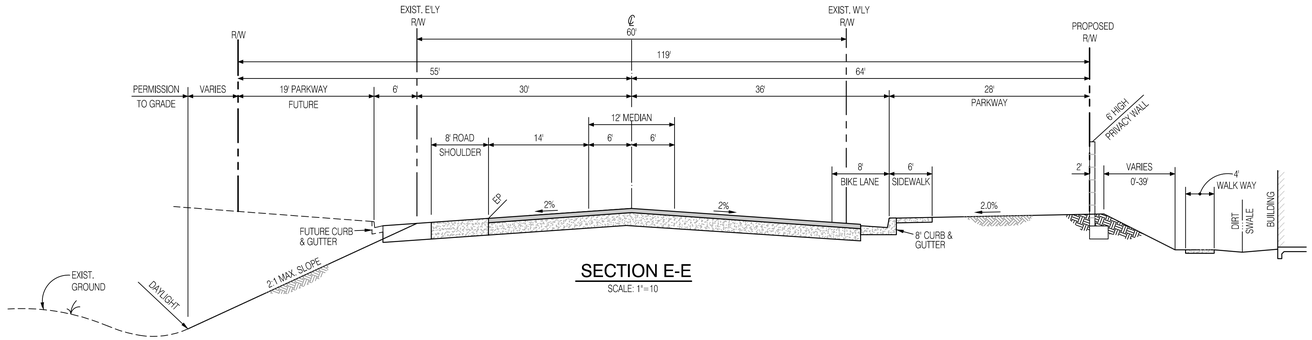
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

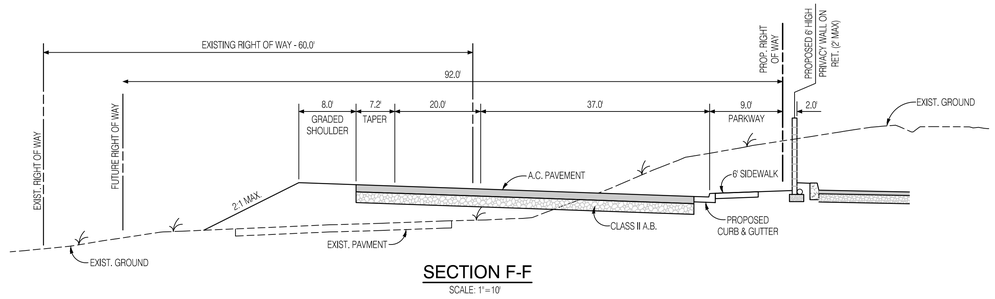
SHEET NO. 3

OF 4 SHTS



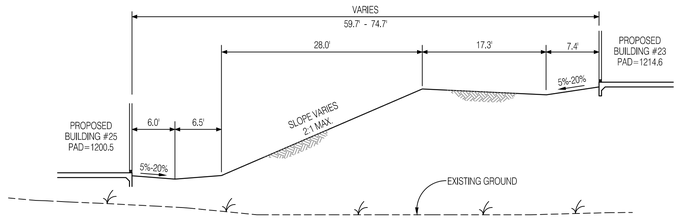
SECTION E-E

SCALE: 1"=10



SECTION F-F

SCALE: 1"=10'



SECTION G-G

SCALE: 1"=10'

ON-SITE STREET LIGHT DETAIL

NTS

REVISED MARCH 2022

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

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CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

SHEET NO. 4

OF 4 SHTS

CITY OF WILDOMAR
CAMELIA - PARKING EXHIBIT

PARKING COMPUTATION

UNIT TYPE	UNIT NO.	PARKING SPACE REQUIRED
3 BEDROOM	110 EA	110 x 2.75 = 303
2 BEDROOM	53 EA	53 x 2.25 = 119
TOTAL PARKING REQUIRED:		422

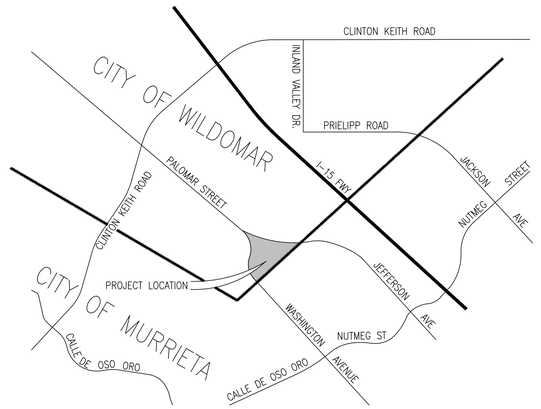
UNIT TYPE	UNIT NO.	PARKING SPACE PROVIDED
3 BEDROOM	110 EA	110 x 2.00 = 220
2 BEDROOM	53 EA	53 x 2.00 = 106
SURFACE PARKING		96
TOTAL PARKING PROVIDED:		422

OPEN SPACE PARKING

ACCESSIBLE PARKING =	5	SPACES
UNCOVERED PARKING =	91	SPACES
TOTAL =	96	SPACES

NOTE:

PARKING SPACE DIMENSIONS SHALL BE IN ACCORDANCE WITH CITY OF WILDOMAR ORDINANCE 348.



VICINITY MAP
NOT TO SCALE

LEGEND

- INDICATES ACCESSIBLE PATH
- INDICATES GARAGE PARKING
- INDICATES UNCOVERED PARKING
- INDICATES ACCESSIBLE PARKING
- (A) INDICATES ACCESSIBLE UNIT

0' 50' 100' 150' 200'
SCALE: 1" = 50'

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

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CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 1 SHTS



SLOPE PLANTING NOTE:

- For all 3:1 slopes or steeper that are 3' or more in vertical height, a low growing and low water use groundcover is to be selected that provides a protective soil covering and stabilizing root system. The groundcover container size and on center spacing shall allow a solid cover within 2 years of installation.
- For slopes 8' or more in vertical height, shrubs and trees shall be added Per City Requirements.
- Low Maintenance Planting shall be Installed at MSE Greenwall and Slope at South Boundary.

PLANTING NOTE:

- Trees and shrubs shall be planted so that at maturity they do not require trimming to keep growth to a restricted height or width. This particularly applies for traffic safety sight areas such as, street corners, project entries, drive aisles, and parking lot island planters where maximum plant height shall be limited to 30 inches.
- Trees shall be located and maintained to preserve clearance zones of at least ten feet from streetlights, fire hydrants, utility poles/meters and cable TV boxes, and backs of street and directional signs to tree trunks.

IRRIGATION DESIGN NOTE:

- For the efficient use of water, an irrigation system shall meet all City Requirements and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance.

FEATURE LEGEND:

1. Pedestrian Access Gate to Jefferson Avenue.
2. Children's Park with Children's Play Equipment Rubber Surfacing, Open Lawn for Informal Play and Solid Roof Shade Structure.
3. Primary Vehicle Gate Entry with Visitor Dial-Up Box Kiosk and Enhanced Vehicular Paving. See Sheet L-2 For Enlargement Plan, L-2A for Elevation.
4. Project Monument Wall and Signage. See Sheet L-2A for Elevation.
5. Tubular Steel Perimeter Fence.
6. Drought Tolerant Native Meadow Grass Planting.
7. Existing CMU Block Wall to Remain.
8. Retaining Block Wall Per Civil Engineer's Plans.
9. Active Park with Pickle Ball Court, Basketball Half Court and Open Lawn.
10. 6' Wide Concrete Walkway at Head-In Parking.
11. Concrete Patio's Per Architectural Plans.
12. 4' Wide Concrete Paseo Pathway.
13. Combination Retaining Wall with Safety Railing. Per Civil Engineer's Plans.
14. 3' Wide Private Residential Entry Path.
15. Maintenance Access Gate at Manufactures Slopes within Easement.
16. MSE Green Wall with Tubular Steel Fence. Per Civil Engineer's Plans.
17. Water Quality Basin.
18. 15' Wide Double Swing Maintenance Access Gate and Road to Water Basin.
19. Secondary Resident Only Gate Entry. See Sheet L-2 for Enlargement Plan, L-2A for Elevation.
20. Shade Structure with Picnic Table Seating, and Perrenial Herb Planting.
21. Citrus Grove with Crushed Rock Paving.
22. Bench Seating with Accent Planter.
23. Adirondack Chair Seating with Overlook Towards Cleveland National Forest.
24. Concrete Step Risers with Handrail.
25. Tubular Steel Enlcosed Rec-Center with Community Pool, Spa, Restroom Facility, Shade Structure, Countertop Barbeque Grill, Dining Area and Small Lounge with Adirondack Chair Seating and Fire Bowl. See Sheet L-3 for Enlargement Plan.
26. Parking Stall.
27. Diamond Tree Planter.
28. Gang Mailbox Location(s) with Trash Bin.

WATER EFFICIENT LANDSCAPE WORKSHEET

Camelia: HOA / Residential Landscape Projects

Reference ETo for the area **ETo=** 56.8

Estimated Total Water Use (ETWU):

ETWU calculation: (Eto) (.62) (ETAF) (LA)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) Gallons/Yr
Regular Landscape Areas							
HZ1 - Low Shrub	0.20	Dripline	0.81	0.25	75,000	18,519	652,148
HZ2 - Mod Shrub	0.50	Dripline	0.81	0.62	190,187	117,399	4,134,328
HZ3 - Mod Trees	0.50	Bubbler	0.81	0.62	36,750	22,685	0
HZ4 - High Pool / Spa	0.90	Bubbler	0.81	1.11	2,030	2,256	79,432
				Totals	303,967	160,858	
Special Landscape Areas							
HZ5 - High Turf	0.80	Spray	0.75	1.00	11,485	11,485	404,472
				Totals	11,485	11,485	
					Estimated Total Water Use in gallons per year, ETWU Total		5,270,380
					Max. Annual Water Allowance in gallons per year, MAWA Total		6,291,941
MAWA calculation: (Eto) (.62) [(ETAFxLA) + ((1-ETAF) x SLA)]						**MAWA - ETWU=**	**1,021,561**
						Estimated Acre Feet per Year =	16

ETAF Calculations:

Regular Landscape Areas

Total ETAF x Area	160,858	
Total Area	303,967	Average ETAF for Regular Landscape Areas must be
Average ETAF	**0.53**	0.55 or below for residential areas.

All Landscape Areas

Total ETAF x Area	172,344
Total Landscape Area (LA)	315,452
Sitewide ETAF	0.55

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
MULTI-TRUNK SPECIMEN TREE			
Quercus agrifolia	Coast Live Oak	48" Box	Low
LARGE EVERGREEN CANOPY TREE (36" Box at City Of Wildomar / Murrieta Boundary)			
Quercus suber	Cork Oak	24" /36" Box	Mod
LARGE DECIDUOUS CANOPY			
Platanus racemosa	California Sycamore	24" Box	Mod
WASHINGTON AVENUE STREET TREE			
Ginkgo biloba	Maidenhair Tree	24" Box	Mod
Rhus lancea	African Sumac	24" Box	Low
JEFFERSON AVENUE STREET TREE (To Match Existing Adjacent)			
Quercus suber	Cork Oak	24" Box	Mod
STREET "A" TREE (24" Box)			
Pistacia chinensis	Chinese Pistache	24" Box	Mod
TYPICAL STREET TREE (24" Box)			
Geijera parviflora	Australian Willow	24" Box	Mod
UPRIGHT EVERGREEN PASEO TREES			
Magnolia g. 'St. Mary'	Southern Magnolia	15 Gal.	Mod
Callistemon viminalis	Lemon Bottle Brush	15 Gal.	Mod
SMALL FLOWERING CANOPY TREE			
Lagerstroemia indica	Crape Myrtle	15 Gal.	Mod
Cercis c. 'Forest Pansy'	Eastern Redbud	15 Gal.	Mod
PINE TREE (36" Box at City Of Wildomar / Murrieta Boundary)			
Pinus canariences	Canary island Pine	36" Box	Mod
Pinus brutia var. eldarica	Afghan Pine	24" Box	Low
FRUIT ORCHARDS			
Dwarf Citrus - Meyers Lemon, Mandarin 'Honey'		15 Gal.	Mod
Dwarf Avocado Trees - 'Gwen'		15 Gal.	Mod

SHRUBS AND GROUNDCOVER

UPRIGHT SHRUB			
Dodonaea v. 'Purpurea'	Purple Hopseed Bush	5 Gal.	Mod
Nandina domestica	Heavenly Bamboo	5 Gal.	Mod
Podocarpus m. 'Maki'	Shrubby Yew Pine	5 Gal.	Mod
BACKGROUND			
Arbutus u. 'Compacta'	Dwarf Strawberry Tree	5 Gal.	Low
Rhamnus californica	Coffeeberry	5 Gal.	Low
Laurus nobilis	Bay Laurel	5 Gal.	Low
Heteromeles arbutifolia	Toyon	5 Gal.	Low
MIDGROUND			
Cistus purpureus	Rock Rose	5 Gal.	Low
Callistemon 'Little John'	Dwarf Bottle Brush	5 Gal.	Low
Nandina d. 'Sienna Sunrise'	Heavenly Bamboo	5 Gal.	Mod
Rosa spp	Rose	5 Gal.	Mod
FOREGROUND			
Festuca Glauca	Blue Fescue	1 Gal.	Mod
Achillea Moonshine	Moonshine Yarrow	1 Gal.	Low
Dianella 'Little Rev'	Little Rev Dianella	1 Gal.	Low
Dianella 'Silver Streak'	Silver Streak Dianella	1 Gal.	Mod
GROUND COVER			
Baccharis p. 'Pigeon Point'	Coyote Bush	5 Gal.	Low
Cotoneaster 'Lowfast'	Lowfast Cotoneaster	5 Gal.	Mod
Myoporum 'Putah Creek'	Myoporum	1 Gal.	Low
Rosa Groundcover	Groundcover Rose	1 Gal.	Mod
Rosmarinus o. 'Prostratus'	Rosemary	1 Gal.	Low
ACCENT / GRASSES			
Aloe striata	Coral Aloe	1 Gal.	Low
Hesperaloe parviflora	Red Yucca	5 Gal.	Low
Muhlenbergia rigens	Deergrass	1 Gal.	Mod
Sesleria autumnalis	Autumn Moor Grass	1 Gal.	Mod
SLOPE PLANTING (●)			
WATER BASIN PLANTING			
Carex praegracilis	Meadow Sedge	Plugs	Mod
Juncus patens	California Gray Rush	1 Gal.	Low
Achillea x. 'Moonshine'	Yarrow	1 Gal.	Low

sancerra

CAMELIA

TOWNHOMES - CONCEPTUAL LANDSCAPE MASTER PLAN

TTM 37156, WILDOMAR, CA.

0 50 100 150 200 FEET

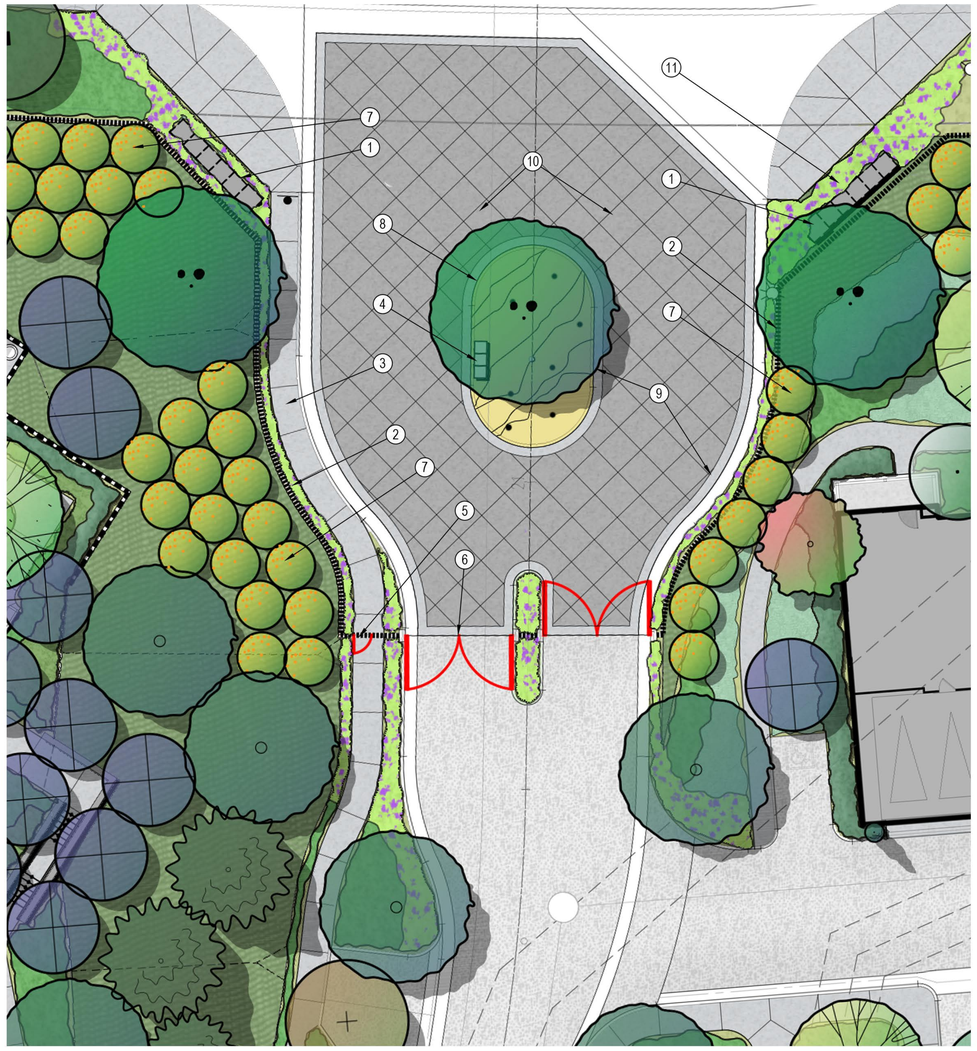
SCALE: 1" = 50'

NORTH

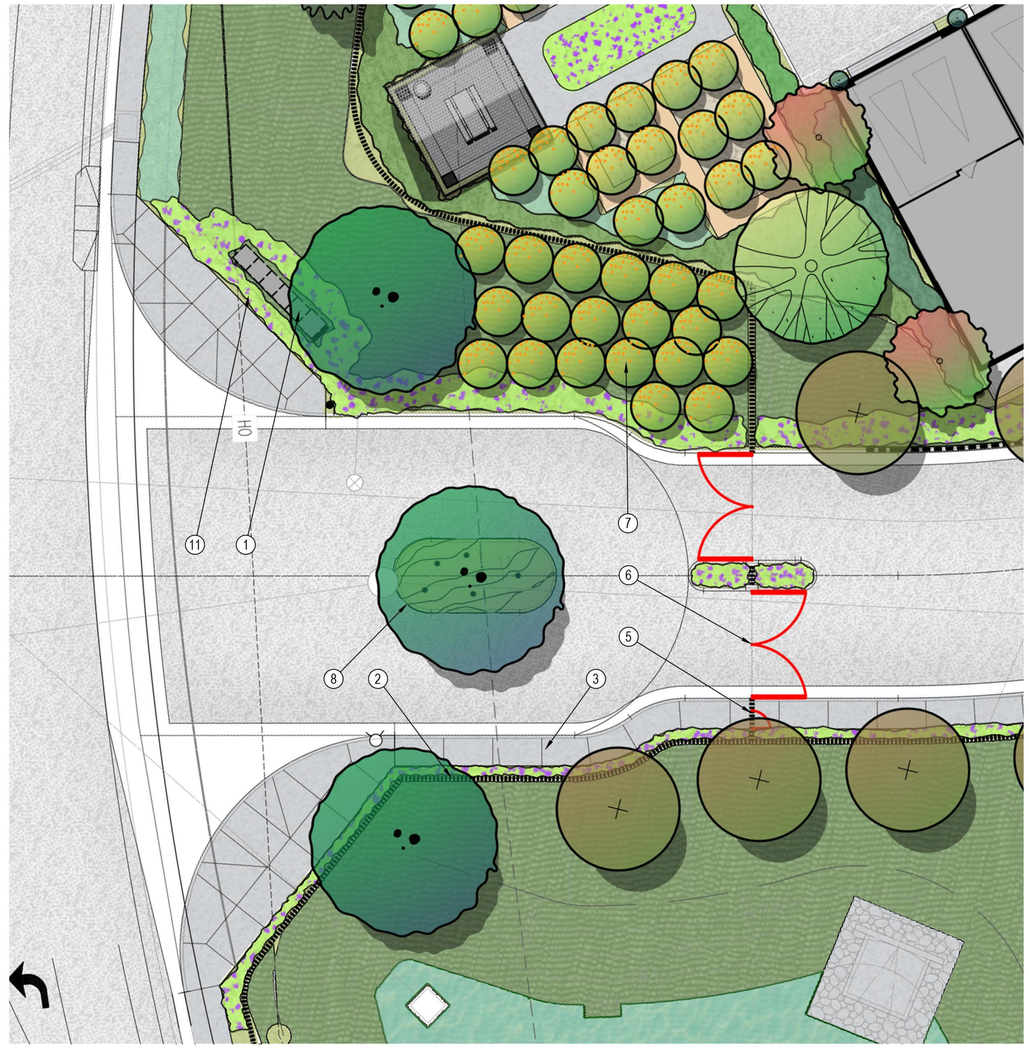
SCALE: 1" = 50'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

L-1



A-PRIMARY ENTRY AT JEFFERSON AVENUE



B-SECONDARY RESIDENT ONLY ENTRY AT WASHINGTON AVENUE

PLANT PALETTE:

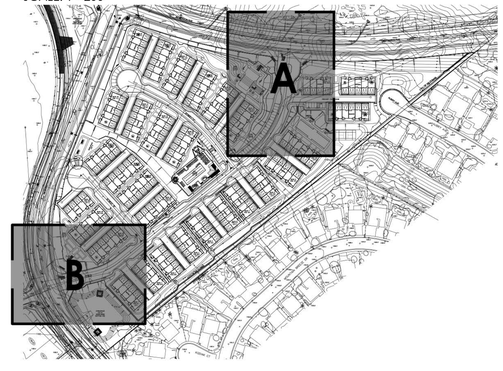
SHRUBS AND GROUNDCOVER

- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- ACCENT / GRASSES
- SLOPE PLANTING

FEATURE LEGEND:

1. Entry Monument and Signage. See Sheet L-2A for Elevation.
2. Tubular Steel Fence.
3. 5' Wide Concrete Sidewalk.
4. Visitor Dial-Up Kiosk
5. 3' Wide Pedestrian Entry Access Gate. See Sheet L-2A for Elevations.
6. Vehicular Gate Entry and Exit. See Sheet L-2A for Elevations.
7. Citrus Tree Planting at Entries.
8. Median Planter.
9. Concrete Band.
10. Enhanced Vehicular Paving.
11. Accent Planting at Entries and Monuments.

KEY MAP
SCALE: 1"=200'



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CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - GATE ENTRIES

TTM 37156, WILDOMAR, CA.

0 1 2 3 4 INCHES

SCALE: 1'-0" = 1'-0"

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

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LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

L- 2



DECORATIVE COLUMN POST WITH LIGHT FIXTURE

VEHICULAR GATES - EXIT

CENTER MEDIAN WITH PROJECT SIGNAGE / LOGO

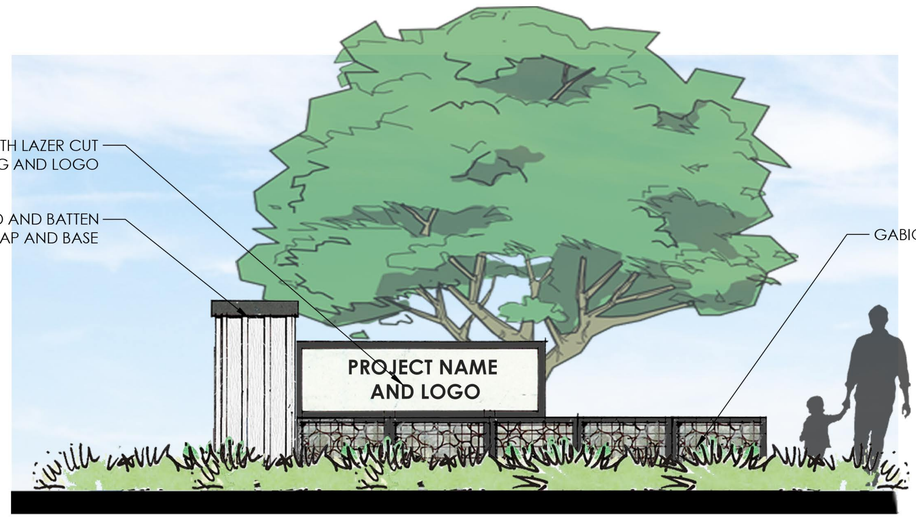
VEHICULAR GATES - ENTER

TUBULAR STEEL WITH STEEL MESH PEDESTRIAN GATE ENTRY

ADJACENT TUBULAR STEEL FENCE

GATE ENTRY

SCALE: 1/2" = 1'-0"



STEEL SIGNAGE BOARD WITH LAZER CUT LETTERING AND LOGO

CONCRETE COLUMN WITH BOARD AND BATTEN CLADDING, PRECAST CAP AND BASE

GABION WALL

ENTRY MONUMENT

SCALE: 1/2" = 1'-0"

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CAMELIA

TOWNHOMES - CONCEPTUAL ELEVATIONS

TTM 37156, WILDOMAR, CA.

0 2 4 6 8 FEET

SCALE: 1/2" = 1'-0"

SCALE: 1" = 40'
DATE: MARCH 2022
ADG JOB #: 2158

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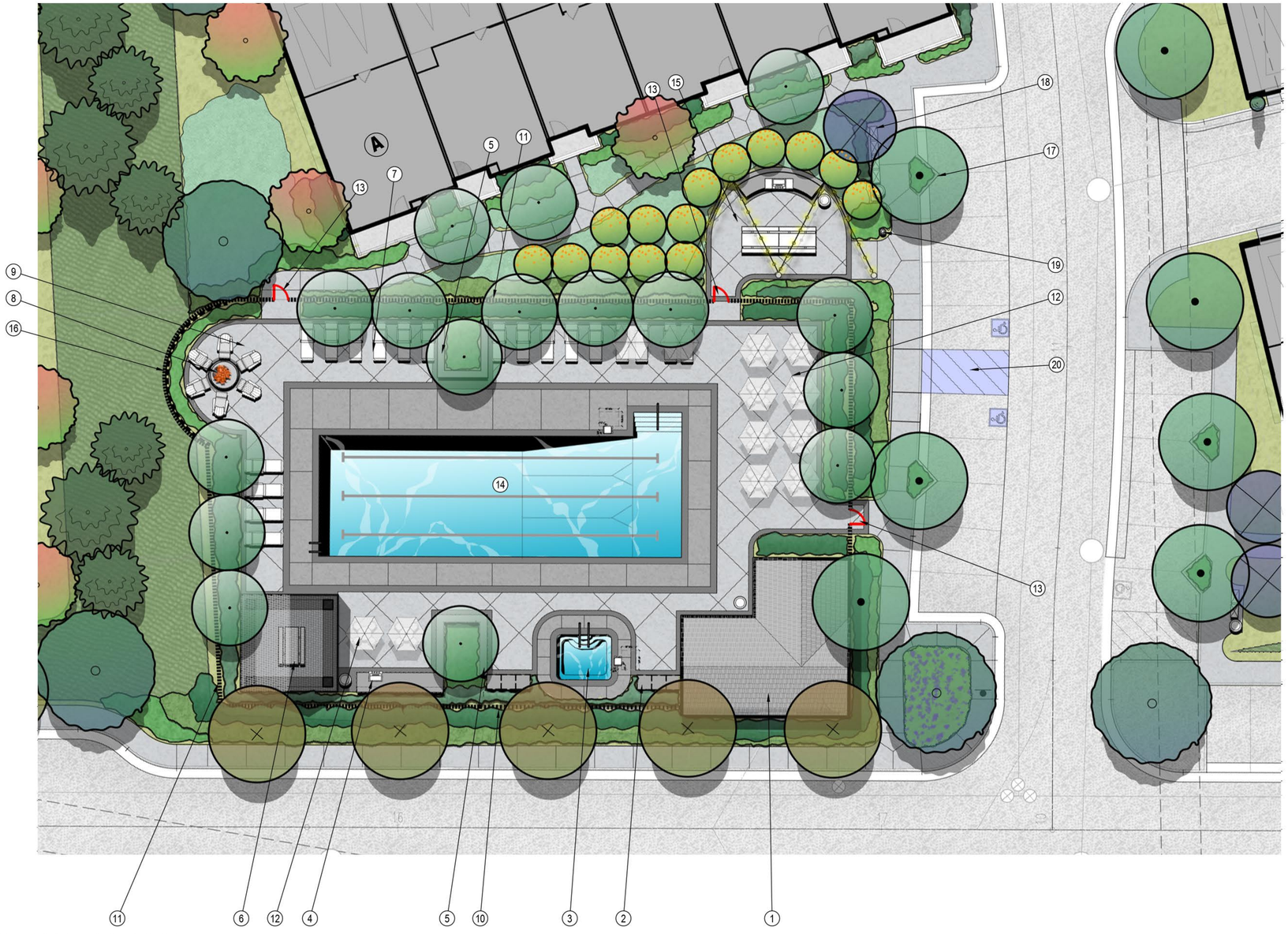
L- 2A



FEATURE LEGEND:

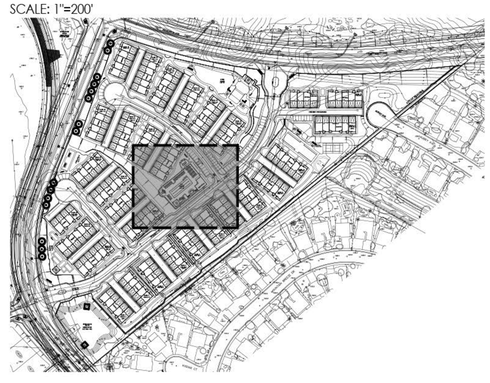
1. Restroom and Pool Equipment Facility. Per Architectural Plans.
2. Decorative Gabion Wall Bench Seating.
3. Family Spa (Approx. 10x11).
4. Countertop Gas Barbeque Grill.
5. Seatwall.
6. Shade Structure with Picnic Table Seating.
7. Sundeck with Chaise Lounge Chairs.
8. Gas Firebowl.
9. Adirondack Chair Seating.
10. Privacy Block Wall.
11. 6' Tall Tubular Steel Swimming Pool Enclosure Fence.
12. Patio Furniture with Shade Umbrella.
13. Security Gate with Self-Latching Mechanism.
14. Community Pool (Approx. 25x75).
15. Outdoor Dining with Double Length Picnic Table Seating, Counter-Top Barbeque Grill and Tivolli Lighting.
16. Combination Retaining and Tubular Steel Fence at Sloped Area.
17. Diamond Tree Planter.
18. Gang Mailbox Location.
19. Pet Waste Station.
20. Accessible Parking with Loading Zone and Curb Ramp.

PLANT PALETTE:

SHRUBS AND GROUNDCOVER

- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- ACCENT / GRASSES
- SLOPE PLANTING

KEY MAP
SCALE: 1"=200'



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CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - REC-CENTER - LOT 20

TTM 37156, WILDOMAR, CA.

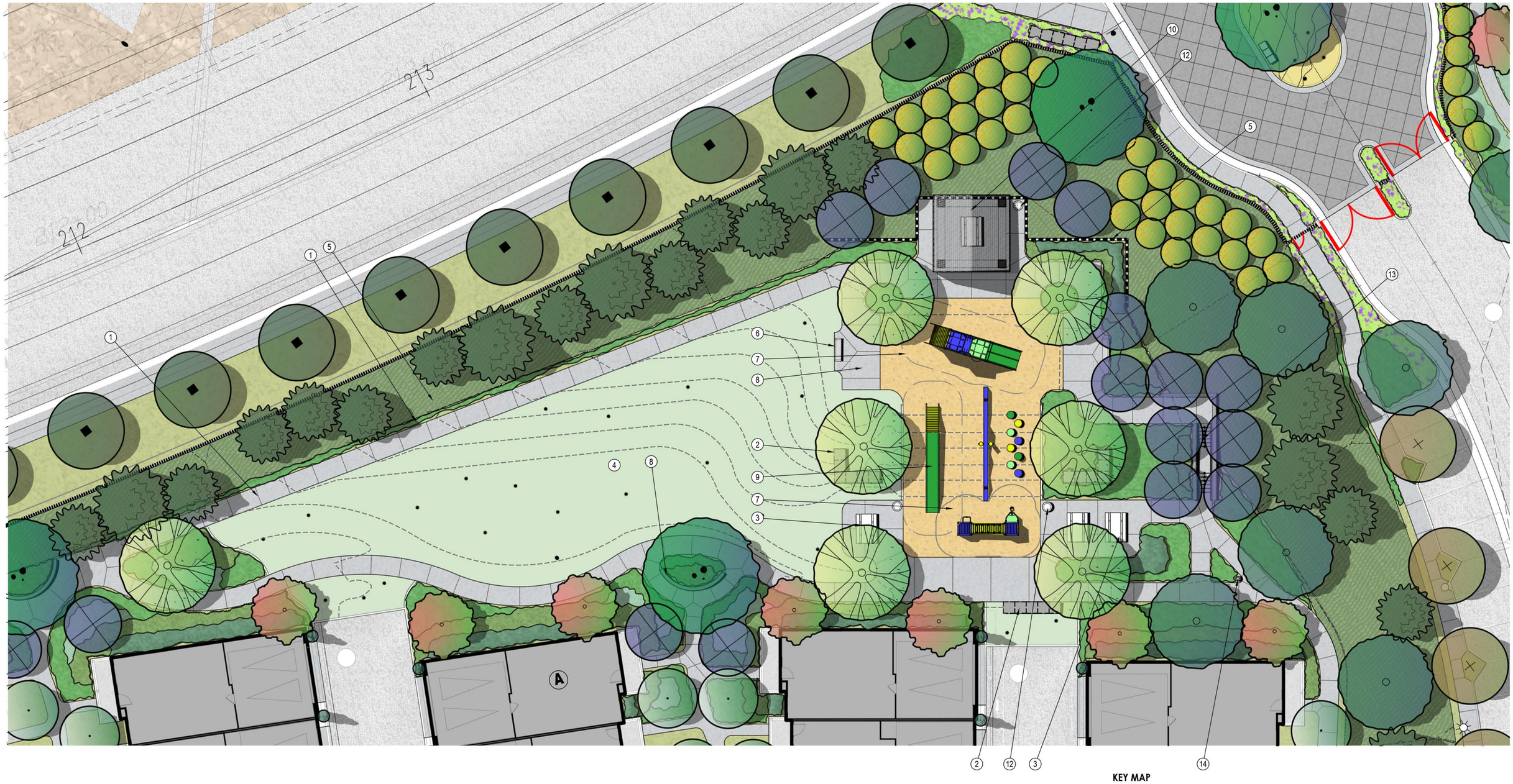
0 10 20 30 40 FEET

SCALE: 1" = 10'

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
19221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

L- 3



PLANT PALETTE:

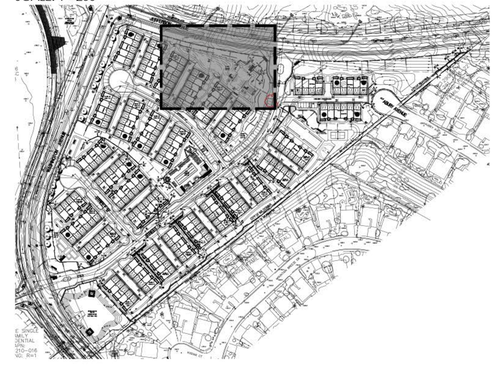
SHRUBS AND GROUNDCOVER

- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- ACCENT / GRASSES
- SLOPE PLANTING

FEATURE LEGEND:

1. 4' Wide Accessible Path to Upper Tot-Lot.
2. Feature Gabion Wall for Low Retaining / Seatwall.
3. Picnic Table Seating.
4. Open Lawn for Informal Play.
5. Retaining Wall. Per Civil Engineer's Plans.
6. Bench Seating.
7. Children's Tot-Lot with Multiple Age Group Play Equipment.
8. Concrete Seatwall.
9. Slope Play with Slides and Climbers.
10. Solid Roof Shade Structure with Picnic Table Seating.
11. 6' Tall Tubular Steel Fencing.
12. Trash Receptacle.
13. Concrete Steps with Hand-Rails.
14. Pet Waste Station.

KEY MAP
SCALE: 1"=200'



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CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - CHILDRENS PARK - LOT 9

TTM 37156, WILDOMAR, CA.

0 10 20 30 40 FEET

SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2830

L- 4



FEATURE LEGEND:

1. Concrete Stairs with Handrails.
2. Retaining Wall Per Civil Engineer's Plans.
3. Picnic Table Seating.
4. Feature Gabion Wall for Low Retaining.
5. Open Lawn.
6. Pet Waste Station.
7. 6' Wide Concrete Path.
8. Pickle Ball Court with Fence Enclosure.
9. Basketball Half Court with Painted Stripes.
10. Trash Receptacle

PLANT PALETTE:

SHRUBS AND GROUNDCOVER

- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- SLOPE PLANTING

KEY MAP
SCALE: 1"=200'



sancerra

CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - ACTIVE PARK

TTM 37156, WILDOMAR, CA.

0 10 20 30 40 FEET

SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 456-2800

L- 5

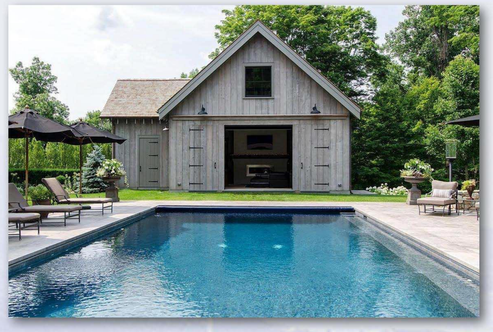


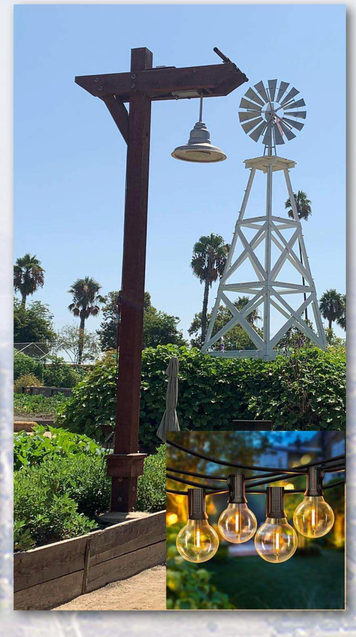
FRUIT GROVES





LINEAR SHAPED COMMUNITY POOL







OVERLOOK SEATING



ADIRONDACK CHAIR SEATING



ADIRONDACK CHAIR SEATING AROUND FIRE BOWL





OUTDOOR DINING WITH BARBEQUE GRILL, PICNIC TABLE AND TIVOLI LIGHTING

OPEN SPACE OVERLOOKS AND AGRISCAPES

REC-CENTER









CHILDREN'S ACTIVE PLAY AREA



BASKETBALL HALF COURT



LARGE LAWN AREA FOR GROUP ACTIVITY



STAIR CLIMB EXCERCISE



PICKLE BALL COURT

ACTIVE PARK













ENTRIES

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CAMELIA

TOWNHOMES - CONCEPTUAL IMAGE BOARD

TTM 37156, WILDOMAR, CA.

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH. (909) 484-2800

R H A

ROBERT HIDEY ARCHITECTS

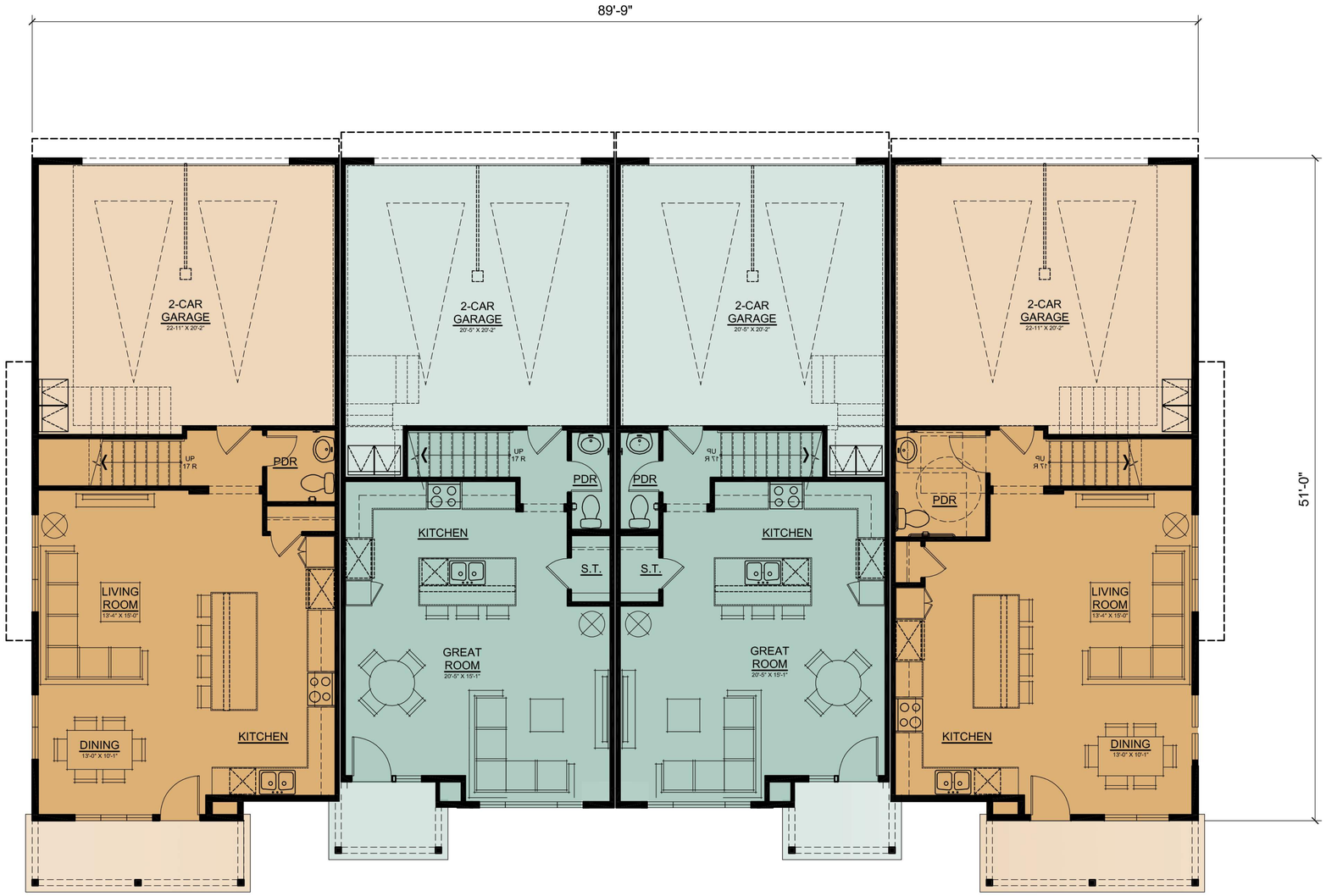
CAMELIA

WILDOMAR, CA

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 1A

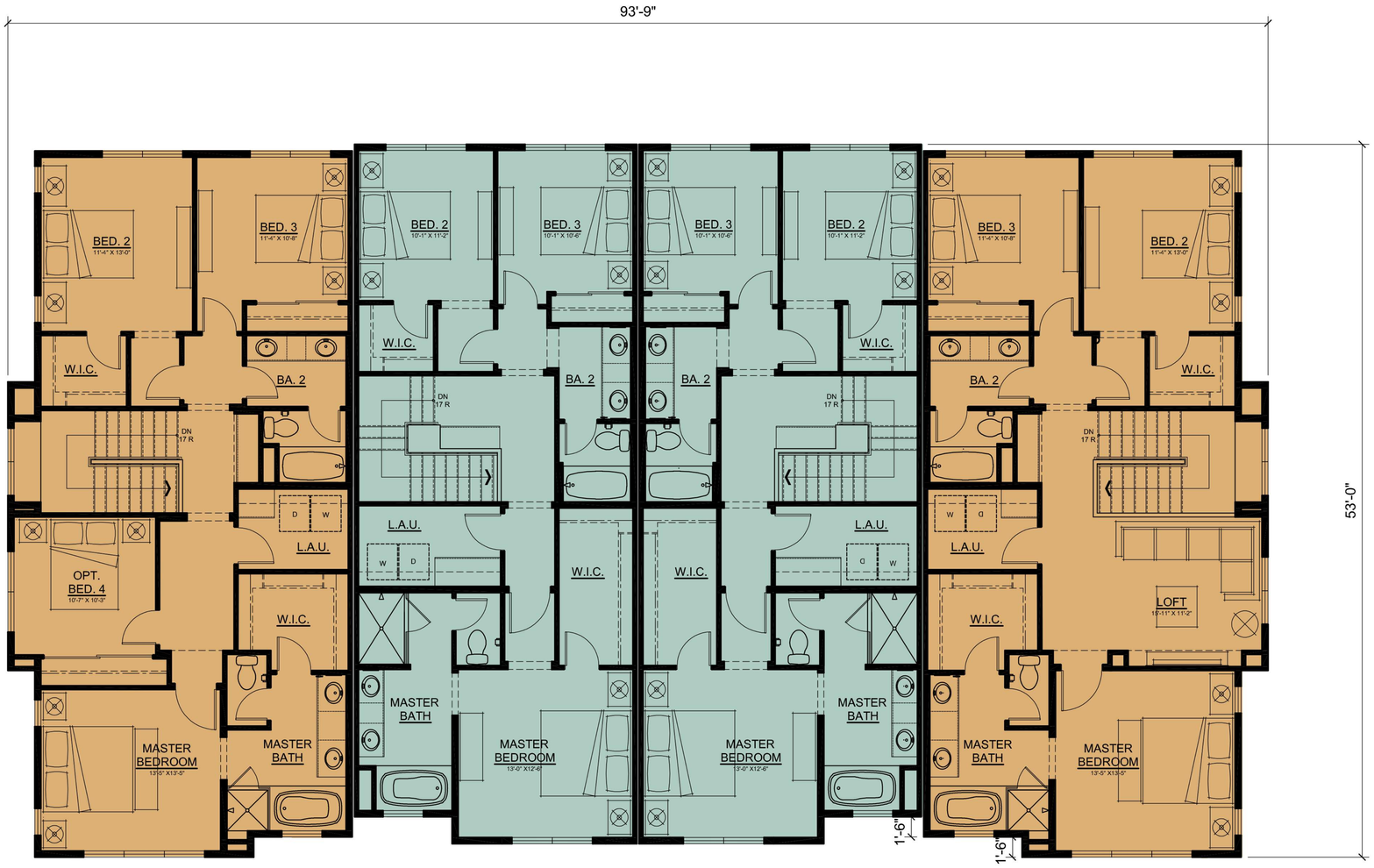
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 UNIT 2 UNIT 2 UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

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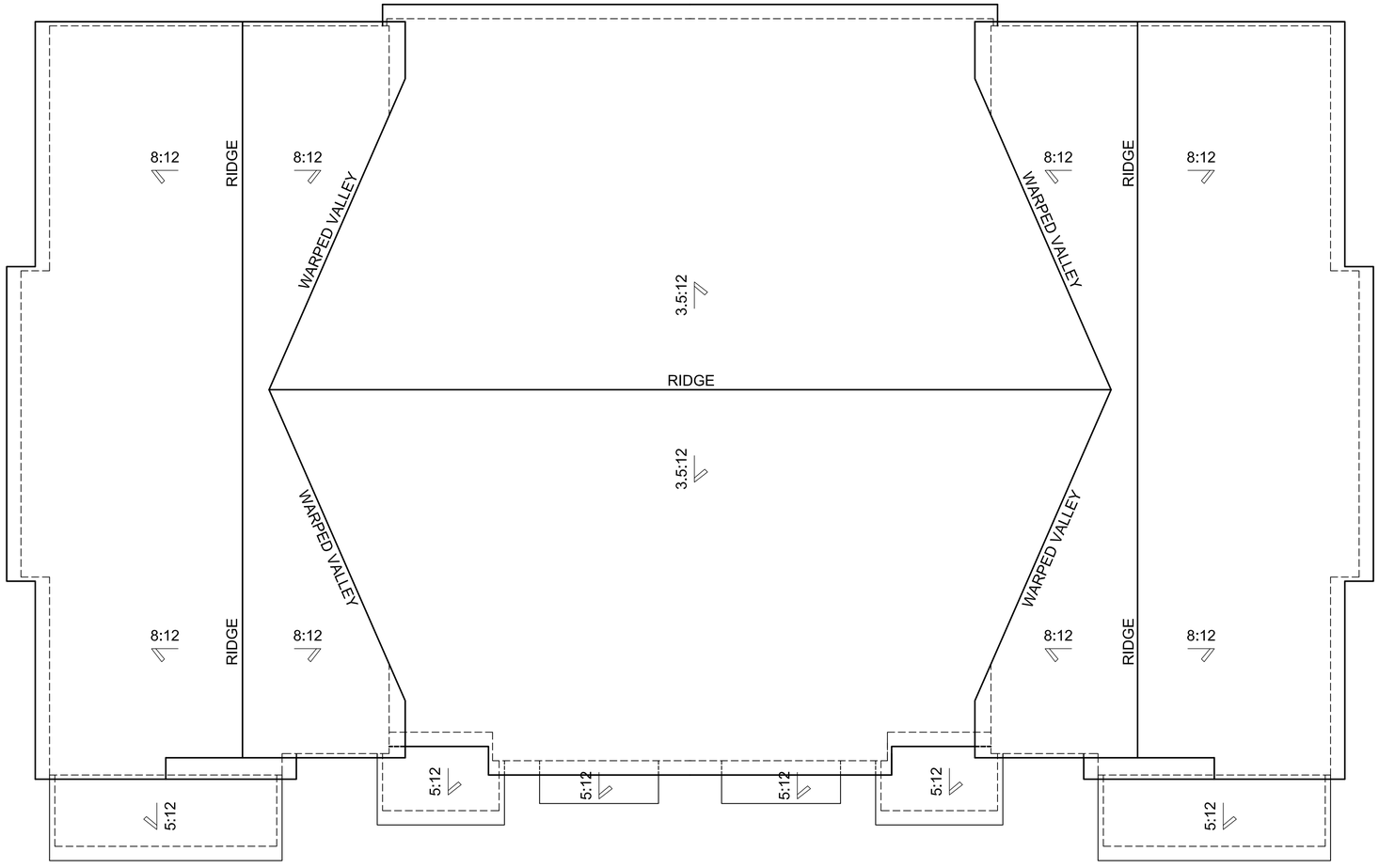
R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A

ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES
"MOIRE BLACK"

DOWNSPOUTS AND GUTTERS
BENJAMIN MOORE 2133-10 "ONYX"

BOARD AND BATTENS
DUNN EDWARDS DEW 383 "COOL DECEMBER"

HORIZONTAL SIDING
DUNN EDWARDS DEW 383 "COOL DECEMBER"

WOOD RAFTERS
DUNN EDWARDS DEW 383 "COOL DECEMBER"

VINYL WINDOWS
MILLARD "WHITE"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"



FRONT

STUCCO
DUNN EDWARDS DEW 383 "COOL DECEMBER"

WOOD TRIM
DUNN EDWARDS DEW 383 "COOL DECEMBER"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"



REAR

ELEVATIONS
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 UNIT 2 UNIT 1 UNIT 2 UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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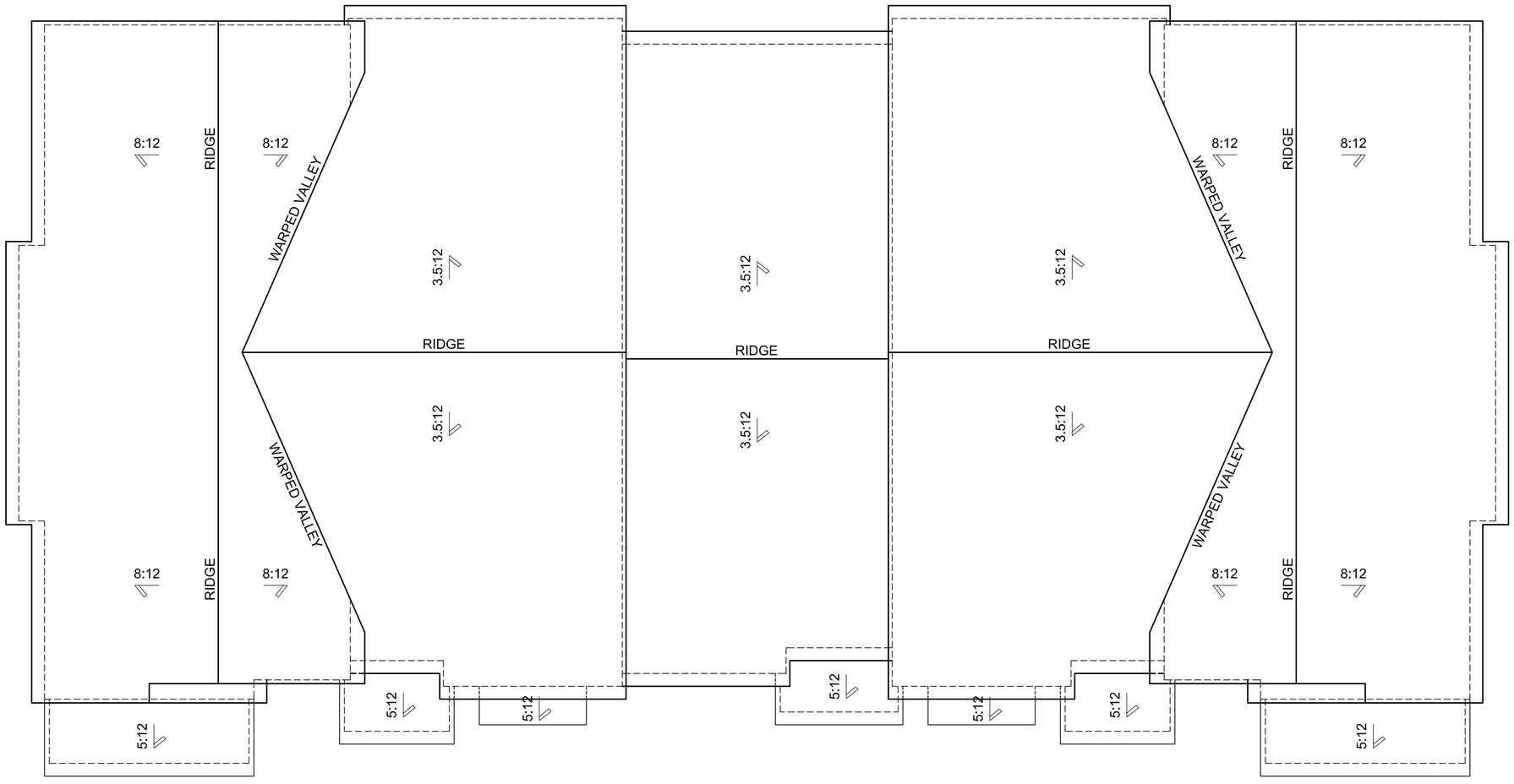
R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A

ROBERT HIDEY ARCHITECTS



FRONT



REAR

ELEVATIONS
BUILDING TYPE 2A

0 1' 2' 4' 8'

SCALE: 1/4"=1'-0"

CAMELIA

WILDOMAR CALIFORNIA

100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

493

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 UNIT 2 UNIT 1 UNIT 2 UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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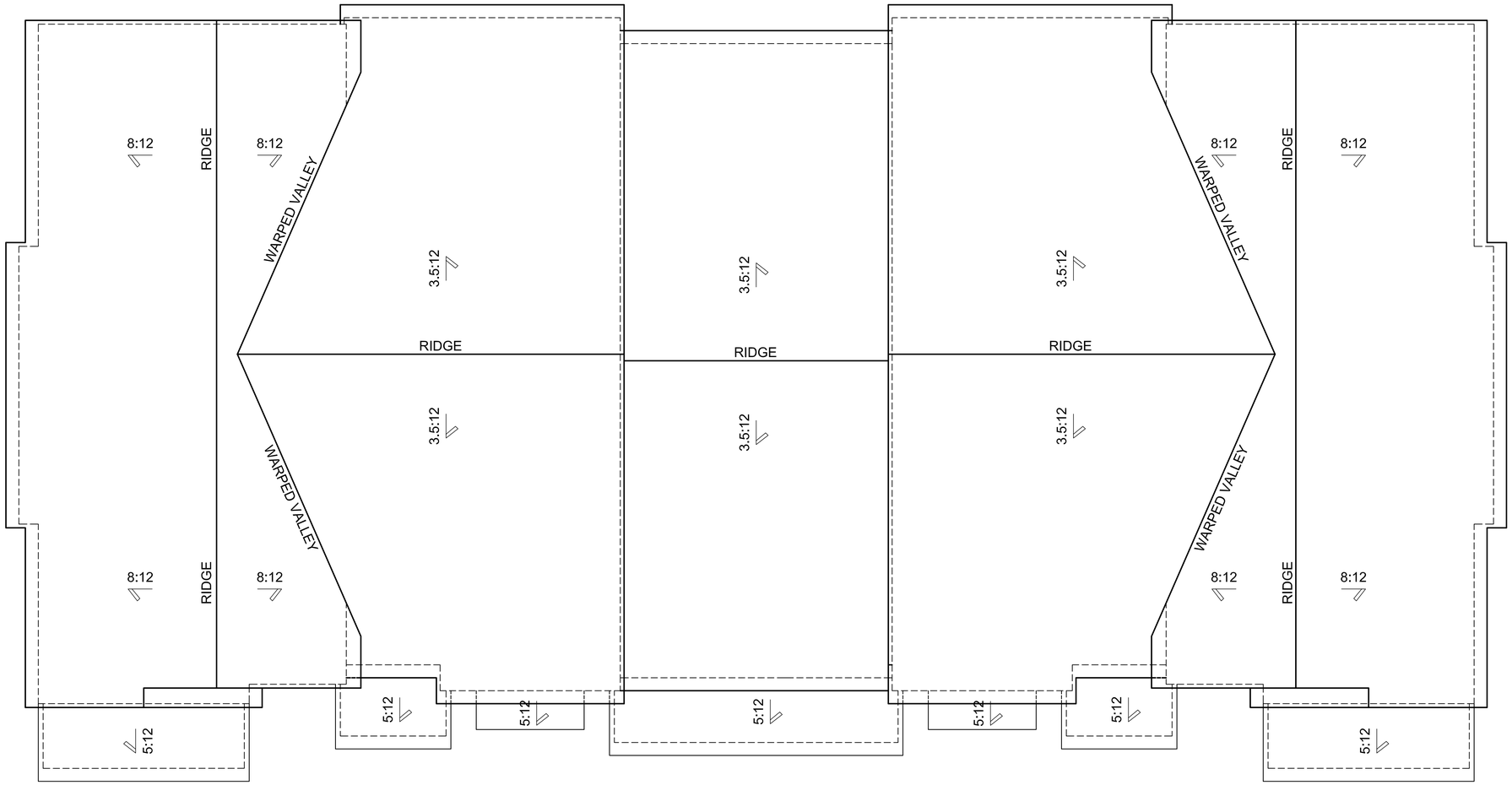
R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

RHA

ROBERT HIDEY ARCHITECTS



FRONT



REAR

ELEVATIONS
BUILDING TYPE 2B

0 1' 2' 4' 8'

SCALE: 1/4"=1'-0"

CAMELIA

WILDOMAR CALIFORNIA

100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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R H A
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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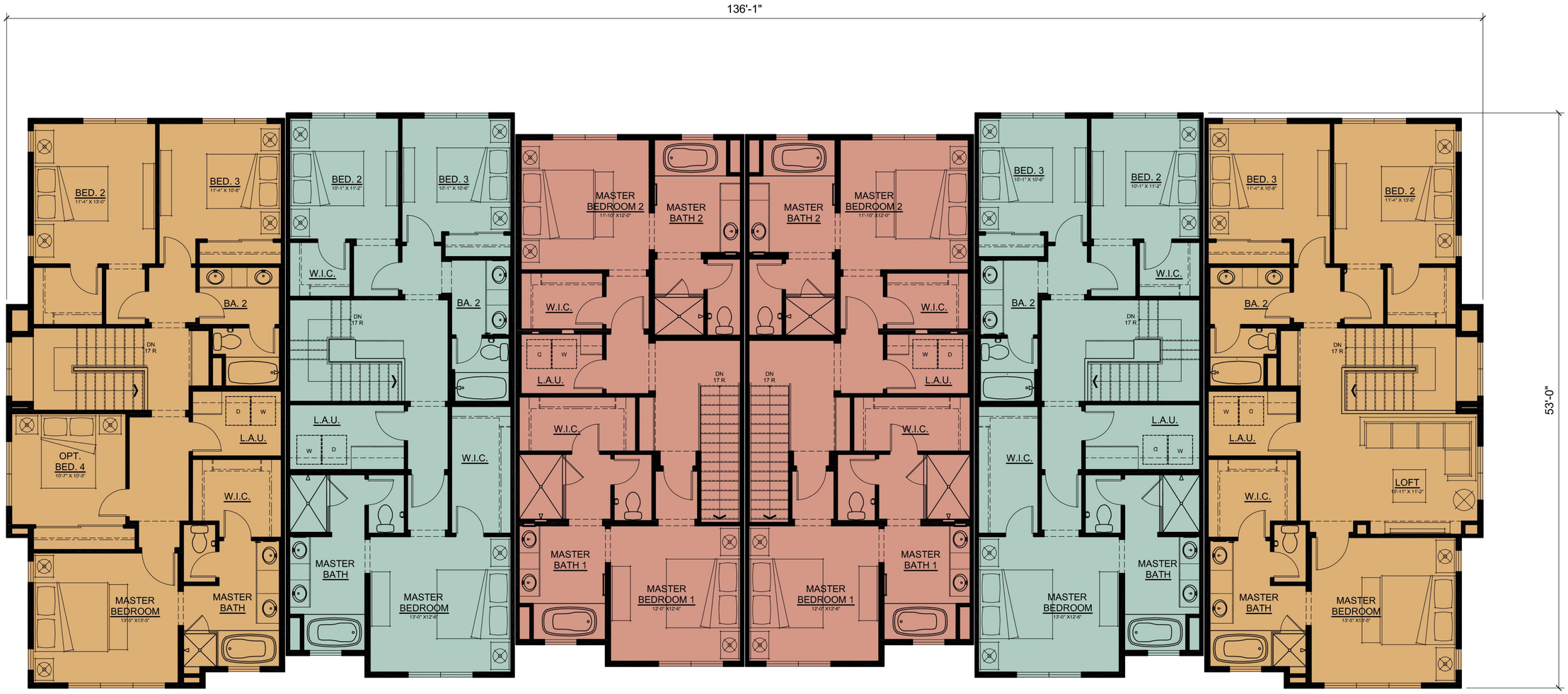
498

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

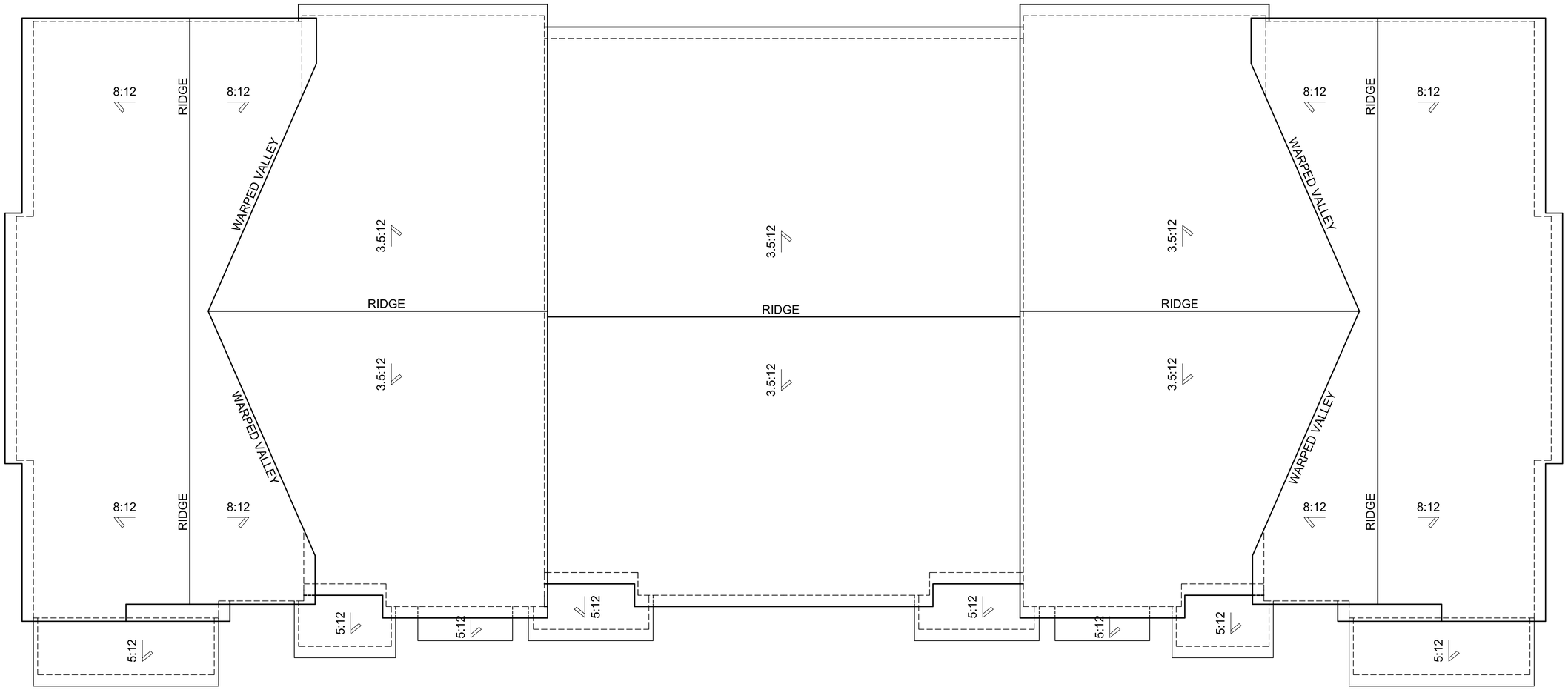
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

499

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

500

R H A

ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES
"MOIRE BLACK"

STUCCO
DUNN EDWARDS DEW 383
"COOL DECEMBER"

DOWNSPOUTS AND GUTTERS
BENJAMIN MOORE 2133-10 "ONYX"

BOARD AND BATTENS
DUNN EDWARDS DEW 383
"COOL DECEMBER"

HORIZONTAL SIDING
DUNN EDWARDS DEW 383
"COOL DECEMBER"

WOOD RAFTERS
DUNN EDWARDS DEW 383
"COOL DECEMBER"

VINYL WINDOWS
MILLARD "WHITE"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

WOOD TRIM
DUNN EDWARDS DEW 383
"COOL DECEMBER"



FRONT



REAR

ELEVATIONS
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

502

R H A
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

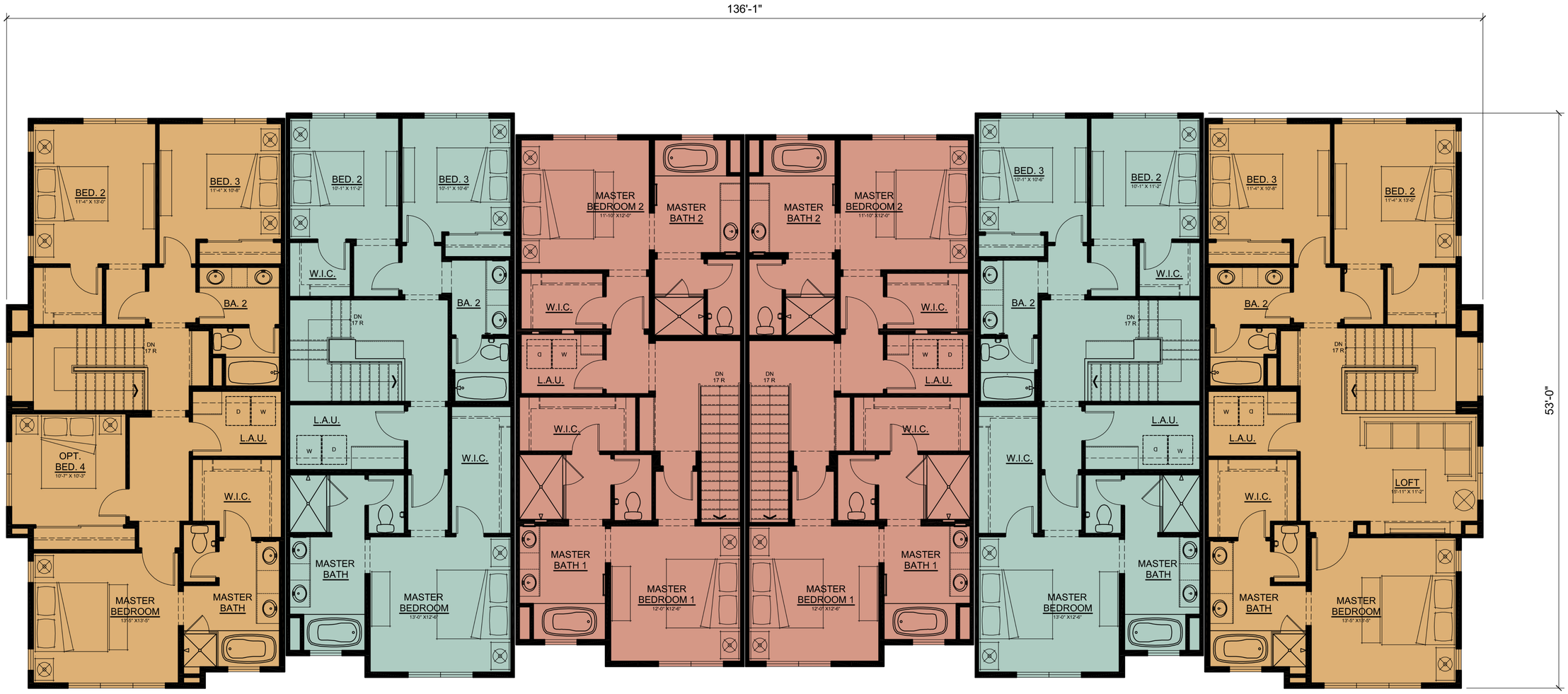
FLOOR PLANS
BUILDING TYPE 3B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 3B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

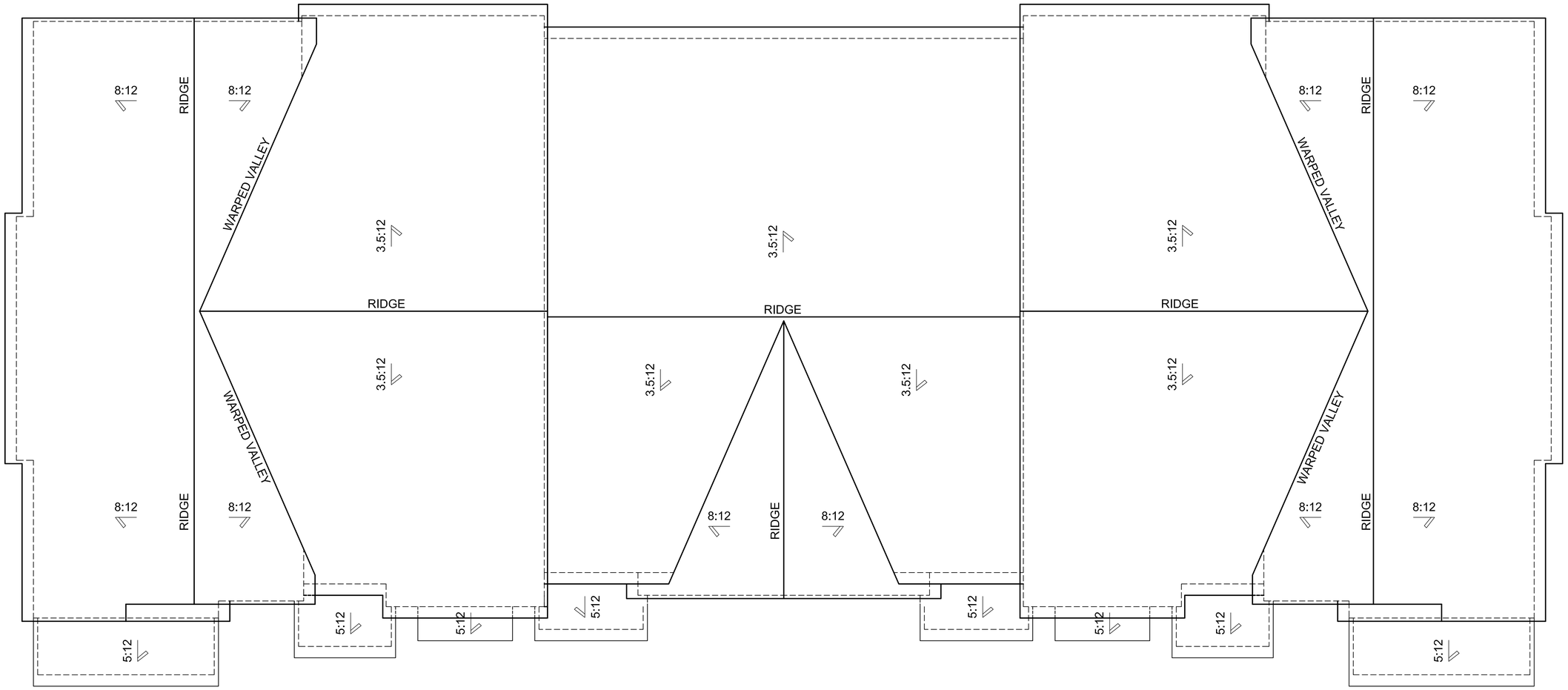
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

504

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 3B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

RHA

ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES
"MOIRE BLACK"

BASE STUCCO
DUNN EDWARDS DEW 383
"COOL DECEMBER"

BOARD AND BATTENS
KELLY MOORE KM 4952 "POMPEII RUINS"

DOWNSPOUTS AND GUTTERS
BENJAMIN MOORE 2133-10 "ONYX"

BASE WOOD TRIM
DUNN EDWARDS DEW 383
"COOL DECEMBER"

HORIZONTAL SIDING
KELLY MOORE KM 4952 "POMPEII RUINS"

BOARD AND BATTENS
BENJAMIN MOORE AC-29
"SAN ANTONIO GRAY"

WOOD RAFTERS
KELLY MOORE KM 4952 " POMPEII RUINS"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

VINYL WINDOWS
MILLARD "WHITE"

ADJACENT WOOD TRIM
BENJAMIN MOORE AC-29
"SAN ANTONIO GRAY"

ADJACENT STUCCO
BENJAMIN MOORE AC-29
"SAN ANTONIO GRAY"



FRONT



REAR

ELEVATIONS
BUILDING TYPE 3B

0 1' 2' 4' 8'

SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

506

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 3B

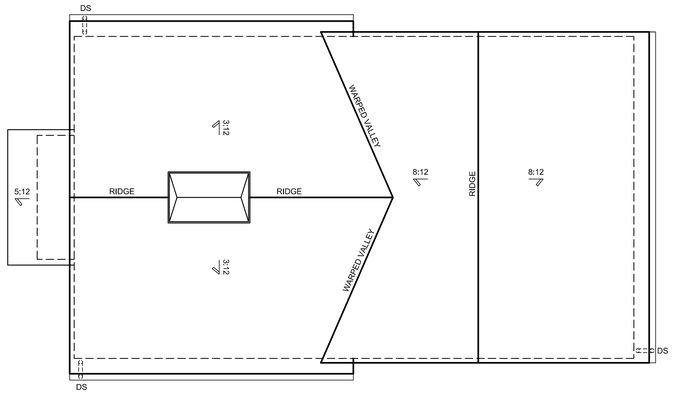
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

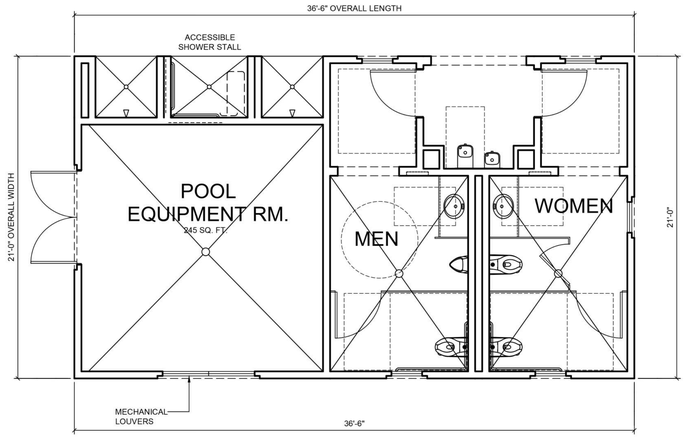
SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN



FLOOR PLAN



RIGHT



FRONT



LEFT



REAR

POOL EQUIPMENT BUILDING

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

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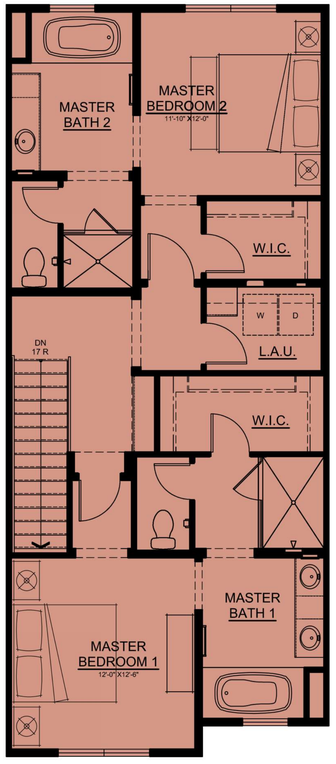
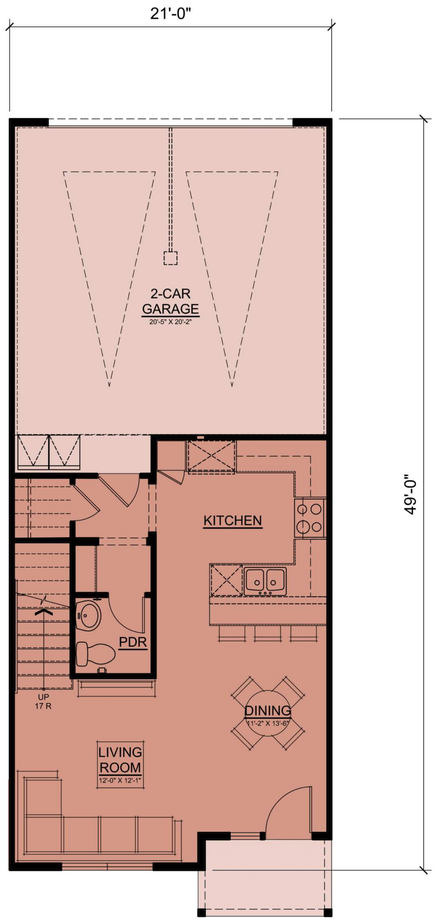
RHA
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

UNIT 1
1,522 SF
2 MASTER BED, 2.5 BA
2-CAR GARAGE

UNIT FLOOR PLANS
UNIT 1

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

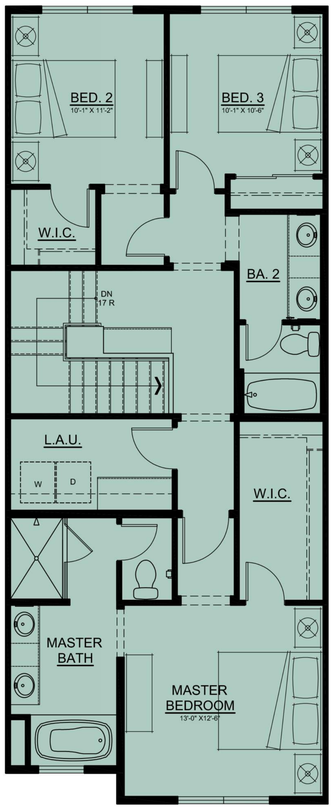
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

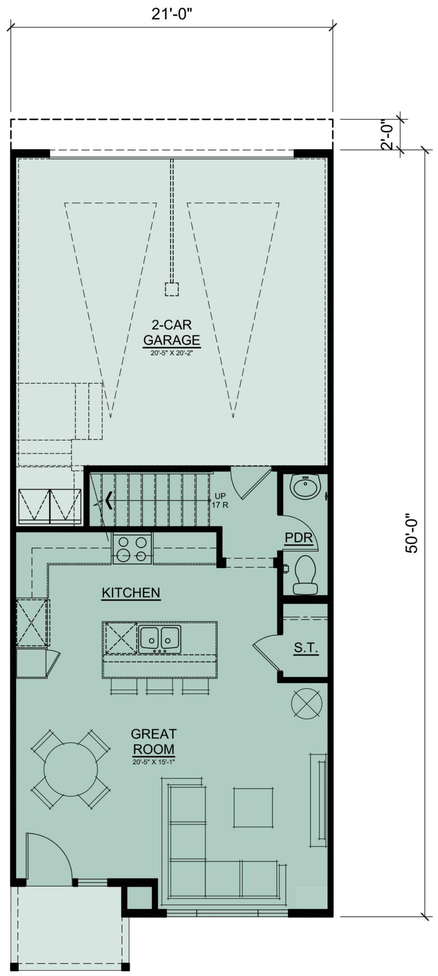
21106 05/23/2022

509

RHA
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

UNIT 2
1,636 SF
3 BED, 2.5 BA
2-CAR GARAGE

UNIT FLOOR PLANS
UNIT 2

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

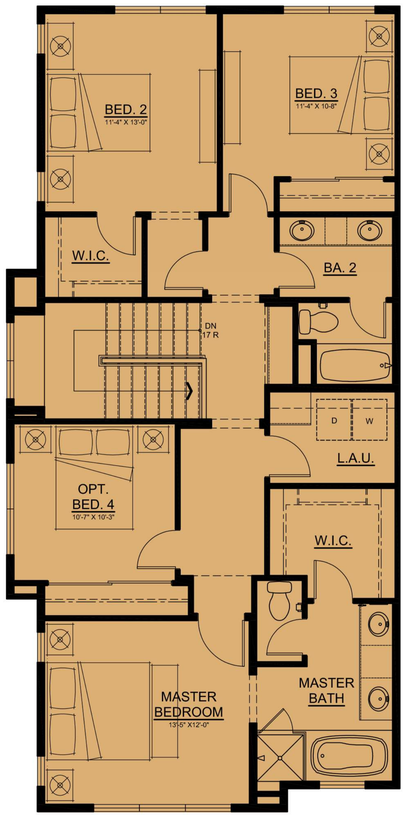
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

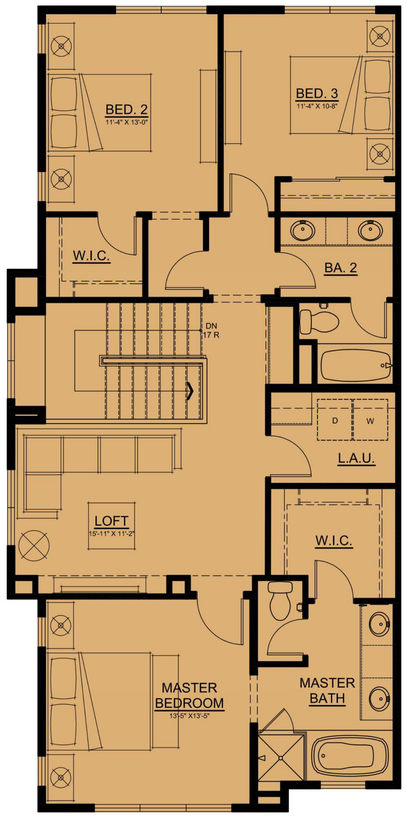
21106 05/23/2022

510

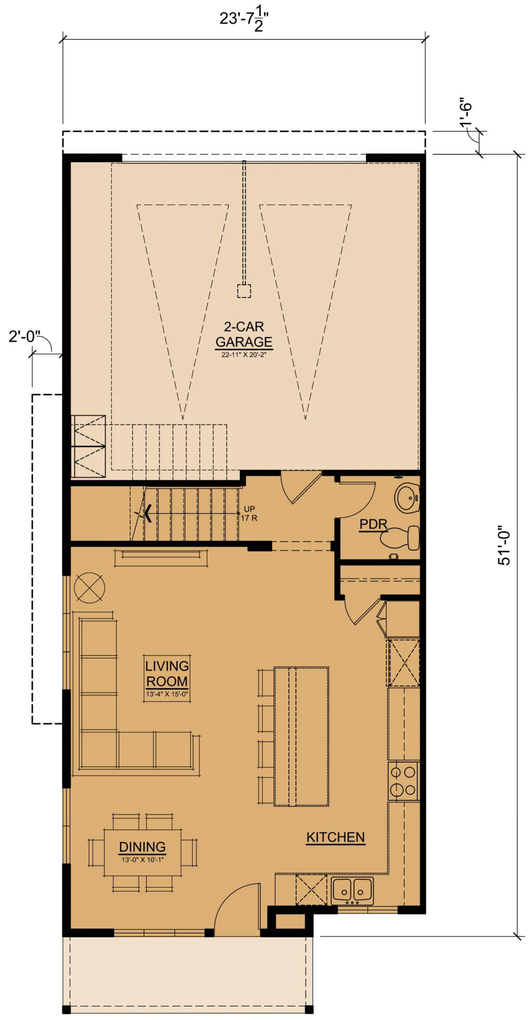
R H A
ROBERT HIDEY ARCHITECTS



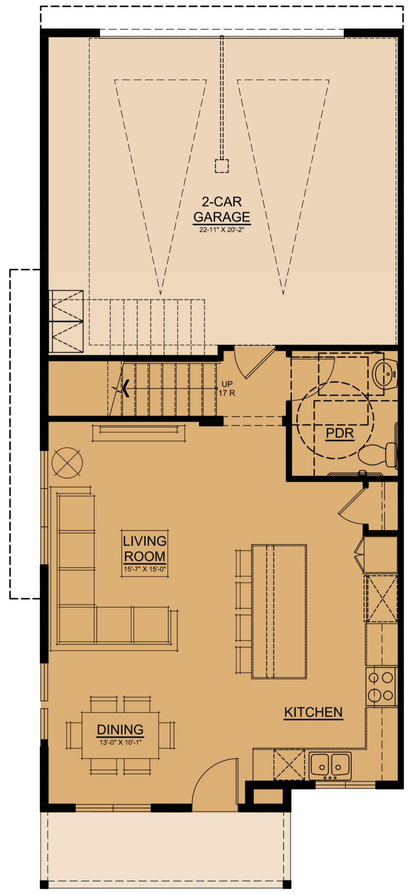
SECOND FLOOR
OPT. BEDROOM 4



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR
ACCESSIBLE

UNIT FLOOR PLANS
UNIT 3

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

UNIT 3
1,921 SF
3 BED, 2.5 BA
2-CAR GARAGE

SANCERRA

21106 05/23/2022

511

R H A
ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES "MOIRE BLACK"



BASE STUCCO & GARAGE
DUNN EDWARDS DEW 383 "COOL DECEMBER"

BOARD & BATTEN / HORIZONTAL SIDING
DUNN EDWARDS DEW 383 "COOL DECEMBER"

WOOD TRIM
DUNN EDWARDS DEW 383 "COOL DECEMBER"

ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

METAL DETAILS, GUTTERS, & DOWNSPOUTS
BENJAMIN MOORE 2133-10 "ONYX"

VINYL WINDOWS & SLIDERS
MILLARD "WHITE"

COLOR & MATERIAL SELECTIONS
BUILDING TYPE 1A & 2A & 3A

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

R H A
ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES "MOIRE BLACK"



COLOR 1: BASE STUCCO, HORIZONTAL SIDING & WOOD TRIM
DUNN EDWARDS DEW 383 "COOL DECEMBER"

COLOR 2: HORIZONTAL SIDING, BOARD & BATTEN, ADJACENT WOOD TRIM, & ADJACENT STUCCO
BENJAMIN MOORE AC-29 "SAN ANTONIO GRAY"

COLOR 3: HORIZONTAL SIDING, BOARD & BATTEN, & ADJACENT WOOD TRIM
KELLY MOORE KM 4952 "POMPEII RUINS"

GARAGE
DUNN EDWARDS DEW 383 "COOL DECEMBER"

ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

METAL DETAILS, GUTTERS, & DOWNSPOUTS
BENJAMIN MOORE 2133-10 "ONYX"

VINYL WINDOWS & SLIDERS
MILLARD "WHITE"

COLOR & MATERIAL SELECTIONS
BUILDING TYPE 2B & 3B

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

LETTER OF JUSTIFICATION FOR EOT #3

January 8, 2026

City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite #110
Wildomar, CA 92595

Dear City of Wildomar,

This correspondence is submitted in support of a request for Extension of Time #3 for the Camellia Glen project, Tract 37156. The current Extension of Time (EOT #2) is set to expire on February 9, 2026.

At present, the City of Wildomar, in coordination with the City of Murrieta, is in the process of establishing the terms and documentation associated with the assignment of Lot "F." This inter-agency coordination remains ongoing and is necessary to ensure compliance with all applicable municipal requirements. In addition, ingress and egress protocols are being implemented to satisfy the Fire Apparatus Access Road requirements.

Given the ongoing approval processes and the need for inter-jurisdictional coordination, the requested extension is necessary to allow adequate time to complete all remaining requirements and to avoid any unintended lapse in project entitlements.

KB Home appreciates the City's consideration of this request and is available to provide any additional information deemed necessary to facilitate review and approval.

Sincerely,

Vernell Williams
Director of Planning
KB Home Cal Management Services, LLC.

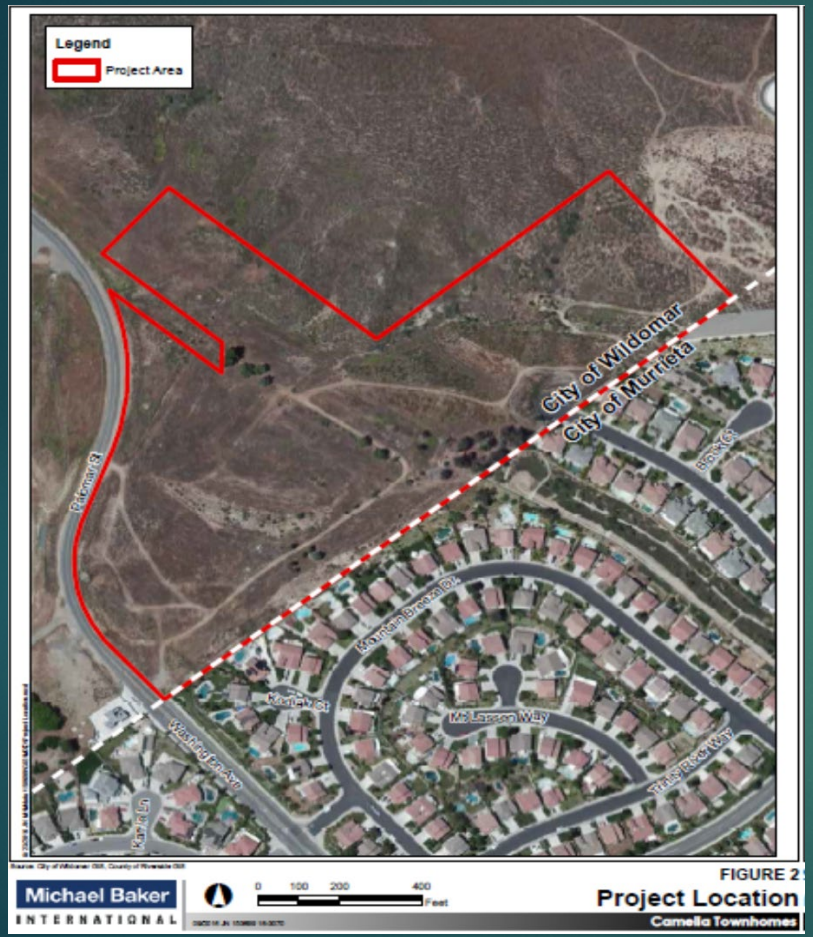
36310 Inland Valley Drive Suite 300, Wildomar, CA 92595
Tel. (951) 691-5300 Fax (951) 677-2190

Tentative Tract Map No. 37156 & Plot Plan 16-0070
EOT #3

PLANNING COMMISSION MEETING

AGENDA ITEM #3.2

FEBRUARY 4, 2026



Project Location

- **Location is on the East side of Palomar St adjacent to City's southern border.**

Background

- The Planning Commission originally reviewed Plot Plan 16-0070 (Camelia Townhouse Project) on June 21, 2017.
- The Commission's review also included recommendation for the adoption of a Mitigated Negative Declaration, MMRP and approval of a Change of Zone from R-R to R-3 (consistency zone change).
- The R-3 zoning was needed to develop the 163-unit attached townhouse project with related on-site/off-site improvements and landscape amenities.

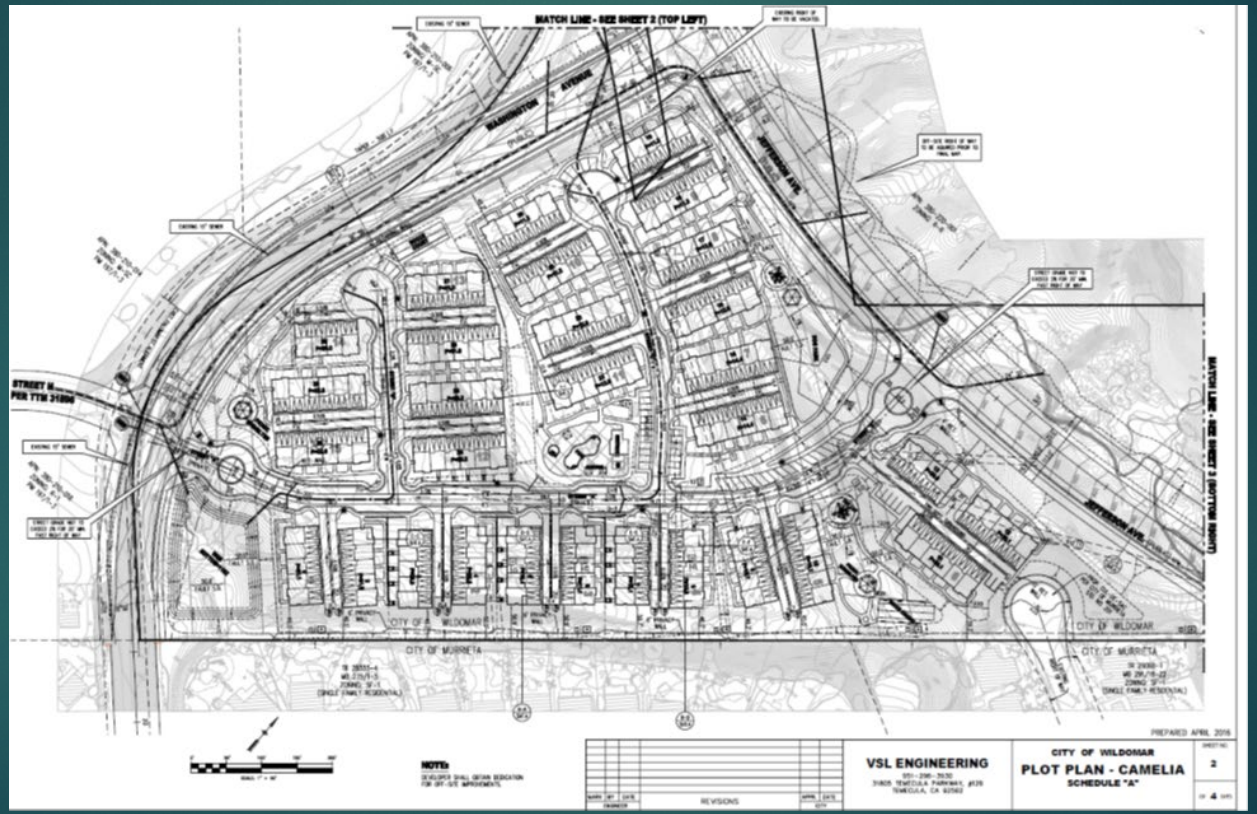
Background (Continued)

- The City Council reviewed the Commission's recommendations on August 9, 2017 and took the following actions:
  - Adoption of the MND/MMRP;
  - Approval of the Change of Zone from R-R to R-3;
  - Approval of a Tentative Tract Map to subdivide the 25.9+ acre site into 20 lots (including 4 open space lots) for condominium purposes to accommodate the sale of the individual townhouse units; and
  - Approval of the Plot Plan to develop 163 single family attached townhouse dwelling units with related on-site/off-site improvements and landscape amenities.

Background (Continued)

- During the public hearing process, public input was presented from adjacent residents which resulted in a number of positive changes to the site plan.
- These commitments remain in full force and effect on the project.
- Shortly after the project was approved by Council, the city and applicant received a lawsuit from Martha Bridges and John Burkett which took six (6) months to litigate before the lawsuit was settled.
- The ultimate expiration date includes the 6-month litigation stay.

TTM No. 37156 Exhibit



Project Findings

- **The proposed EOT meets the required findings for approval for Tentative Tract Map No. 37156 & Plot Plan 16-0070**

Planning Commission Recommendation

- **Based on the findings, staff recommends that the Planning Commission adopt PC Resolution No. 2026-01 taking the following actions:**

1. **Approve the EOT request to February 9, 2027**
2. **Determine that no additional environmental review is required per CEQA Guidelines Section 15162**

Note:

All original conditions of approval and mitigation measures will remain in full force and effect for this project.

SUBJECT: Extension of Time (EOT) No. 1 (PLN25-0071) for TTM 38525 Cherry-Waite (PA 21-0182)

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN25-0071, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH FEBRUARY 1, 2029 FOR TENTATIVE TRACT MAP NO. 38525 (PA NO. 21-0182) LOCATED AT THE SOUTHWEST CORNER OF WAITE ST AND CHERRY ST (APN: 367-020-038) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:
The project site encompasses approximately 2.37+ acres and is located at the southwest corner of Cherry St and Waite St. The Planning Commission reviewed and approved Tentative Tract Map No. 38525, under PA No. 21-0182, on February 1, 2023, to subdivide the property into ten (10) parcels to accommodate single-family residences.

In accordance with the adopted conditions of approval, the Applicant was required to record the tentative map on or before February 1, 2026, after which the tentative approval would expire. Since the Applicant has not recorded the tentative tract map, they have requested a 3-year extension of time ("EOT") that will give them, if approved, through February 1, 2029 to record the tentative map.

The Applicant's justification for the above described extension request can be found in Attachment E, Justification Letter, of this report. Two (2) additional EOTs, totaling an additional three (3) years, are available for the tentative map if needed, in accordance with Wildomar Municipal Code ("WMC") Section 16.12.240.

PROJECT ANALYSIS:

The Applicant filed the EOT application and paid the required fee on before expiration, as required. Based on the timely submittal and justification described within Attachment E, staff has determined that the approved tract map remains consistent with the project as originally approved, remains consistent with the General Plan and applicable development standards, and that the setting and local

circumstances have not changed in such a manner as to render the previously approved map incompatible with the surrounding area. Thus, staff further determines that the approved tentative meets all of the required findings for approval of a subdivision EOT.

ENVIRONMENTAL ANALYSIS:

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, in accordance with the CEQA Guidelines, the Categorical Exemption adopted by the Planning Commission for TTM No. 38525 on February 1, 2023, remains in full force and effect. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:

In accordance with Chapter 16.12 of the Wildomar Municipal Code, the Planning Department on January 21, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the February 4, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:

Attach A - PC Resolution No 2026-03.pdf
Attach A-Ex1-TTM 38525 Updated Conditions [2-4-26].pdf
Attach B - TTM No 38525 - PC Approved Map Exhibit 2-1-23.pdf
Attach C - Vicinity Map-Land Use Exhibits.pdf
Attach D - TTM 38525 PC Report-Final 2-1-23.pdf
Attach E - Justification Letter.pdf
Attach F - TTM 38525 powerpoint.pdf

ATTACHMENT A

PC RESOLUTION NO. 2026-03

(PLN25-0071 – EOT No. 1 FOR TTM 38525, PA21-0182)

PC RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN25-0071, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH FEBRUARY 1, 2029 FOR TENTATIVE TRACT MAP NO. 38525 (PA NO. 21-0182) LOCATED AT THE SOUTHWEST CORNER OF WAITE ST AND CHERRY ST (APN: 367-020-038) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an extension of time ("EOT") No.1 (PLN25-0071) for tentative tract map ("TTM") No. 38525 (PA21-0182) was filed by:

Applicant: Haitham Abdelhafeez

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on November 26, 2025, requesting a 3-year extension of time (No.1 of 3 available) for TTM No. 38525; thereby, meeting the requirements outlined in Wildomar Municipal Code ("WMC") Section 16.12.240; and

WHEREAS, the Planning Commission at a duly noticed public hearing on February 1, 2023 approved TTM No. 38525 (PA21-0182) to subdivide the 2.37-acre site (APN: 367-020-038) into ten (10) parcels to accommodate single family residences, subject to conditions of approval; and

WHEREAS, in accordance with WMC Chapter 16.12, on January 21, 2026, the Planning Division mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent property owners of the February 4, 2026 Planning Commission meeting where the Planning Commission would review Extension of Time No.1 for TTM No. 38525; and

WHEREAS, in accordance with Section 16.12.240 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on February 4, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 3-year extension of time for TTM No. 38525, and at which time the Planning Commission received public testimony concerning the proposed extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or

significant environmental effects. Therefore, in accordance with the CEQA Guidelines, the Categorical Exemption adopted by the Planning Commission for TTM No. 38525 on February 1, 2023 remains in full force and effect. Therefore, no further environmental action is required by the Planning Commission for the subject request.

SECTION 2. FINDINGS OF FACT FOR EOT NO.1 (PLN25-0071) FOR TTM No. 38525 (PA21-0182)

Pursuant to WMC Chapter 16.12.240.C, in light of the record before it, including the staff report dated February 4, 2026, and all evidence and testimony heard at the public meeting for this first extension of time for Tentative Tract Map No. 38525, the Planning Commission makes the following findings in support of the first EOT for TTM No. 38525:

Finding 1: The proposed Extension of Time for TTM No. 38525 is consistent with the City of Wildomar General Plan.

Evidence: The proposed EOT for Tentative Tract Map No. 38525 remains consistent with the City's General Plan in that the existing land use designation of Medium Density Residential (MDR, 2-5 units/acre) is intended to provide for the development of detached single-family residences. The approved TTM proposes 10 single-family residential parcels, which is within the allowable density and will allow for the development of single-family residences. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The proposed Extension of Time for TTM No. 38525 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The existing Zoning designation for the project site is R-1 (Residential Low). If recorded, the approved tentative tract map will allow for the development of ten (10) single family residential dwelling units consistent with the minimum R-1 permitted uses. Additionally, the approved tentative tract map remains consistent with the R-1 zoning/development standards. No modifications to the approved tentative tract map are proposed as part of this extension request. Lastly, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned. Considering these facts, the proposed request for a three-year extension of time through February 1, 2029, for Tentative Tract Map No. 38525, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The proposed Extension of Time for TTM No. 38525 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety, and welfare of the public because the originally approved tract map remains in compliance with all the required design and development standards of the MDR land use designation and R-1 zoning designation. Further, the project is CEQA exempt under Section 15332 for infill development, and no changes are proposed that would alter that

determination. Further, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned, which are intended to protect the general health, safety, and welfare of the public.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved tentative map.

Evidence: The Applicant submitted the EOT application and paid the required fee on November 26, 2025, in advance of the February 1, 2026, expiration date of the tentative map. Accordingly, the application was timely filed in accordance with WMC Section 16.12.240, and this finding is satisfied.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, approves a 3-year extension of time through February 1, 2029 for TTM No. 38525, subject to the updated conditions of approval attached hereto this Resolution as Exhibit 1 and incorporated by reference.

PASSED, APPROVED AND ADOPTED this 4th day of February, 2026.

_____
Eric Filar
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1
UPDATED CONDITIONS OF APPROVAL

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38525 (Planning Application No. 21-0182)			
Applicant: Haitham Abdelhafeez - APN: 367-020-038			
~~TTM No. 38525 Original Approval Date: February 1, 2023~~ TTM No. 38525 EOT #1 Approval Date: February 4, 2026	~~TTM No. 38525 Original Expiration Date: February 1, 2026~~ TTM No. 38525 EOT #1 Expiration Date: February 1, 2029		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
PLANNING DEPARTMENT CONDITIONS			
General Requirements / Standard Conditions			
1. In compliance with CEQA Guidelines, a Notice of Exemption (NOE) and $50 filing fee shall be filed with the Riverside County Clerk within five (5) working days of project approval by the Planning Commission. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Chapter 711.4(c)).	February 8, 2023	Planning Department	
2. The Applicant shall sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the Planning Commission approval. Applicant Signature Date	February 22, 2023	Planning Department	
3. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees,	Ongoing	Planning Department	

	agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	Approval of *Tentative Tract Map No. 38525* shall expire on February 1, 2029 (3 years after EOT #1 approval by the Planning Commission) if the final map has not been approved by the City Council and recorded with the Riverside County Clerk. The Applicant may apply in writing for an Extension of Time (EOT) for review and approval of the City Council in accordance with Section 16.12.240 of the Wildomar Municipal Code.	~~February 1, 2026~~ February 1, 2029	Planning Department	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38525 (Planning Application No. 21-0182)			
Applicant: Haitham Abdelhafeez - APN: 367-020-038			
~~TTM No. 38525 Original Approval Date: February 1, 2023~~ TTM No. 38525 EOT #1 Approval Date: February 4, 2026	~~TTM No. 38525 Original Expiration Date: February 1, 2026~~ TTM No. 38525 EOT #1 Expiration Date: February 1, 2029		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
	Said extension of time application and required fee must be submitted to the Planning Department prior to the expiration date.			
5.	Prior to issuance of the 1st building permit for Tract Map No. 38525, the Applicant shall submit a "Final Site Plan of Development" (FSPOD) for review and approval by the Planning Department. Said FSPOD shall comply with the R-1 development standards and the city's Single Family Residential Design Guidelines.	Prior to issuance of the 1st building permit	Planning Department	
6.	Within 60 days after approval of TTM. No. 38525 by the Planning Commission, the Applicant shall pay all applicable outstanding/negative deposit account balances (#21-0182). Failure to pay the outstanding balance by the due date may result in delays in the processing of the final tract map.	April 1, 2023	Planning Department	
7.	In accordance with Chapter 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project Notice is hereby given to the Applicant that the 90-day appeal period begins with the tentative approval date by Planning Commission on February 7, 2023.	May 1, 2023	Planning Department	
8.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the tentative tract map.	On-Going	Planning Department	

9.	The project shall be subdivided in accordance with the Tentative Tract Map No. 38525 approved by the Planning Commission. The Applicant, if needed, may request a minor change or revised map in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	
10.	**Noise:** If necessary to avoid exceeding noise thresholds at nearby receptors during construction, subject to verification via noise monitoring at receptor property lines, the project shall implement noise barriers comprising plywood construction fencing and/or flexible sound-absorbing curtains. The noise barriers shall be erected around the perimeter of the land uses. The noise barriers shall be at least 8 feet in height and constructed of materials achieving an Insertion Loss (IL) coefficient of at least 5 dBA for flexible curtains, 8 dBA for rigid plywood fencing, or 10 dBA in combination.	During grading and/or construction	Planning and Engineering Departments	
11.	**Biological:** Pre-construction surveys for burrowing owl should be conducted within 30 days prior to initiation of ground disturbance.	prior to initiation of ground disturbance.	Planning and Engineering Departments	
12.	**Paleontological:** If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 100-foot radius buffer so as to protect the discovery from further potential damage, and a city-qualified paleontologist shall be consulted to assess the discovery. If the discovery is determined to be significant by the paleontologist, notification of appropriate personnel involved, and monitoring of earth disturbance activities shall be initiated: a. Monitoring of mall grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring will be conducted full-time in areas of grading or	prior to initiation of ground disturbance.	Planning and Engineering Departments	

	excavation in undisturbed sediments of alluvial fan and formational deposits. b. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery. c. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils will be collected and placed in carboard flats or plastic buckets and identified by field number, collector, and date collected. Notes will be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and fossils are removed to a safe place. On mass grading projects, discovered fossil sites will be protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photograph being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of			

	the contractor's construction equipment may be solicited to help remove the jacket to a safe location. d. Isolated fossils will be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes will be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place. e. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. f. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth. g. In the laboratory, individual fossils are cleaned and extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72). h. Recovered specimens will be prepared to a point of identification and permanent preservation (not display), including screen-			

	washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. i. Recovered specimens shall be identified and curated of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (*e.g.*, the Western Science Center). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (*e.g.*, the City of Wildomar) will be consulted on the repository/museum to receive the fossil material. j. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (*i.e.*, fossils) that might have been lost or otherwise adversely affected without such a program in place.			
13.	**Geology:** If nuisance shallow seeps moving from elevated lower areas will be needed, if encountered, mitigation such as subdrains, horizontal drains, toe drains, French drains, heel drains, or other devices may be used.	On-going	Planning and Engineering Departments	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38525 (Planning Application No. 21-0182)			
Applicant: Haitham Abdelhafeez - APN: 367-020-038			
~~TTM No. 38525 Original Approval Date: February 1, 2023~~ TTM No. 38525 EOT #1 Approval Date: February 4, 2026	~~TTM No. 38525 Original Expiration Date: February 1, 2026~~ TTM No. 38525 EOT #1 Expiration Date: February 1, 2029		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
Prior to Final Map Review, Approval and Recordation			
14. Prior to City Council approval of the final map, the Applicant shall submit two (2) copies of the proposed Covenants, Conditions, and Restrictions (CC&R's) for the entire project area for review and approval by the City. The CC&R's shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provision indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&R's shall be in the form and content approved by the Planning Director and City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. The CC&R's shall also include language that addresses stormwater pollution prevention best management practices (BMPs) and restrictions. The CC&R's shall, at a minimum, address the following items: 1. Acknowledge and incorporate by reference the City of Wildomar's Stormwater Drainage System Protection Ordinance (Chapter 13.12 of the Wildomar Municipal Code), as amended from time to time. 2. Acknowledge the Santa Margarita Water Quality Improvement Plan (WQIP) and that nutrients have been identified as a high priority pollutant in this watershed. 3. Indicate that all residents shall be provided with Stormwater Pollution Prevention Educational Materials upon signing a lease to live at the development. 4. Indicate that Irrigation Runoff into the City's MS4 is prohibited, and that the developer/owner shall be responsible to maintain their irrigation systems so that irrigation runoff does not occur.	Prior to Final Map Review by City Council	Planning Department & City Attorney	

	5. In the CC&R's, list all source control and structural BMPs that are required by the Water Quality Management Plan (WQMP) and indicate that these BMPs shall be implemented and maintained as noted in the approved project specific WQMP.			
15.	Said CC&R's shall be recorded concurrently with the final map and a copy of the recorded CC&R's shall be submitted to the Planning and Engineering Departments within 2 weeks after recordation.	2 Weeks after Recordation.	Planning & Public Works Departments	
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Requirements / Standard Conditions				
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project in accordance with State law (Gov. Code 65913.4). Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-going	Engineering	
2.	The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.	On-going	Engineering	
3.	Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.	On-going	Engineering	
4.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-going	Engineering	
5.	The submitted tract map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or	On-going	Engineering	

	misrepresentation of these documents may require said tract map to be resubmitted for further consideration.			
6.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required to the extent applicable under State law (Gov. Code 65913.4).	On-Going	Public Works	
7.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an environmentally approved site.	On-Going	Public Works	
8.	Street design criteria and cross sections shall be per City of Wildomar standards, approved Master Plan/Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the City Engineer.	On-going	Engineering	
9.	Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Public Works Land Development Section for approval.	On-going	Engineering	
10.	Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.	On-going	Engineering	

11.	Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.	On-going	Engineering	
12.	Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus twelve (12) additional feet, unless otherwise approved by the City Engineer. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore, improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.	On-going	Engineering	
13.	The Developer shall dedicate, design and construct all improvements in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer. In the absence of a subdivision map, rights-of-way and easements shall be dedicated by separate instrument.	On-going	Engineering	
14.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering	
15.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the	Prior to Issuance of a Grading Permit	Engineering	

	potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
16.	Prior to issuance of any grading permit, any environmental Phase I and Phase II applicable findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.	Prior to Issuance of a Grading Permit	Engineering	

17.	The Construction Runoff Management Plan (or Erosion/Sediment Control Plan) shall include enhanced BMPs, for installation of landscaping to minimize the potential runoff of nutrients which is the Priority Water Quality Condition of Concern in the Santa Margarita River Watershed, to the satisfaction of the City Engineer.	Prior to Issuance of a Grading Permit	Engineering	
18.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to First Building permit issuance	Engineering	
19.	The developer shall annex into CFD Service District 2023-2, or current equivalent Community Facilities District, to offset development related costs for maintenance and services for the applicable development.	Prior to Issuance of a Building Permit	Engineering	
20.	Prior to building permit issuance, the applicant shall commence construction or guarantee the construction of all new or upgraded required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principal assemblies within the public right of way and/or easements.	Prior to Issuance of a Building Permit	Engineering	
21.	Sight distance at each project access point shall be reviewed with respect to standard Caltrans and City of Wildomar sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site. All public improvements shall have adequate transitions beyond the project boundary to 300', at the discretion of the City Engineer.	Prior to Improvement Plan Approval	Engineering	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38525 (Planning Application No. 21-0182)			
Applicant: Haitham Abdelhafeez - APN: 367-020-038			
~~TTM No. 38525 Original Approval Date: February 1, 2023~~ TTM No. 38525 EOT #1 Approval Date: February 4, 2026	~~TTM No. 38525 Original Expiration Date: February 1, 2026~~ TTM No. 38525 EOT #1 Expiration Date: February 1, 2029		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
22. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.	Prior to Issuance of Building Permits	Engineering	
23. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.	Prior to Issuance of Building Permits	Engineering	
Prior to Recordation of the Final Map			
24. All the drainage design criteria shall be per City of Wildomar standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.	Prior to Map Recordation	Engineering Dept.	
25. Prior to map recordation or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim, and ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.	Prior to Map Recordation	Engineering Dept.	

26.	Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following: a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department. b) All driveways shall conform to the applicable City of Wildomar standards and shall be shown on the street improvement plans. c) All street intersections shall be at ninety (90) degrees or as approved by the City Engineer. e) Under grounding of existing and proposed utility lines. f) Streetlights. g) All other public improvements shall conform to City of Wildomar standards.	Prior to Map Recordation	Engineering Dept.	
27.	Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following: a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. c) All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-	Prior to Map Recordation	Engineering Dept.	

	residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.			
28.	Prior to recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District, as specified on the tentative map or Conditions of Approval. Said information shall be submitted to the Public Works Department Land Development Section for approval.	Prior to Map Recordation	Engineering Dept.	
29.	Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within an Assessment District, Community Facilities District and/or Landscape Maintenance District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.	Prior to Map Recordation	Engineering Dept.	
30.	Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to: Development Impact Fees (DIF) per City Municipal Code 3.44, and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 3.40. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.	Prior to Map Recordation	Engineering Dept.	
31.	Prior to map recordation, the applicant shall offer for dedication all required street rights-of-required to support the development. Said dedications shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the City Engineer.	Prior to Map Recordation	Engineering Dept.	

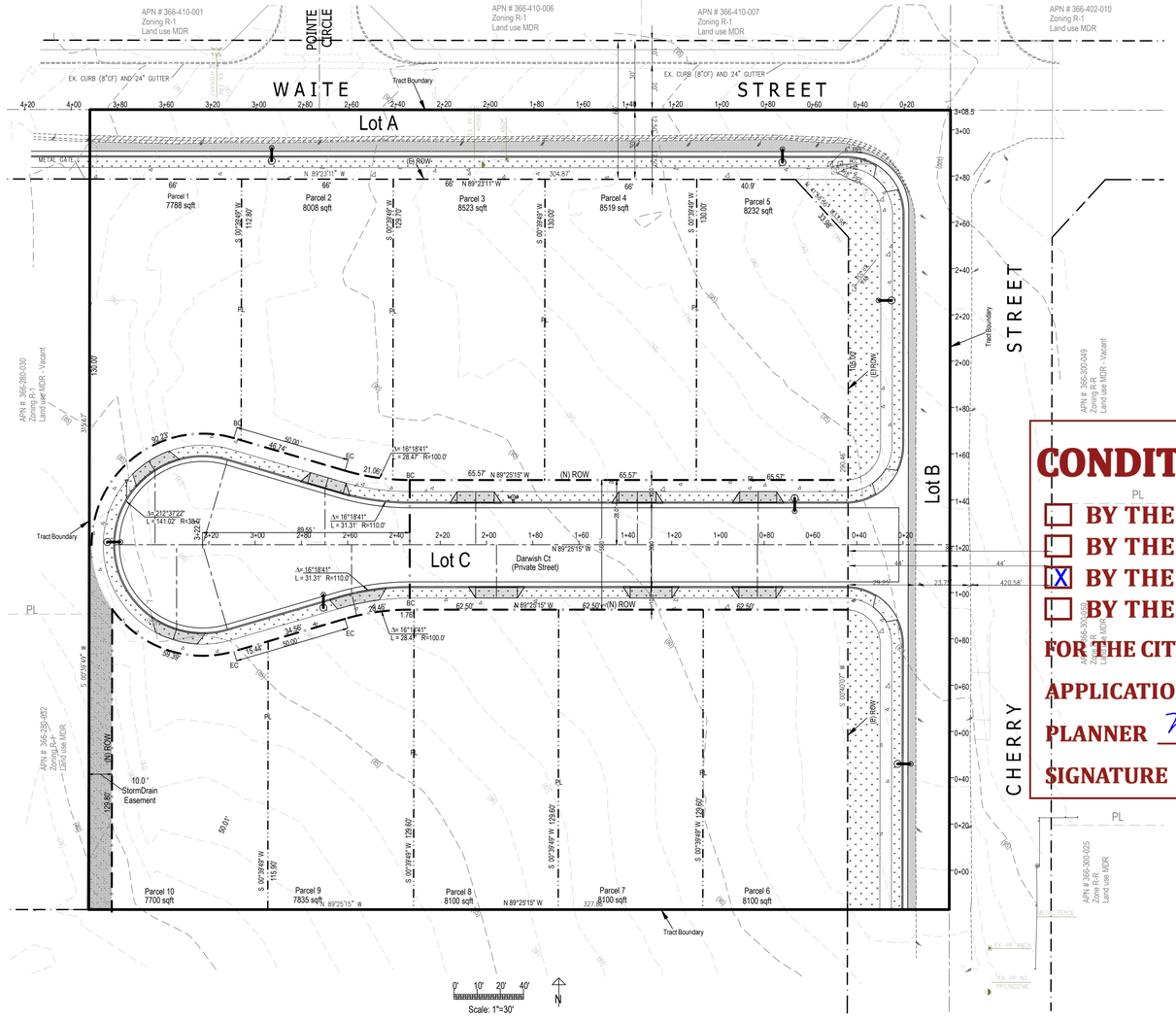
ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38525 (Planning Application No. 21-0182)			
Applicant: Haitham Abdelhafeez - APN: 367-020-038			
~~TTM No. 38525 Original Approval Date: February 1, 2023~~ TTM No. 38525 EOT #1 Approval Date: February 4, 2026	~~TTM No. 38525 Original Expiration Date: February 1, 2026~~ TTM No. 38525 EOT #1 Expiration Date: February 1, 2029		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
32.	Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.	Prior to Map Recordation	Engineering Dept	
33.	The developer shall install any missing streetlight facilities along the project frontage, in accordance with the applicable City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Map Recordation	Engineering Dept.	
34.	The developer/applicant shall demonstrate that all applicable development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Map Recordation or Grading Permit	Engineering Dept.	
35.	Prior to issuance of Building Permit, the developer shall post security guaranteeing the construction of all required public improvements. Said improvements shall include the following: a) All street facilities: 1. Any missing or substandard public improvements on Waite Street and Cherry Street, to half street plus 12' along the project frontage. 2. All ingress and egress shall meet minimum commercial driveway standards. b) All drainage facilities to serve the proposed, and as outlined in the approved Hydrology Study. c) All required grading, including erosion control. Additional erosion control may be required per the City Engineer d) All required sewer, water and reclaimed water facilities per Elsinore Valley Municipal Water District (EVMWD) standards and specifications, per approved plans.	Prior to Map Recordation	Engineering Dept.	

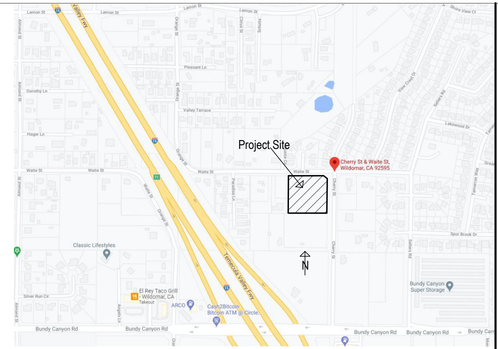
	e) All required landscaping and/or park facilities on-site, as well as parkway landscaping per approved streetscape plans and design guidelines. f) All under grounding of overhead utilities, except for cables greater than 32k volts, per Wildomar Municipal Code			
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	Fire Hydrants and Fire Flow: Provide or show there exist fire hydrant(s) capable of delivering required fire flow per the California Fire Code, Riverside County Fire Department within 600 feet to all portions of the proposed structures. The Riverside County Fire Department has a Technical Policy allowing this distance to increase based upon an upgraded sprinkler system in the home. Reference 2016 California Fire Code (CFC) Section 507.5.1.	On-Going	Fire Department	
2.	Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Ref. CFC 105.4.1.	On-Going	Fire Department	
3.	Water system prior to combustibles on site: No combustible material shall be brought on site until the water system has been inspected and approved by the Riverside County Fire Department.	On-Going	Fire Department	

4.	Blue Dot Reflectors: Blue retro-reflective pavement markers shall be installed to indicate the location of fire hydrants.	On-Going	Fire Department	
5.	Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The Applicant shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	On-Going	Fire Department	
6.	Building Address Numbers: Display street numbers in a prominent location on the address side of buildings. Numbers shall be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
7.	Address: The address shall be posted per Riverside County Fire Department standards and will be clearly visible from public roadway. Ref. CFC 505.1 as amended by the City of Wildomar and the County of Riverside Fire Prevention Standard #07-01 Premises Identification.	On-Going	Fire Department	
8.	Knox Rapid Entry System: Gates shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.	On-Going	Fire Department	

END

Tentative Tract Map 38525
Section 12, T.6S, R.4W





CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☒ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 02 / 01 / 2023

APPLICATION NOS. TTM No. 38525 (PA 21-0182)

PLANNER M B

SIGNATURE Matthew Bassi

Legal Description:
Parcel 2 of Parcel Map No 8295, in the County of Riverside, State of California, as per map recorded in Book 30, Page 27 of Parcel Maps, records of Riverside County, California

Owner:
MR Darwish Trust
701 E Ball Rd. #101
Anaheim, CA 92805

Engineer & Representative:
Haitham A Hafeez
Handasa, Inc.
421 N Brookhurst St., Suite 222
Anaheim, CA 92801
(657) 230-9228

Topography Source
Field survey performed by:
Foresight Engineering, Inc
17621 Irvine Blvd., Suite 210
Tustin, CA 92780
(714) 542-1214

Assessor's Parcel No
366-280-022

Improvement Schedule: "A"

Zoning: R-1

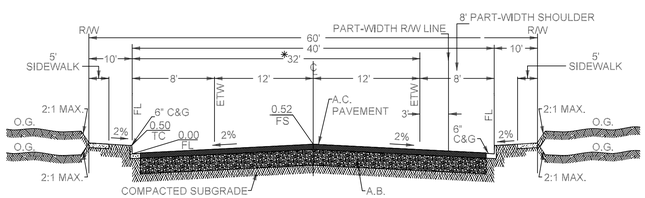
Land Use: MDR

SEDCO Wildomar Area

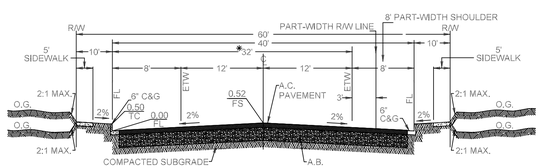
Utility and Service Purveyors:
Sewer: Elsinore Valley Municipal Water District
Water: Elsinore Valley Municipal Water District
Gas: Southern California Gas Co.
Electirc: Southern California Edison
Cable TV: Cross Country Wireless
Schools: Lake Elsinore Unified School District

An HOA is to be created for this developement

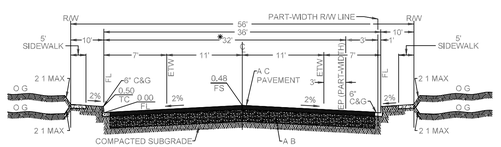
Lot Areas			
Parcel#	Lot Area (sf)	Usable Area (sf)	Lot frontage
1	7788	4750	92.23'
2	8008	5090	67.80'
3	8532	5555	65.57'
4	8519	5550	65.57'
5	8232	5530	65.57'
6	8100	5225	62.50'
7	8100	5225	62.50'
8	8100	5225	62.50'
9	7835	4990	64.78
10	7700	4785	74.83'



Typical Section
Cherry Street
NTS



Typical Section
Waite Street
NTS



Typical Section
Darwish Court
NTS

Legend

- Ex S — Existing Sewer Main
- Ex W — Existing Water Main
- W — New Water Main
- S — New Sewer Main
- Ex MH — Existing Sewer Manhole
- MH — New Sewer Manhole
- PL — Proposed Lot Property Line
- 1845 — Existing Elevation Contours
- Street Light Pole
- Tract Boundary Line
- New ROW
- Stormdrain Easement to a part of Lot C
- Fire Hydrant

Tentative Tract Map

New 10 Tract Homes
Project Address:
Wildomar
CA 992595

Owner
MR Darwish Trust
701 E Ball Rd # 101
Anaheim, CA 92805

REGISTERED PROFESSIONAL ENGINEER
Haitham Abdelhafeez
No. 63359
Exp. 09/30/24
CIVIL
STATE OF CALIFORNIA

Haitham A. Hafeez

www.HandasaInc.com
421 N Brookhust St Suite 222
Anaheim, CA 92801

Project Engineer:
Haitham A. Hafeez, P.E.
Tel (657) 230 - 9228
Fax (714) 917 - 2977
info@handasainc.com

Revisions		
1	05/18/22	Per TTM Review Comments
2	09/21/22	Per TTM Review Comments
3	11/09/22	Per TTM Review Comments
4		
5		

Scale: As Noted
Original Date: 04/30/2021

Sheet No.
TTM-01

ATTACHMENT C
Vicinity Map / Land Use Exhibits

Vicinity / Location Map

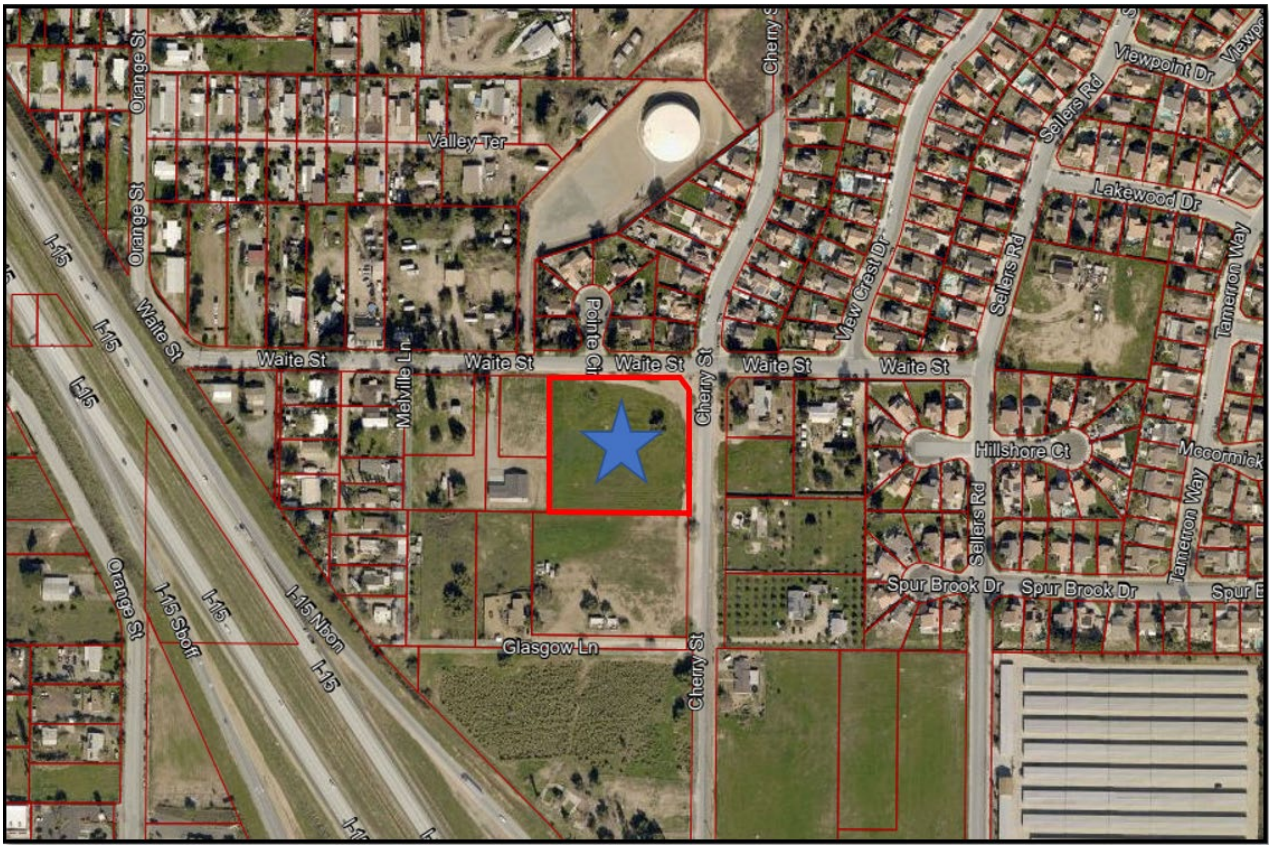


Table 1. General Plan Land Use and Zoning

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Property	Vacant	Medium Density Residential (MDR)	R-1
North	Existing Single Family Residences	Medium Density Residential (MDR)	R-1
South	Existing Single Family Residences	Medium Density Residential (MDR)	R-R
East	Existing Single Family Residences	Medium Density Residential (MDR)	R-R
West	Existing Single Family Residences	Medium Density Residential (MDR)	R-R

Table 2. Existing General Plan Land Use Designation Exhibit

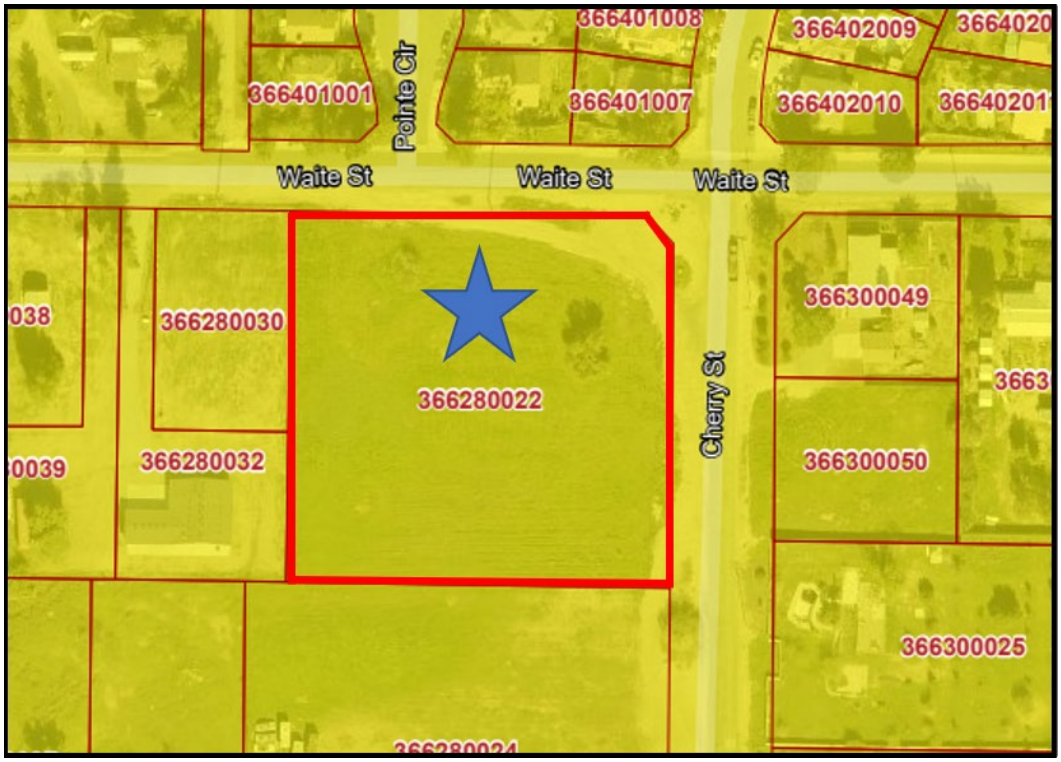
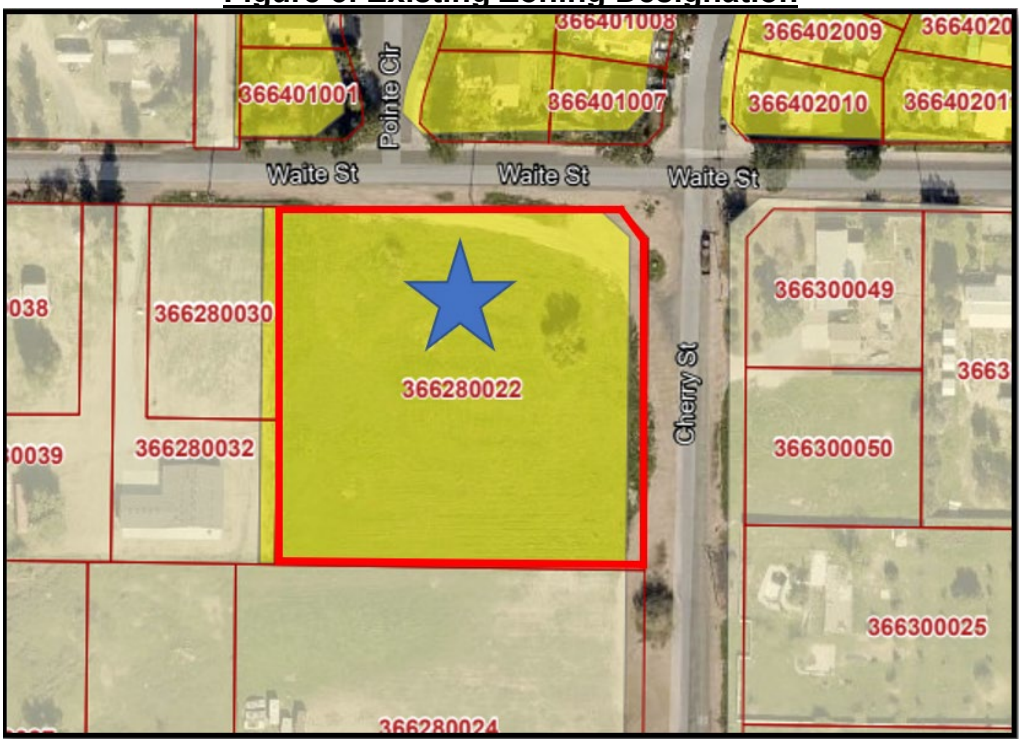


Figure 3. Existing Zoning Designation



CITY OF WILDOMAR
PC - REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.1
Meeting Date: February 1, 2023

SUBJECT: Tentative Tract Map No. 38525 (PA 21-0182):

SUBMITTED BY: Matthew Bassi

PREPARED BY: Abdu Lachgar

ACTION:
Staff recommends the Planning Commission take the following actions:

1) Determine that approval of Tentative Tract Map No. 38525 meets the findings for a Categorical Exemption from review under the California Environmental Quality Act (CEQA) in accordance with Section 15322 of the CEQA Guidelines; and

2) Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THE APPROVAL OF TENTATIVE TRACT MAP NO. 38525 MEETS THE FINDINGS FOR A CATEGORICAL EXEMPTION FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ACCORDANCE WITH SECTION 15322 OF THE CEQA GUIDELINES AND APPROVING TENTATIVE TRACT MAP NO. 38525, SUBJECT TO CONDITIONS, TO SUBDIVIDE A 2.37-ACRE SITE INTO 10 LOTS FOR SINGLE-FAMILY RESIDENCES LOCATED ON THE SOUTHWEST CORNER OF CHERRY STREET AND WAITE STREET (APN: 366-280-022)

FISCAL IMPACT:
None as the Applicant will pay the city's DIF fee for single family residential development which is $24,343.78 per dwelling unit. With 10 homes proposed, the total DIF fee to be paid is $243,437.80. DIF fees are typically paid at the time building permits are issued. The project is also conditioned to annex into the City's CFD Service District 2023-2, or current equivalent Community Facilities District, to offset development related maintenance and services costs (PW Condition No. 19).

PROJECT DESCRIPTION:

The Applicant is requesting Planning Commission approval of Tentative Tract Map No. 38525 to subdivide 2.37 acres into 10 parcels for future single family residential development. The proposed lot sizes average about 7,840 square feet, which is consistent with the R-1 zone minimum lot size requirement of 7,200 square feet. The Applicant plans to develop the subdivision with 10 single-family dwelling units ranging in size from 2,387 to 2,620 square feet. A final site plan of development will be required prior to the issuance of any building permit after the final tract map is recorded.

Surrounding Land Uses:

The project site encompasses approximately 2.37+ acres and is located on the southwest corner of Cherry Street and Waite Street (APN: 366-280-022) and is currently vacant. However, the properties to the north, south, east, and west have existing single-family residences. The subject site and surrounding properties all have a General Plan land use designation of Medium Density Residential (MDR) which allows for single family residential development. Refer to Attachment C to review the vicinity map and land use/zoning tables/exhibits.

Tentative Tract Map No. 38525:

The applicant is proposing Tentative Tract Map No. 38525 to divide 2.37 acres into 10 lots ranging in size from 8,122 to 11,066 square feet which exceeds the minimum R-1 zone standard of 7,200 square feet. All lots exceed the R-1 zone minimum lot width of 60 feet and lot depth of 100 feet. The lots are intended to be developed with single family residential dwellings. An exhibit of the proposed tract map is provided in Attachment B.

PROJECT ANALYSIS:

CEQA Analysis:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department has evaluated the proposed tentative tract map to determine what level of CEQA review is required. Based on this evaluation, staff has determined that the proposed project meets the findings for a Categorical Exemption in accordance with Section 15332 (In-Fill Development) of CEQA. The Planning Department is recommending the Planning Commission adopt this CEQA Exemption. Staff's findings in support of the Categorical Exemption are provided in PC Resolution No. 2023-01 (Attachment A).

Tentative Tract Map No. 38525 Analysis:

The subdivision project requires approval of Tentative Tract Map No. 38525 to subdivide the 2.37-acre site into 10 lots for single family detached residences. The proposed tract map was evaluated based on the development standards of the R-1 zone related to lot size (7,200 square feet), lot width (60 feet), and lot depth (100 feet). The proposed lots range in size from 8,122 to 11,066, exceeding the R-1 zone standards as discussed in the project description section of the staff report. The single family subdivision as proposed and conditioned is also

consistent with the MDR (Medium Density Residential) land use designation of the General Plan that encourages the development of single family dwellings at a density of 2 – 5 units/acre. As proposed, the project density is 4.2 units/acre and is within the allowable density range. Based on these facts, staff supports the proposed tentative tract map. Staff's analysis of the findings in support of Tentative Tract Map No. 38525 is provided in PC Resolution No. 2023-01 (Attachment A).

ATTACHMENTS:

Attach A - PC Resolution 2023-01-Ex 1 COAs-final.pdf
Attach B - TTM No 38525 - Proposed TM Exhibit.pdf
Attach C - Vicinity Map-Land Use Exhibits.pdf

To: Planning Commission

City of Wildomar

From: Mitch Darwish

((949) 439-8789

Subject: Justification letter for Request for Extension Of Time for PA 21-0182

Date: November 24, 2025

Dear Sir/ Madam,

We are requesting an Extension of Time for the tentative map referenced above. Since approval, we have been actively working to complete all requirements; however, the sewer and water agency approvals have taken significantly longer than expected due to extended reviews and coordination outside of our control.

These delays have slowed the final map recordation despite my consistent efforts and substantial progress. The utility approvals are now nearing completion, and additional time is needed to finalize the remaining steps.

Granting this extension will allow the subdivision process to be completed without interruption or reprocessing.

Thank you for your consideration.

Sincerely,

Muetaz Darwish

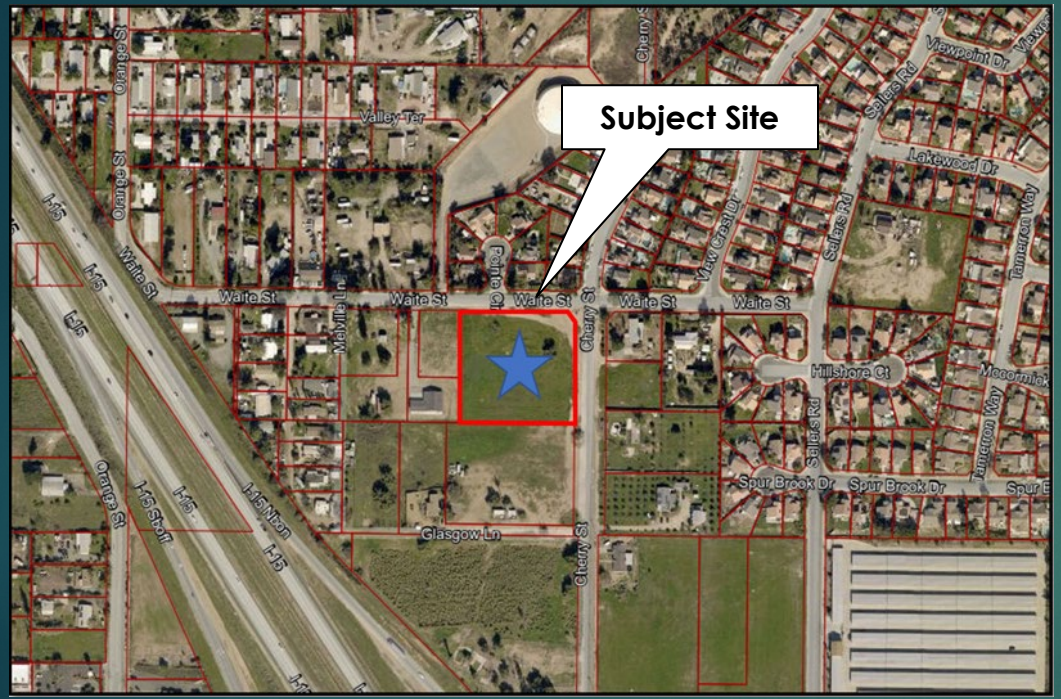


Tentative Tract Map No. 38525
EOT #1
(PA No. 21-0182)

PLANNING COMMISSION MEETING

AGENDA ITEM #3.3

FEBRUARY 4, 2026



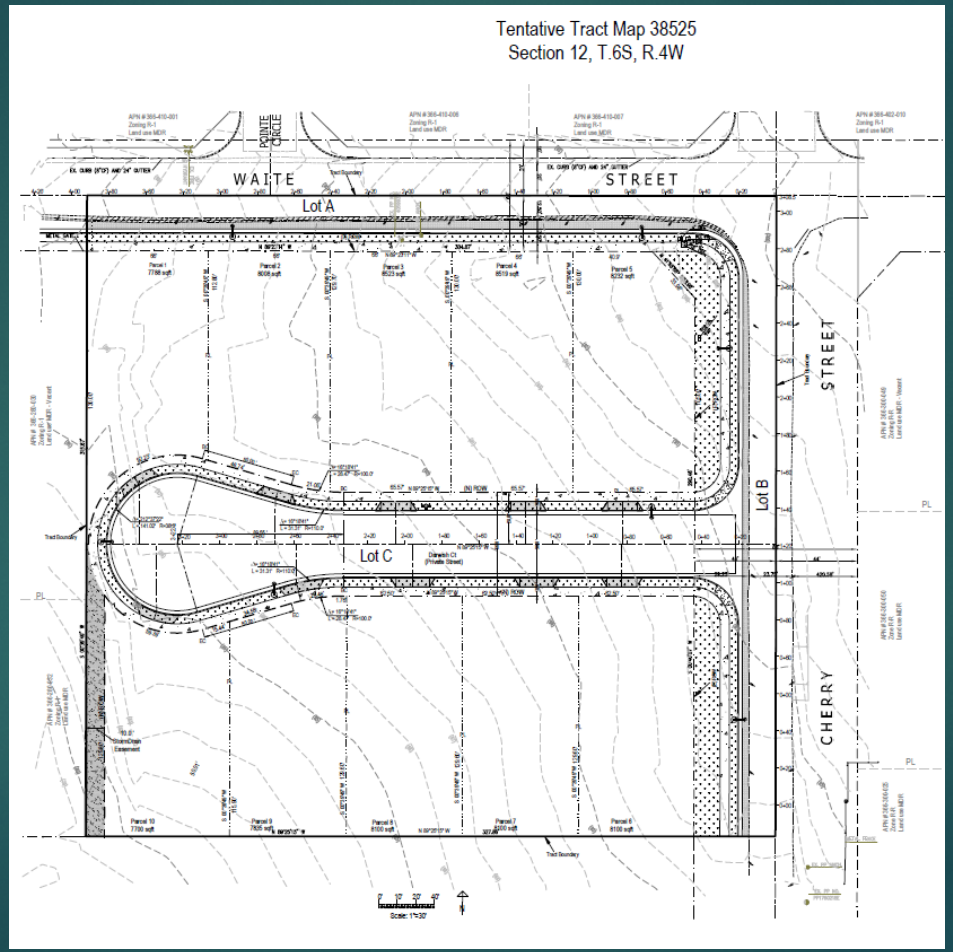
Project Location

- The subject property is a vacant 2.37-acre site;
- Located on the southwest corner of Cherry and Waite Street.

Background

- The Planning Commission approved Tentative Tract Map 38525 on February 1, 2023 to subdivide 2.37 acres into ten (10) lots for single family development.
- The Tract Map meets the minimum R-1 Zone development standards.
- The lots range in size from 8,122 to 11,066 square feet, which exceed the R-1 Zone minimum of 7,200 square feet.
- All lots exceed the R-1 zone minimum lot width of 60 feet and lot depth of 100 feet as well.

TTM No. 38525 Exhibit



Project Findings

- **The proposed EOT meets the required findings for approval in that:**

1. **The approved tract map remains consistent with the General Plan land use designation of Medium Density Residential (MDR) and all applicable policies.**

2. **The approved tract map remains consistent with the development standards of the R-1 zone.**

3. **The setting and local circumstances of the approved tract map have not changed in such a way as to make the previously approved tract map incompatible or inappropriate with the surrounding area.**

4. **The EOT application and fee were submitted on November 26, 2025, well in advance of the February 1, 2026 expiration date.**

Planning Commission Recommendation

- **Based on the findings, staff recommends that the Planning Commission adopt PC Resolution No. 2025-15 taking the following actions:**

1. **Approve the EOT request to February 1, 2029**
2. **Determine that no additional environmental review is required per CEQA Guidelines Section 15162**

Note:

All original conditions of approval and mitigation measures will remain in full force and effect for this project.

CITY OF WILDOMAR
PLANNING COMMISSION - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.4
Meeting Date: February 4, 2026

SUBJECT: Extension of Time (EOT) No. 1 (PLN26-0002) for CUP/Plot Plan No. 22-0006

SUBMITTED BY: Abdu Lachgar

PREPARED BY: Abdu Lachgar

ACTION:
Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0002, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH APRIL 5, 2029 FOR CUP/PLOT PLAN NO. 22-0006 CUP/PLOT PLAN NO. 22-0006 LOCATED AT THE SOUTHWEST CORNER OF JANA LANE AND CLINTON KEITH ROAD (APN: 380-290-002) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

PROJECT DESCRIPTION:
The Planning Commission reviewed CUP/Plot Plan No. 22-0006 on April 5, 2023, and approved the proposed project. The Commission approved: (1) Environmental clearance; (2) Conditional Use Permit/Plot Plan (CUP/PP) to develop a proposed 7,460 sf convenience store and gas station with carwash, two drive throughs, and a 2 story, 17,312 sf industrial warehouse building on a 4.35-acre site.

In accordance with the adopted conditions of approval, the Applicant was required to complete substantial construction on or before April 5, 2026, after which the approval would expire. Since the Applicant has not finalized construction on the approved development project, they have requested a 3-year extension of time ("EOT") that will give them, if approved, through April 5, 2029, to complete substantial construction.

The Applicant's justification for the above-described extension request can be found in Attachment E, of this report. Two (2) additional EOTs, totaling an additional three (3) years, are available for the project if needed, in accordance with Wildomar Municipal Code ("WMC") Section 17.125.120.

PROJECT ANALYSIS:
The Applicant filed the EOT application and paid the required fee on January 14, 2026, before expiration, as required. Based on the timely submittal and justification described within Attachment D, staff has determined that the approved CUP and Plot Plan remain consistent with the project as originally approved, remain consistent with the General Plan and applicable development standards, and that the setting and local circumstances have not changed in

such a manner as to render the previously approved project incompatible with the surrounding area. Thus, staff further determines that the approved project meets all of the required findings for approval of an EOT.

ENVIRONMENTAL ANALYSIS:
The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

PUBLIC NOTICE:
In accordance with Section 17.125.070 of the Wildomar Municipal Code, the Planning Department on January 21, 2026, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the February 4, 2026 Planning Commission meeting and the request under this agenda item.

ATTACHMENTS:
Attach A - PC Resolution No 2026-02.pdf
Attach A-Ex1 - CUP-PP 22-0006 EOT-1 Updated COAs [2-4-26].pdf
Attach B - Beyond Gas PC Report-Final 4-5-23.pdf
Attach C - CUP-PP 22-0006 Approved Plans.pdf
Attach D - Applicant Justification Letter.pdf
Attach E - Beyond Gas IS-MND Document.pdf
Attach F - CUP-PP 22-0006 powerpoint.pdf

ATTACHMENT A

PC RESOLUTION NO. 2026-02

(PLN26-0002 – EOT NO. 1 FOR CUP/PLOT PLAN NO. 22-0006)

PC RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLN 26-0002, A THREE (3) YEAR EXTENSION OF TIME (EOT NO. 1 OF 3) THROUGH APRIL 5, 2029 FOR CUP/PLOT PLAN NO. 22-0006 CUP/PLOT PLAN NO. 22-0006 LOCATED AT THE SOUTHWEST CORNER OF JANA LANE AND CLINTON KEITH ROAD (APN: 380-290-002) AND DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an extension of time ("EOT") No.1 (PLN26-0002) for CUP/Plot Plan No. 22-0006 was filed by:

Applicant: Michael Ramirez

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on January 8, 2026, requesting a 3-year extension of time (No.1 of 3 available) for CUP/Plot Plan No. 22-0006; thereby, meeting the requirements outlined in Wildomar Municipal Code ("WMC") Section 17.125.120; and

WHEREAS, the Planning Commission at a duly noticed public hearing on April 5, 2023 approved CUP/Plot Plan No. 22-0006 including adoption of a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), subject to conditions of approval; and

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on January 14, 2026 in advance of the April 5, 2026 deadline requesting a 3-year extension of time for CUP/Plot Plan No. 22-0006; and

WHEREAS, in accordance with WMC Section 17.125.070, on January 21, 2026, the Planning Division mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent property owners of the February 4, 2026 Planning Commission meeting where the Planning Commission would review Extension of Time No.1 for CUP/Plot Plan No. 22-0006; and

WHEREAS, in accordance with Section 17.125.120 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on February 4, 2026, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 3-year extension of time for CUP/Plot Plan No. 22-0006, and at which time the Planning Commission received public testimony concerning the proposed extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

The Planning Department has evaluated the criteria for California Environmental Quality Act ("CEQA") Guideline 15162 and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no further environmental action is required by the Planning Commission for this EOT request.

SECTION 3. FINDINGS OF FACT FOR EOT NO.1 (PLN26-0002) FOR CUP/PLOT PLAN 16-0070

Pursuant to WMC Section 17.125.120, in light of the record before it, including the staff report dated February 4, 2026, and all evidence and testimony heard at the public meeting for this first extension of time for CUP/Plot Plan No. 22-0006, the Planning Commission makes the following findings in support of the first EOT for CUP/Plot Plan No. 22-0006:

Finding 1: The approved project remains consistent with the adopted General Plan.

Evidence: The proposed EOT for CUP/Plot Plan No. 22-0006 remains consistent with the City's General Plan in that the existing land use designation of Light Industrial (LI) is intended to provide for the development of various industrial and commercial uses. Therefore, the proposed EOT continues to be consistent with the Wildomar General Plan.

Finding 2: The approved plot plan remains in conformance with the requirements of Title 17 (Zoning).

Evidence: The existing Zoning designation for the project site is M-I (Manufacturing-Industrial). The approved CUP/Plot Plan will allow for the development of the project. Additionally, the approved project remains consistent with the M-I zoning/development standards. No modifications to the approved project are proposed as part of this extension request. Lastly, In review of the approved project, it has been determined that the approved gas station remains consistent with the Development Code, because it was approved prior to the adoption of Ordinance 253. Considering these facts, the proposed request for a 3-year extension of time through April 5, 2029, for CUP/Plot Plan No. 22-0006, is consistent with the Development Code (Title 17), which is the City's Zoning Ordinance, of the Municipal Code.

Finding 3: The setting and local circumstances of the approved plot plan have not changed in such a way to make the previously approved plot plan incompatible or inappropriate with the surrounding area.

Evidence: The approved project remains compatible and appropriate with the surrounding area. Based on the original findings, the approved project was designed to conform to a logical pattern of development as envisioned by the General Plan, and the project remains consistent with those findings. Further, the MND/MMRP analyzed all potential impacts related to the approved project and outlined mitigation measures which remain applicable to the project and remain as adopted conditions of approval. Since

there are no changes proposed to the approved plot plan with this specific EOT #1 request, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 3-year extension of time to April 5, 2029 for CUP/Plot Plan No. 22-0006 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of the approved plot plan.

Evidence: The Applicant submitted the EOT application and paid the required fee on January 14, 2026, in advance of the April 5, 2026, expiration date of the plot plan. Accordingly, the application was timely filed in accordance with WMC Section 17.125.120, and this finding is satisfied.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, approves a 3-year extension of time through April 5, 2029 for CUP/Plot Plan No. 22-0006, subject to the updated conditions of approval attached hereto this Resolution as Exhibit 1 and incorporated by reference.

PASSED, APPROVED AND ADOPTED this 4th day of February, 2026.

_____
Eric Filar
Planning Commission Chair

ATTEST:

_____
Robert Flores
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Joaquin Vazquez
Assistant City Attorney

EXHIBIT 1
UPDATED CONDITIONS OF APPROVAL

ATTACHMENT B - EXHIBIT 1 BEYOND GAS STATION / WAREHOUSE PROJECT - CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0006			
Applicant: Beyond Gas Station; Mr. Mark Sater - APN: 380-290-002			
~~CUP/Plot Plan No. 22-0026 Approval Date: April 5, 2023~~ **CUP/Plot Plan No. 22-0026 EOT #1 Approval Date: February 4, 2026**	~~CUP/Plot Plan No. 22-0026 Expiration Date: April 5, 2026~~ **CUP/Plot Plan No. 22-0026 EOT #1Expiration Date: April 5, 2029**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DIVISION CONDITIONS			
General / Standard Conditions			
1. In compliance with Section 15070 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,814.00**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee shall be made payable to the "Riverside County Clerk" and submitted to the Planning Division at least 2 days prior to the City Council meeting. Said fees are broken down as follows: **a. California Department of Fish and Wildlife = $2,764.00** **b. Riverside County Clerk Administrative Fee = $50.00**	April 12, 2023	Planning Division	
2. The Applicant shall review, and sign below verifying adoption of these Conditions of Approval by the Planning Commission for CUP/Plot Plan No. 22-0006 and submit the signed page to the Wildomar Planning Division within two weeks of the Planning Commission approval. Applicant Signature Date	April 19, 2023	Planning Division	
3. The Applicant shall indemnify, protect, defend, and hold harmless, the City of Wildomar, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and	Ongoing	Planning Division	

	proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The			

	amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	Approval of *CUP/Plot Plan No. 22-0006* shall expire on April 5, 2029 (3 years after EOT approval by the Planning Commission) if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. The Applicant may apply in writing for an Extension of Time (EOT) for review and approval of the Planning Director in accordance with Section 17.125 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Division prior to the expiration date.	~~April 5, 2026~~ April 5, 2029	Planning Division	
5.	In accordance with the WMC, approval of *CUP/Plot Plan No. 22-0006* shall not become effective until the 10-day appeal period has concluded. If no appeal is filed with the city by April 17, 2023, the project becomes effective on April 18, 2023	April 18, 2023	Planning Division	
6.	In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby given to the Applicant that the 90-day appeal hereby begins with approval of this project.	July 5, 2023	Planning Division	
7.	Within 60 days of approval of *CUP/Plot Plan No. 22-0006* the Applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.	June 5, 2023	Planning Division	

ATTACHMENT B - EXHIBIT 1 BEYOND GAS STATION / WAREHOUSE PROJECT - CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0006			
Applicant: Beyond Gas Station; Mr. Mark Sater - APN: 380-290-002			
~~CUP/Plot Plan No. 22-0026 Approval Date: April 5, 2023~~ CUP/Plot Plan No. 22-0026 EOT #1 Approval Date: February 4, 2026	~~CUP/Plot Plan No. 22-0026 Expiration Date: April 5, 2026~~ CUP/Plot Plan No. 22-0026 EOT #1Expiration Date: April 5, 2029		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
8. Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Commission taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Division	
9. The project shall be developed in accordance with the approved plot plan approved by the Planning Commission on April 5, 2023. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Division	
10. The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Division	
11. All grading shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Dept.	On-Going	Planning & Engineering Divisions	
12. Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Planning & Engineering Divisions	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
13. The Applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Planning Division	
14. The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Section 8.64 of the WMC.	On-Going	Planning Division	
15. As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Division	
16. The Applicant shall provide EV charging stations throughout the parking lot as designated on the approved site plan and the requirements of the Cal Green Building Code.	On-Going	Planning & Building Divisions	
17. The Applicant shall be subject to, and comply with, the following four (4) state mandated codes/ordinances including all other applicable state & local codes/ordinances already in effect: • California Building Code, Chapter 7A; • California Residential Code, Chapter R327; • California Referenced Standards Code, Chapter 12-7A; and • California Fire Code, Chapter 49.	On-Going	Building Division and & Riverside County Fire Department	
18. The proposed Project shall comply with the requirements of Chapter 9.48 of the WMC relating to noise.	On-Going	Planning Division	
19. As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.	On-Going	Public Works Department	

20.	As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with all applicable requirements for undergrounding utilities per this code section.	On-Going	Public Works Department	
21.	As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.	On-Going	Public Works Department	
CEQA / MND Mitigation Measures:				
Biological Resources				
22.	**BIO-1** Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance nesting bird survey and prepare a Project-Specific Nesting Bird Management Plan, if work cannot be conducted outside of the nesting season (March 15th to September 15th), in accordance with the following: • The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work; • If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; • If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).	Within three (3) days prior to the initiation of clearance/construction work.	Planning and Engineering Divisions	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Cultural Resources			
23. **CUL-1 Human Remains.** If human remains are encountered, State 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 Public Resource 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 shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	During any ground-disturbing construction activities.	Planning and Engineering Divisions	
Geology and Soils			
24. **GEO-1** The project applicant/developer shall incorporate the recommendations of the Geotechnical Report prepared by NTS Geotechnical (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.	During building plan check, prior to any ground-disturbing construction activities	Planning and Building & Safety Divisions	
25. **GEO-2** A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by	During ground-disturbing construction activities	Planning and Building & Safety Divisions	

	the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.			
Hazards and Hazardous Materials				
26.	**HAZ-1** Prior to the issuance of building permits, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.	Prior to issuance of building permits	Planning and Building & Safety Divisions	
27.	**HAZ-2** Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.	Prior to issuance of certificate of occupancy	Planning and Building & Safety Divisions	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Noise			
28. **NOI-1** All noise producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers and air-inlet silencers, where appropriate, in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.	Prior to construction	Building & Safety Division	
Transportation			
29. **TRF-1** During final design, stage construction and detour plans will be prepared to minimize disruption to the traveling public. Such plans shall be prepared in consultation with affected local jurisdictions prior to construction. Adequate access shall be provided at all times to and from side streets serving adjacent land uses. To further ensure public safety, proper detours and warning signs shall be established. The stage construction and detour plans shall be designed to not interfere with any emergency response or evacuation plans, and construction routes shall utilize non-residential streets to the extent practicable. Finally, such plans shall identify construction worker parking areas and equipment staging areas to minimize impacts to roadway operations.	During final design	Public Works Department	
Tribal Cultural Resources			
30. **TRI-1 Inadvertent Archeological Find.** If during ground disturbance activities, 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. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the	During any ground-disturbing or construction activities	Engineering and Planning Divisions	

	area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. 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 Planning Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or 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. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. 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 Mitigation Measures TRI-2 and TRI-7.			

	e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan. f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.			
31.	**TRI-2 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 Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:	During grading activities	Engineering and Planning Divisions	

	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. 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 (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City.			

	There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.			
32.	**TRI-3 Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility	Prior to issuance of grading permit	Engineering and Planning Divisions	

	of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly			

	discovered cultural resource deposits that shall be subject to a cultural resources evaluation.			
33.	**TRI-4 Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	During ground-disturbing activities	Engineering and Planning Divisions	
34.	**TRI-5 Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	During ground-disturbing activities	Engineering and Planning Divisions	

35.	**TRI-6 Archeology Report – Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Prior to final inspection	Engineering and Planning Divisions	
36.	**TRI-7 Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 l., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	During discovery of Native American human remains	Engineering and Planning Divisions	

ATTACHMENT B - EXHIBIT 1 BEYOND GAS STATION / WAREHOUSE PROJECT - CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0006			
Applicant: Beyond Gas Station; Mr. Mark Sater - APN: 380-290-002			
~~CUP/Plot Plan No. 22-0026 Approval Date: April 5, 2023~~ **CUP/Plot Plan No. 22-0026 EOT #1 Approval Date: February 4, 2026**	~~CUP/Plot Plan No. 22-0026 Expiration Date: April 5, 2026~~ **CUP/Plot Plan No. 22-0026 EOT #1Expiration Date: April 5, 2029**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**

Project Specific CUP Conditions (Applicable to Alcohol Sales at the Gas Station)				
37.	Notwithstanding any other provision of law, establishments engaged in the concurrent sale of motor vehicle fuel with beer and wine for off-premises consumption, in accordance with Chapter 17.248.030.E of the WMC shall comply with the following conditions: 1) Only the sale of beer and wine can be sold consistent with an ABC Type 20 license (Off Sale Beer & Wine). 2) The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. 3) No displays of beer or wine shall be located within five (5) feet of any building entrance or checkout counter. 4) Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. 5) No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.	On-Going	Planning Division	

	6) Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age. 7. No sale of alcoholic beverages shall be made from a drive-in window.			
38.	Prior to an employee selling alcohol from this facility, the alcohol licensee, or employer for the facility shall ensure that the employee has received Licensee Education on Alcohol and Drugs (L.E.AD.) training from the California Department of Alcoholic Beverage Control.	On-Going	Planning Division	
39.	Prior to the issuance of occupancy permits for the gas station/mini-mart use, the Applicant and/or the gas station service provider shall obtain a Type 20 License from the State Department of Alcohol Beverage Control (ABC). A copy of said license shall be submitted to the Planning Division prior to occupancy of the building.	Prior to the issuance of occupancy permits	Planning Division	
Project Specific Plot Plan Conditions				
Special Transportation Conditions				
40.	• **Intersection #4: Inland Valley Drive at Clinton Keith Road.** This improvement involves adding pavement to the intersection within the existing right of way, and paint to delineate lanes and turning movements. o Construct additional westbound through lane, and o Construct additional eastbound through receiving lane. • **Intersection #5: Salida Del Sol at Clinton Keith Road.** This improvement is a sign restricting turning movements and construction within of turn lanes within the existing right of way.	On-Going & Prior to Certificate of Occupancy	Public Works Department	

	○ Restrict the southbound approach to right turns only during weekday peak periods (7 AM to 9 AM, and 4 PM to 6 PM). ○ Install a traffic signal; ○ Construct northbound, southbound, and westbound left turn lanes; and ○ Restripe northbound, southbound, and westbound shared left/through/right turn lane to shared through/right turn lane. • **Intersection #6: Elizabeth Lane at Clinton Keith Road.** Improvements include construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements. ○ Install a traffic signal; ○ Construct northbound and southbound left turn lanes; ○ Restripe northbound and southbound shared left/through/right turn lane to shared through/right turn lane; and ○ Construct additional eastbound through lane. • **Intersection #7: Jana Lane at Clinton Keith Road.** The project will contribute its fair share for all improvements at this intersection. The future improvements involve construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements.			

	○ Install a traffic signal; ○ Construct a northbound left turn lane; and ○ Restripe northbound shared left/right turn lane to right turn lane.			
Prior to the Issuance of Grading Permits				
41.	Prior to the issuance of a grading permit, the Applicant shall comply with the construction noticing sign board requirements of Chapter 15.04.030 of the WMC as follows: A. Intent. It is the intent of this section to establish regulations for posting on-site construction information signs during construction activity for new residential, commercial and industrial development projects. B. Applicability. The posting of on-site construction information signs during construction activity for new residential, commercial and industrial development projects shall be limited to projects located in residential, commercial and industrial zoned lands. C. Construction Sign Standards. 1. One non-illuminated sign shall be required per development site, except that if the site has two or more street frontages, one additional sign shall be required per street frontage. 2. The sign(s) shall be placed along the street frontage nearest to the construction entrance(s) to the project site and include information identifying the name of the developer and contractor, on-site contact information and phone number, allowed days and hours of construction activity (i.e., Monday - Saturday, 6:30 a.m. to 7:00 p.m. with no construction activity on Sundays or legal holidays). The information shall also	Prior to Issuance of Grading Permits	Building and Engineering Divisions	

	include a statement that complaints regarding the operation can be lodged with the City of Wildomar Code Enforcement Division (951) 677-7751, and any other information deemed appropriate by the City. 3. The size of the sign board shall be four feet wide by six feet high (24 square feet) made of wood, or similar durable material and mounted with two vertical four-inch by four-inch posts, made of wood or similar durable material. The total height of the sign board shall not exceed eight feet from the ground and include the city logo in the upper left corner of the sign board. The sign(s) shall be reviewed by the Building Official prior to construction of said sign. Sign(s) shall be posted on the property a minimum of two weeks prior to any grading activities and be removed from the property within 30 days after the last certificate of occupancy is issued by the City.			
42.	Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), including payment of the MSHCP Local Development Mitigation Fee and Best Management Practices (specifically Appendix C, Standard Best Management Practices, of the MSHCP).	Prior to Issuance of Grading Permits	Planning Division	
43.	Prior to the issuance of the 1st grading permit on the property, the applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.			
44.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. 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."	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
45.	The grading plan shall include the following information 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	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	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 Planning Director at his/her 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 Planning Director 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 Planning Director 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 Planning Director.			
46.	The applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings prepared by a licensed Landscape Architect to the Planning Division, including on-site and public right-of-way and a fence/wall plan for review and approval. Said landscape and irrigation plans shall comply with all requirements of the city's Landscape Design Standards and Guidelines booklet. The landscape plans shall include the following special items: • All plantings within the Very High Fire Severity Zone shall be designed using only fire resistive plants. • Trees are to be located so that the mature canopies do not encroach into the fire access road clear zone of 28 feet wide and 13.5 feet high. Remove any tree in conflict with this restriction.	Concurrent with the submittal of grading plans	Planning and Landscape Depts.	

	• If required by the Fire Department, provide a fuel modification plan in compliance with the Fire Department's requirements. All landscape shall follow any required fuel modification horizontal or vertical spacing and requirements. • Avoid plants that require cutting back to keep them within a specific area or at a trimmed height. Carefully select and locate plants where they will be allowed to grow to maturity and keep their natural shape. • Above ground utilities shall be located in shrub areas and screened as required from public view. • Utilities and light standard locations shall be coordinated with Owner's engineering team to avoid conflicts with required tree locations and utility screening. • Slope planting shall achieve full coverage and consist of permanent ground cover adequately planted with shrubs and/or trees to the satisfaction of the Planning Director. Plant material and mulch shall be suitable for slope conditions and prevention of surface erosion. • Stormwater basin slopes shall be planted with spreading, stabilizing ground covers and shrub groupings from containers. • Stormwater basin bottom shall be planted with species suitable for both wet and dry conditions. Basin bottom shall be planted with the plant material from containers, 4" pots, or plugs. Hydroseed is not preferred, and the allowance shall be further evaluated with landscape construction drawings. • Provide a fuel modification plan in compliance with the Fire Department's requirements. All planting shall be designed using			

	approved fire resistive plants, review and modify preliminary plant list to comply. • Fire apparatus access roads shall be illustrated and noted on landscape plan. Trees are to be located so that mature canopies do not encroach into the access road. Remove any tree in conflict with this restriction.			
Prior to Issuance of Building Permits				
47.	Prior to the issuance of the building permits, the Applicant shall submit a comprehensive sign program for review and approval by the Planning Division. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code. ○ The "blade" architectural element shall not be illuminated at any time and shall remain as an architectural feature only.	Prior to Issuance of Building Permits	Planning Division	
48.	Prior to the issuance of a building permit, the applicant shall comply with Building Department requirements in obtaining all necessary permits to construct said structures, including submittal of plans for all signs to be constructed as part of this project.	Prior to Issuance of a Building Permit	Planning Division	
49.	Prior to the issuance of the building permits, the applicant shall pay all applicable and current Development Impact Fees and City Mitigation Fees as determined by the Building and Engineering divisions, including but not limited to, regional fees such as TUMF, MSHCP, K-Rat fees, School Fees, etc. in accordance with the timing outlined in Title 3 of the WMC.	Prior to Issuance of Building Permits	Planning & Building Divisions	
50.	Prior to the issuance of the building permits, the applicant shall submit for review and approval by the Planning Division a final exterior	Prior to Issuance of Building Permits	Planning & Building Divisions	

	lighting/security lighting plan/photometric survey. Said lighting plan shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.			
Prior to Issuance of a Certificate of Occupancy				
51.	Prior to the issuance of occupancy permits, the following conditions shall be satisfied: • Prior to occupancy permits for Phase 1, the landscape improvements outlined above shall be completed. • Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Division prior to re-inspection for maintenance bond release. • The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the	Prior to the Issuance of Occupancy Permits	Planning Dept.	

	landscape installation is in compliance with the approved landscape plans.			
52.	Prior to the issuance of the final Certificate of Occupancy permit, all required onsite landscape planting and irrigation improvements for the planning area shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Division to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
53.	Prior to the Issuance of the final Certificate of Occupancy permit, all Planning Division conditions listed herein shall be completed to the satisfaction of the Planning Division.	Prior to final Certificate of Occupancy	Planning Dept.	
54.	Prior to the Issuance of the final Certificate of Occupancy permit, all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written verification from County Fire that all applicable conditions have been met.	Prior to final Certificate of Occupancy	Planning Dept.	
55.	Prior to the issuance of the building permits, the applicant shall submit for review and approval by the Planning Division a final exterior lighting/security lighting plan/photometric survey. Said lighting plan shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.	Prior to Issuance of Building Permits	Planning & Building Divisions	

ATTACHMENT B - EXHIBIT 1 BEYOND GAS STATION / WAREHOUSE PROJECT - CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0006			
Applicant: Beyond Gas Station; Mr. Mark Sater - APN: 380-290-002			
~~CUP/Plot Plan No. 22-0026 Approval Date: April 5, 2023~~ **CUP/Plot Plan No. 22-0026 EOT #1 Approval Date: February 4, 2026**	~~CUP/Plot Plan No. 22-0026 Expiration Date: April 5, 2026~~ **CUP/Plot Plan No. 22-0026 EOT #1Expiration Date: April 5, 2029**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Requirements/Conditions			
1. The developer shall obtain City approval for any modifications or revisions to the approval of this project in accordance with State law (Gov. Code 65913.4). Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering	
2. The developer shall comply with the State of California Subdivision Map Act and all City ordinances and resolutions.	On-Going	Engineering	
3. No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering	
4. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering	
5. All grading shall conform to the California Building Code, including Appendix J, and all other relevant and applicable laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from PW/Engineering.	On-Going	Engineering	
6. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering	
7. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	On-Going	Engineering	

8.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering	
9.	All retaining walls shall require a separate permit from the Building Department. The retaining wall calculations shall address earth and hydrostatic loads associated with the water basins. The footings along the westerly property line must be designed in a manner that additional loads are not placed on the existing structure to the west.	On-Going	Engineering	
10.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required to the extent applicable under State law (Gov. Code 65913.4).	On-Going	Engineering	
11.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an environmentally approved site.	On-Going	Engineering	
12.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s including, but not limited to, storm drains, streets, channels, etc...	On-Going	Engineering	
13.	For commercial/industrial projects, the developer/applicant shall submit a Business Registration application to the City for approval. The business shall be required to pay a fee to the City with the Business Registration for Stormwater Compliance Inspections that are required by the City's NPDES Permit. The requirement for stormwater	On-Going	Engineering	

	compliance inspections is recurring for the duration of the development, unless otherwise approved. The developer/applicant shall also submit to the City, prior to Certificate of Occupancy, a document that includes the Business' Statement of Operations and a summary of the business' best management practices for stormwater pollution prevention.			
14.	The developer/applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website.	On-Going	Engineering	
15.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering	
16.	The Developer shall dedicate, design and construct all improvements in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer. In the absence of a subdivision map, rights-of-way and easements shall be dedicated by separate instrument.	On-Going	Engineering	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground	On-Going	Engineering	

	cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner. Protection of Rough graded slopes will be based on the approved BMP's as depicted in the approved Storm Water Pollution Prevention Plan.			
18.	The landscape plans of all parkway and Landscape Maintenance/ Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.	On-Going	Engineering	
19.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering	
20.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to First Building permit issuance	Engineering	
21.	The developer shall design and construct all driveways in accordance with the applicable City of Wildomar Improvement Standards.	On-Going	Engineering	
22.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering	
23.	Above-ground utilities shall be undergrounded by the developer in accordance with City of Wildomar Municipal Code 16.04.010. The	On-Going	Engineering	

	undergrounding of utilities shall be reflected on the project improvement plans. A non-interference letter from Southern California Edison (SCE), shall be submitted for the proposed development.			
24.	Improvement Plans for underground utilities (eg. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.	On-Going	Engineering	
25.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering	
26.	Prior to approval of improvement plans, the improvement plans shall show all streets to be improved consistent with improvements outlined in these conditions of approval. At the discretion of the applicant, the existing pavement may be cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore, improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.	Prior to Improvement Plan Approval	Engineering	
27.	Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.	Prior to Improvement Plan Approval	Engineering	

28.	Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following: a) All driveways shall conform to the applicable City of Wildomar standards and shall be shown on the street improvement plans. c) All street intersections shall be at ninety (90) degrees or as approved by the City Engineer. e) Under grounding of existing and proposed utility lines. f) Street lights. g) All other public improvements shall conform to City of Wildomar standards.	Prior to Improvement Plan Approval	Engineering	
Prior to the Issuance of Grading Permits				
29.	The developer shall submit a geotechnical/soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering	
30.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering	
31.	Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.	Prior to Issuance of a Grading Permit	Engineering	

32.	The project specific SWPPP and an Erosion/Sediment Control plan shall be provided to the Public Works Dept. and always provided on the project site.	Prior to Issuance of a Grading Permit	Engineering	
33.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading.	Prior to Issuance of a Grading Permit	Engineering	
34.	The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering	
35.	A Final Water Quality Management Plan (WQMP), in conformance with the requirements of the City of Wildomar (City) shall be prepared, submitted, and approved. All stormwater quality treatment devices shall be located outside of the ultimate public right of way, unless otherwise approved. The developer shall prepare the Final WQMP in conformance with the City of Wildomar WQMP (which is based on the SMR Model WQMP) to the satisfaction of the City Engineer. The WQMP shall also address the effects of hydromodification caused by the project, per the City of Wildomar WQMP Model Document. Due to the high-density residential land-use of this project, the WQMP shall include the installation of Trash Capture Devices for both private and public storm drain facilities, as required by the State Water Board's Trash Amendments and the subsequent order issued by the San Diego Regional Water Quality Control Board to the City. Trash Capture	Prior to Issuance of a Grading Permit	Engineering	

	Devices shall be on the State Water Board's "Certified Trash Full Capture Systems List of Trash Treatment Control Devices". Trash Control Devices selected for use in City storm drains shall be approved by the City Engineer. Trash Control Devices installed in City storm drains shall be included in the Community Facilities District (CFD) for maintenance.			
36.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering	
37.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition.	Prior to Issuance of a Grading Permit	Engineering	

	c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
38.	Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. c) Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.	Prior to Issuance of a Grading Permit	Engineering	
39.	Prior to issuance of any grading permit, any environmental Phase I and Phase II applicable findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.	Prior to Issuance of a Grading Permit	Engineering	
40.	The Construction Runoff Management Plan (or Erosion/Sediment Control Plan) shall include enhanced BMPs, for installation of landscaping to minimize the potential runoff of nutrients which is the Priority Water Quality	Prior to Issuance of a Grading Permit	Engineering	

	Condition of Concern in the Santa Margarita River Watershed, to the satisfaction of the City Engineer.			
41.	City storm drain outfalls that will discharge to a Receiving Water, as defined by the City's MS4 Permit, shall be separate from and shall not receive flows from any private storm drain system.	Prior to Issuance of a Grading Permit	Engineering	
42.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to Issuance of a Grading Permit	Engineering	
43.	Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project will not unreasonably interfere with the use of any easement holder of the property.	Prior to Issuance of a Grading Permit	Engineering	
44.	Prior to issuance of Grading Permit, the applicant shall provide a final Traffic Impact Analysis for approval acceptable to the City Engineer. This Traffic Impact Analysis shall identify improvements necessary for the project along with information regarding fair-share of project trips at offsite locations.	Prior to Issuance of a Grading Permit	Engineering	

ATTACHMENT B - EXHIBIT 1 BEYOND GAS STATION / WAREHOUSE PROJECT - CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0006			
Applicant: Beyond Gas Station; Mr. Mark Sater - APN: 380-290-002			
~~CUP/Plot Plan No. 22-0026 Approval Date: April 5, 2023~~ **CUP/Plot Plan No. 22-0026 EOT #1 Approval Date: February 4, 2026**	~~CUP/Plot Plan No. 22-0026 Expiration Date: April 5, 2026~~ **CUP/Plot Plan No. 22-0026 EOT #1Expiration Date: April 5, 2029**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Prior to Issuance of Building Permits			
45. The developer/owner shall obtain a grading permit prior to building permit issuance, and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Engineering /Building	
46. Any public improvements shall be approved by the City Engineer, and all improvements to be constructed shall be secured by the Developer.	Prior to Issuance of a Building Permit	Engineering /Building	
47. The developer shall provide will serve letters from the appropriate utility agencies.	Prior to Issuance of a Building Permit	Engineering /Building	
48. The developer shall provide approval letter from Fire Department for fire water service.	Prior to Issuance of a Building Permit	Engineering /Building/ Fire	
49. The developer shall install any missing streetlight facilities along the project frontage, in accordance with the applicable City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Engineering /Building	
50. The developer shall annex into CFD Service District 2022-1, or current equivalent Community Facilities District, to offset development related costs for maintenance and services for the applicable development.	Prior to Issuance of a Building Permit	Engineering	
51. The developer/applicant shall demonstrate that all applicable development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Engineering /Building	
52. The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Engineering /Building	

53.	The developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.	Prior to Issuance of a Building Permit	Engineering	
54.	Prior to issuance of Building Permit, the developer shall post security guaranteeing the construction of all required public improvements. Said improvements shall include the following: a) All street facilities: 1. Any missing or substandard public improvements on Jana Lane, to half street plus 12' along the project frontage. 2. Traffic Mitigation measures as outlined in approved Traffic Analysis dated April 5, 2022. 3. All ingress and egress shall meet minimum commercial driveway standards. b) All drainage facilities to serve the proposed, and as outlined in the approved Hydrology Study. c) All required grading, including erosion control. Additional erosion control may be required per the City Engineer. d) All required sewer, water and reclaimed water facilities per Elsinore Valley Municipal Water District (EVMWD) standards and specifications, per approved plans. e) All required landscaping facilities on-site, as well as parkway landscaping per approved streetscape plans and design guidelines. f) All under grounding of overhead utilities, except for cables greater than 32k volts, per Wildomar Municipal Code	Prior to Issuance of a Building Permit	Engineering	

55.	Prior to building permit issuance, the applicant shall commence construction or guarantee the construction of all new or upgraded required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principal assemblies within the public right of way and/or easements.	Prior to Issuance of a Building Permit	Engineering	
56.	Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.	Prior to Issuance of Building Permits	Engineering	
57.	Prior to issuance of Building Permit, the applicant shall provide public improvement plans for approval.	Prior to Issuance of Building Permits	Engineering	
58.	Prior to issuance of Building Permit, the applicant shall provide a current cost estimate with conceptual improvement exhibit for improvements identified in the approved Traffic Impact Analysis including the locations listed below. This cost estimate will be reviewed by the City and shall be acceptable to the City Engineer. A fair-share shall be paid to the City of Wildomar based on the approved fair-share percentage as listed in table 7 of the approved Traffic Impact Analysis for the project and the approved cost estimate for the listed improvements.	Prior to Issuance of Building Permits	Engineering	
59.	Prior to issuance of Building Permit, the applicant shall pay to the City of Wildomar a fair-share to future improvements at Inland Valley drive at Clinton Keith Road including construction of an additional westbound through lane and eastbound through lane with receiving lanes and associated signal modification.	Prior to Issuance of Building Permits	Engineering	

60.	Prior to issuance of Building Permit, the applicant shall pay to the City of Wildomar a fair-share to future improvements at Salida Del Sol at Clinton Keith Road including construction of a traffic signal and associated turn lane and through lane improvements.	Prior to Issuance of Building Permits	Engineering	
61.	Prior to issuance of Building Permit, the applicant shall pay to the City of Wildomar a fair-share to future improvements at Elizabeth Lane at Clinton Keith Road including construction of a traffic signal and associated turn lane and through lane improvements.	Prior to Issuance of Building Permits	Engineering	
62.	Prior to issuance of Building Permit, the applicant shall construct a traffic signal at Jana Lane at Clinton Keith Road including all associated improvements such as curb, gutter, sidewalk, ramps, turn lanes.	Prior to Issuance of Building Permits	Engineering	
Prior to Issuance of Issuance of Certificate of Occupancy or Release of Public Improvement Security				
63.	Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.	Prior to Issuance of first Certificate of Occupancy	Engineering	
64.	Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.	Prior to Issuance of first Certificate of Occupancy	Engineering	
65.	Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in these Conditions of Approval shall be constructed.	Prior to Issuance of first Certificate of Occupancy	Engineering	
66.	Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.	Prior to release of public improvement security	Engineering	

67.	Prior to issuance of a Certificate of Occupancy, the applicant shall field verify sight distance requirements at project driveways per the requirements of the City of Wildomar and provide documentation of adequate sight distance to the satisfaction of the City Engineer.	Prior to Issuance of first Certificate of Occupancy	Engineering	
68.	Walls and fences around the perimeter of the project, or along the public right-of-way, shall be treated with an anti-graffiti coating, consistent with current standards and guidelines, to aid in ongoing maintenance.	Prior to final Certificate of Occupancy	Engineering	
69.	Any deviations/revisions from the approved WQMP plans and specifications shall be submitted by the Engineer of Record and shall be approved by the City, prior to construction. Approved revisions shall be documented in the Final WQMP on-file with the City. The Developer shall also ensure that the Final WQMP on-file with the owner is also updated. Prior to final approval of the constructed WQMP, the Developer shall submit a certification letter, signed by the Engineer of Record, certifying that the WQMP has been constructed and installed per the approved plans and specifications, and that the WQMP is currently operating in conformance with the original design.	On-going	Engineering	
70.	Prior to issuance of certificate of occupancy, the applicant shall construct all frontage improvements including the following: a. Curb, gutter, sidewalk, drainage, ramps, driveways and landscaping on the project frontage with appropriate offsite transition to provide for public safety consistent with City Standards and applicable laws (ADA etc.). Raised median on Clinton Keith Road with appropriate offsite transition consistent with City Standards and to the satisfaction of the City Engineer.	Prior to final Certificate of Occupancy	Engineering	
BUILDING DEPARTMENT CONDITIONS				

ATTACHMENT B - EXHIBIT 1 BEYOND GAS STATION / WAREHOUSE PROJECT - CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0006			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions			
1. CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Wildomar Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. NOTE: The new updated 2022 California Building Codes will be in effect as of January 1st 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023 will be subject to the new updated California Building Code(s).	On-Going	Building Department	
2. PERMIT ISSUANCE: Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter , repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Further, the applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and	On-Going	Building Department	

	certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.			
3.	GREEN BUILDING CODE WASTE REDUCTION (Non-Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Waste Management Department that: a) Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales. b) Determines if materials will be sorted on site or mixed. c) Identifies diversion facilities where material collected will be taken. d) Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.	On-Going	Building Department	
4.	ACCESSIBLE PATH OF TRAVEL: Building Permit set must indicate required continuous accessible paved path of travel. The accessible path of travel details shall include: a) Accessible path construction type (Asphalt or concrete). b) Accessible path width. c) Accessible path directional slope % and cross slope %. d) All accessible ramp and curb cut-out locations and details where applicable. The Accessible path of travel shall: a) Connect to the public R.O.W.	On-Going	Building Department	

	b) Connect to all building(s). c) Connect to all accessible parking loading/unloading areas. d) Connect to accessible sanitary facilities. e) Connect to areas of public accommodation. Please be aware that a site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.			
5.	PLAN INFORMATION: Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.	On-Going	Building Department	
6.	LIQUEFACTION: Based on records, this project appears to be located in an area with potential for soil liquefaction. Per Section CBC Section 1803.5, a geotechnical assessment of this condition is required and, according to Section 1803, the assessment must be conducted by a licensed design professional. If the assessment indicates that the condition, if not corrected, would lead to structural defects, the assessment shall recommend corrective action which is likely to prevent structural damage.	On-Going	Building Department	
RIVERSIDE COUNTY FIRE DEPARTMENT CONDITIONS				

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions			
1. The developer shall provide fire hydrants in accordance with the following. a. Prior to placing any combustibles on site, provide an approved water source for firefighting purposes. b. Prior to building permit issuance, submit plans to the water district for a water system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Based on current standards, the required fire flow is estimated to be 1,625 GPM at 20 PSI for a 2 hour duration. Estimated fire flow is based on 14,500 square foot building area with Type V-B construction and buildings having a fire sprinkler system	On-Going	Fire Department	
2. Hazardous Fire Area: this project is in a Very High Fire Hazard Severity Zone of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in City of Wildomar Municipal Code and the California Building Code.	On-Going	Fire Department	
3. Buildings 3,600 square feet and larger, regardless of occupancy classification, require a fire sprinkler system in accordance with City of Wildomar Municipal Code.	On-Going	Fire Department	

END

CITY OF WILDOMAR
PC - REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: April 5, 2023

SUBJECT: Beyond Gas Station/Warehouse Project (CUP/Plot Plan No. 22-0006)
Planning Commission review of an MND/MMRP and CUP/Plot Plan for a gas station with beer and wine sales, 2 fast-food restaurants and a 17,312 square-foot industrial building.

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:
The Planning Department recommends the Planning Commission take the following actions:

1. Find and determine that the CUP/Plot Plan No. 22-0006 meets the requirements for adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines.

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION / MITIGATION MONITORING AND REPORTING PROGRAM (SCH# 2023020343) FOR CONDITIONAL USE PERMIT NO. 22-0006 AND PLOT PLAN NO. 22-0006 (BEYOND GAS STATION/WAREHOUSE PROJECT) LOCATED AT THE SOUTHWEST CORNER OF JANA LANE AND CLINTON KEITH ROAD (APN: 380-290-002)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 22-0006 TO ALLOW BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND PLOT PLAN NO. 22-0006 TO

DEVELOP A 7,460-SQUARE-FOOT CONVENIENCE STORE AND GAS STATION WITH EIGHT PUMPS UNDER A 5,971-SQUARE-FOOT CANOPY, A 1,790-SQUARE-FOOT DRIVE-THROUGH CAR WASH FACILITY, TWO (2) DRIVE-THROUGH RESTAURANTS TOTALING 3,800 SQUARE FEET, AND A TWO-STORY 17,312-SQUARE-FOOT INDUSTRIAL WAREHOUSE BUILDING, SUBJECT TO CONDITIONS, LOCATED AT THE SOUTHWEST CORNER OF JANA LANE AND CLINTON KEITH ROAD (APN: 380-290-002)

PROJECT DESCRIPTION:

The Applicant (Beyond Gas) is proposing to develop a 7,460-square-foot convenience store (with beer and wine sales) and gas station with eight (8) pumps under a 5,971-square-foot canopy with a 1,790-square-foot drive-through car wash facility, two (2) drive-through restaurants totaling 3,800 square feet, and a two-story, 17,312-square-foot industrial warehouse building on a 4.35-acre site. The project requires Planning Commission adoption of a Mitigated Negative Declaration (MND) /Mitigation Monitoring and Reporting Program (MMRP), a Conditional Use Permit (CUP) for beer and wine sales associated with the gas station and a Plot Plan to develop the site as noted above.

Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program:

In the course of the preliminary review of the proposed project, the Community Development Director determined that there was substantial evidence that the Beyond Gas Station/Warehouse project may have one or more significant effects on the environment. Therefore, in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, the proposed project requires the preparation and adoption of a MND and MMRP (SCH# 2023020343). The Planning Commission has the sole authority to review and make a decision on the MND/MMRP. The discussion for the MND is provided in the Analysis section of this staff report and the Findings are provided in the PC Resolution No. 2023-08 (Attachment A).

Conditional Use Permit No. 22-0006:

In accordance with Section 17.248 of the Wildomar Municipal Code (WMC), the proposed project requires approval of a CUP to establish beer and wine sales in association with the proposed gas station/mini-mart. The beer and wine sales are restricted to off-site consumption only in accordance with local and state laws (i.e., ABC). The CUP discussion is provided in the Analysis section of this staff report and the Findings are provided in PC Resolution No. 2023-09 (Attachment B).

Plot Plan No. 22-0006:

In accordance with Section and 17.92 and 17.216 of the WMC, the proposed development project requires approval of a Plot Plan to develop the 4.35-acre site with the proposed uses in the M-SC zone. The Plot Plan discussion is provided in the Analysis section of this staff report and the Findings are provided in PC Resolution No. 2023-09 (Attachment B). The project site

is 4.35 acres in size and will include the proposed gas station/mini-mart, associated car wash, 2 fast-food restaurants and 1 industrial building totaling about 27,300 square-feet. The buildings and uses are more specifically described as follows:

Beyond Gas Station/Mini-Mart – The gas station/mini-mart is comprised of a 7,460-square-foot convenience store with eight (8) fuel pumps and a 5,971-square-foot overhead canopy building. As is typical for Beyond mini-mart buildings, the interior will food service and sundry items for sale. The floor plan shows an interior seating area and an outdoor seating (adjacent to the entrance). The store will also sell beer and wine in accordance with the ABC Type 20 alcohol license with no onsite consumption being allowed.

The mini-mart building also includes a drive through lane where customers can pick up pre-ordered items. The applicant has indicated that they have an "app-based" menu for smart phones where customers can pre order their coffee, drinks and other items and drive through and pick their order. All payments are made on the app and there is no ordering or paying while in the drive through lane. Nonetheless, the site is designed to accommodate stacking for 12 vehicles in compliance with City standards. Further, the drive through lane will be obscured by a 25-foot landscape planter area between Jana Lane and the drive-through area.

The car wash is a standard self-serve car wash building typically found in gas stations and has a 60-foot setback from Jana Lane. The car wash is also about 150 feet away from several homes on the east side of Jana Lane; however, this area is zoned M-SC and will be industrial in nature sometime in the future. The applicant is providing six (6) vacuum pumps located on the south side of the car wash.

Fast Food Restaurants (QSR 1 & 2) – The Applicant has proposed two (2) fast food restaurants located between the gas station area and industrial building totaling 3,800 square feet. The site is designed to accommodate stacking for 12 vehicles in compliance with City standards. As of the writing of this report, the Applicant has not secured tenants for these restaurants. Adequate parking has been provided for both restaurants in compliance with City standards.

Industrial Building – The Applicant has proposed on the southerly portion of the site a two-story, 17,312-square-foot industrial warehouse building. As of the writing of this report, the Applicant has not secured tenant for the building. The floor plan has been designed to allow for a single user with one (1) loading area/doc on the west side of the building not visible from Jana Lane or Clinton Keith Road. All setbacks and other development standards are in compliance with the M-SC zone standards. The Applicant intends to occupy the industrial building and will be the "corporate building" for Beyond Foods (i.e., Owner User).

M-SC Development Standards (Chapter 17.92.040):

The uses and buildings described above are allowed in the M-SC zone as outlined in Chapter 17.92 of the WMC. This code section establishes standards and requirements related to lot area, setbacks, building height, etc. In reviewing the project, staff has determined that the site has been has been designed to meet and exceed the minimum development standards of the M-SC zone. A copy of the overall site plan, grading plan, architectural elevations, and landscaping, is provided in Attachments C (Final Development Plans). Refer to Attachment D for the M-SC development standards table.

Off-Street Parking (Chapter 17.188):

The proposed commercial and industrial project is subject to the parking requirements outlined in Chapter 17.188.030 of the WMC. Based on the square-footage of the proposed buildings, staff has determined a total parking count of 122 parking spaces are required. The Applicant has provided 125 parking spaces, including electric vehicle spaces, carpool spaces and bicycle spaces per City and state codes. As this is a single parcel (with a single owner), there is no need for a reciprocal access and parking agreement. The design of the parking stalls and aisle widths meet and exceed code requirements, including Riverside County Fire standards. Lastly, the two drive through restaurants include vehicle stacking for 12 cars (2 lanes) in accordance with parking code requirements.

Vehicular Traffic/Access:

Primary vehicular access to and from the site will be provided via entrances on Clinton Keith Road and Jana Lane. The Clinton Keith Road drive entrance has been designed to accommodate turning movements in a “right-in & right-out” fashion. Internal vehicular circulation allows for movement in the property without having to exit on the street. Both streets are conditioned to be fully improved to provide proper vehicular access. A detailed traffic study was prepared for the project as part of the MND process that evaluated access on all streets servicing the project. It was determined that the proposed site design would not create unsafe vehicular or pedestrian movements. Based on the traffic analysis, the Public Works department is proposing several conditions requiring specific improvements to create safe vehicular access to and from the site. Further, the site has been planned appropriately and the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion has been addressed. All street improvements will be constructed along the project boundaries in accordance with Public Works standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project.

Landscaping Plan:

The Applicant has provided a detailed conceptual landscape plan for staff’s review as part of the development review process. The landscape plan was designed to meet the requirements of the City’s newly adopted Landscape Design Standards and Guidelines manual. The project achieves valuable water conservation through the use of water efficient landscaping. The landscape plans provide for a variety of landscape species (including drought tolerant turf) in

varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect and based on this review; the conceptual landscape plans are consistent with City standards. During the construction plan check process, staff will perform a more detailed landscape and irrigation plan review to determine that the proposed water usage meets the Landscape Design Standards and Guidelines manual. The proposed landscape plan is shown on the development plans (Attachment C).

Proposed Architecture:

As the proposed project is industrial/business park with a gas station, it is not required to follow the City's Commercial Design Standards and Guidelines. The architectural theme can be characterized as a modern look typical of a gas station and industrial building. Staff has provided exhibits of the architectural elevations for Commission consideration (Attachment C).

PROJECT ANALYSIS:

CEQA/MND Analysis:

The proposed Beyond Gas Station/Warehouse project is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Thus, in accordance with Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, in the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Beyond Gas Station/Warehouse project may have one or more significant effects on the environment. Therefore, in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, the proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH# 2023020343). The Planning Commission has the authority to adopt the MND/MMRP which staff is recommending they do. The required MND findings are discussed and outlined in PC Resolution No. 2023-08. A copy of the MND package is provided for Commission consideration in Attachment A, Exhibits 1 - 3 (under separate cover).

AB 52 Tribal Consultation Compliance:

Enacted as of July 1, 2015, AB 52 established a new category of resources under CEQA called "tribal cultural resources" that considers the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigations. The bill was built on the concept that California Native American tribes have the expertise "with regard to tribal history and practices" to identify significant cultural resources. To this end, AB 52 requires early consultation in the CEQA process to ensure that local and Tribal governments, public agencies, and project proponents have information available, early in the CEQA environmental review process, for the purpose of identifying and addressing potential adverse impacts to tribal cultural resources. Since the project includes a general plan amendment, early consultation under this bill is also required. Both can be accomplished simultaneously.

The planning department contacted (in writing) all culturally affiliated tribes that could be affected by a project within 14 days of deeming a development application complete. The

notice commences a 30-day period for the tribe to request consultation. The City has complied with notification requirements and has initiated consultation as required under AB 52 with both the Soboba and Pechanga Band of Luiseno Indians. Staff has met with both tribes, and a series of standard mitigation measures intended to protect tribal cultural resources were agreed to. These have been placed into the MND mitigation measures (MMRP) as well as the conditions of approval matrix (Attachment B, Exhibit 1). As a result, AB 52 consultation has been completed.

MND Preparation:

Upon completion of the draft Initial Study/Mitigated Negative Declaration (IS/MND) and in accordance with CEQA Guidelines Section 15072, the Planning Department on February 15, 2023 provided a Notice of Intent (NOI) to the State Clearinghouse, Riverside County Clerk, Press Enterprise, a local newspaper of general circulation, and the City's local distribution list regarding the preparation and public review of the draft Initial Study/Mitigated Negative Declaration for the proposed project. Also, in accordance with CEQA Guidelines §15073 and §15105, and the City's Local CEQA Guidelines, the draft IS/MND was circulated and made available to the State Clearinghouse/OPR, the City's local distribution list, and other interested parties requesting a copy for a 30-day public review/comment period that commenced on February 15, 2023 and concluded on March 16, 2023.

In addition, IS/MND was uploaded to the City's Environmental Documents Center webpage during the same 30-day public review period. During the 30-day public review period, the City did not receive any public comments on the IS/MND. Thus, it was not necessary detailed responses as part of the typical final MND. In accordance with CEQA Guidelines Section 15097, the Planning Department has prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Beyond Gas Station/Warehouse project MND. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The mitigation measures have also been included with the project conditions of approval matrix.

The Planning Commission has the authority to adopt the MND/MMRP for the proposed project. The findings to support adoption of the MND and MMRP are provided in PC Resolution No. 2023-08 (Attachment A, Exhibits 1 – 3).

CUP No. 22-0006 Analysis:

The Applicant is proposing to establish beer and wine sales for the proposed Beyond Food Mart/Gas Station building. In accordance with Section 17.248 of the Wildomar Municipal Code, this requires approval of a Conditional Use Permit (CUP). Based on staff's review, the CUP can be supported based on the findings. The proposal to have beer and wine sales for off-site consumption as part of the Beyond Food Mart is consistent with the Business Park (BP) land use designation and M-SC zoning in that it is a conditionally permitted use in this zone in accordance with Chapter 17.248 of the WMC. The sale of alcohol is typically associated with gas stations and mini-marts, and the sale of alcohol will be restricted to "off-premise"

consumption only (i.e., no on-site consumption) in accordance with the requirements of a Type 20 ABC license which will be regulated by the State Alcohol Beverage Control (ABC).

The Planning Commission has the authority to approve CUP No. 22-0006, subject to conditions, for the proposed project. The findings to support approval of the CUP for beer and wine sales in conjunction with the gas station is provided in PC Resolution No. 2023-09 (Attachment B).

Plot Plan No. 22-0006 Analysis:

As noted, the proposed project requires approval of a plot plan to develop a 7,460-square-foot convenience store (with beer and wine sales) and gas station with eight (8) pumps under a 5,971-square-foot canopy with a 1,790-square-foot drive-through car wash facility, two (2) drive-through restaurants totaling 3,800 square feet, and a two-story, 17,312-square-foot industrial warehouse building. Based on staff's analysis, the project complies with all the development standards of the M-SC zone related to setbacks, building height, landscaping, parking, etc. (refer to Project Description above and Attachment D). In addition, the development standards of Chapter 17.188 (Parking) were reviewed in detail and the project is in compliance with these provisions. A copy of the full development plans and architectural plan is provided for Commission consideration in Attachment C. Further, the project as proposed and conditioned is also consistent with the General Plan land use designation of BP. All environmental impacts created by the project have been mitigated to a level of non-significance, and each mitigation measure has been incorporated into the project conditions and mitigation monitoring and reporting program.

Based on these facts, staff supports the proposed plot plan. The Planning Commission has the authority to approve Plot Plan No. 22-0006, subject to conditions, for the proposed Beyond Gas Station/Warehouse project. The findings to support approval of the Plot Plan is provided in PC Resolution No. 2023-09 (Attachment B). The plot plan conditions matrix is provided in Exhibit 1 of Attachment B.

ATTACHMENTS:

Attach A - PC Resolution 2023-08-MND.pdf
Attach A-Ex1 - Beyond Gas IS-MND Document.pdf
Attach A-Ex2-Appendix 1-Development Plans.pdf
Attach A-Ex2-Appendix 2-AQ-TAC-EN Analysis.pdf
Attach A-Ex2-Appendix 3-BRA-JD-MSHCP Analysis.pdf
Attach A-Ex2-Appendix 4-Cultural Resources.pdf
Attach A-Ex2-Appendix 5-Geotech Report.pdf
Attach A-Ex2-Appendix 6-Phase I ESA.pdf
Attach A-Ex2-Appendix 7-Project-Specific WQMP.pdf
Attach A-Ex2-Appendix 8-Prelim Hydrology Study.pdf
Attach A-Ex2-Appendix 9-Noise Impact Analysis.pdf
Attach A-Ex2-Appendix 10-Traffic Impact Analysis.pdf

Attach A-Ex3-Beyond Gas MMRP Document.pdf
Attach B - PC Resolution 2023-09-CUP-PlotPlan-COA.pdf
Attach C - Final Development Plans.pdf
Attach D - Development Standards Tables.pdf
Attach E - Aerial Photo Exhbits.pdf

CONDITIONALLY APPROVED

- [ ] BY THE PLANNING DEPARTMENT
- [ ] BY THE PLANNING DIRECTOR
- [X] BY THE PLANNING COMMISSION
- [ ] BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 04 / 05 / 2023

APPLICATION NOS. CUP/Plot Plan No. 22-0006

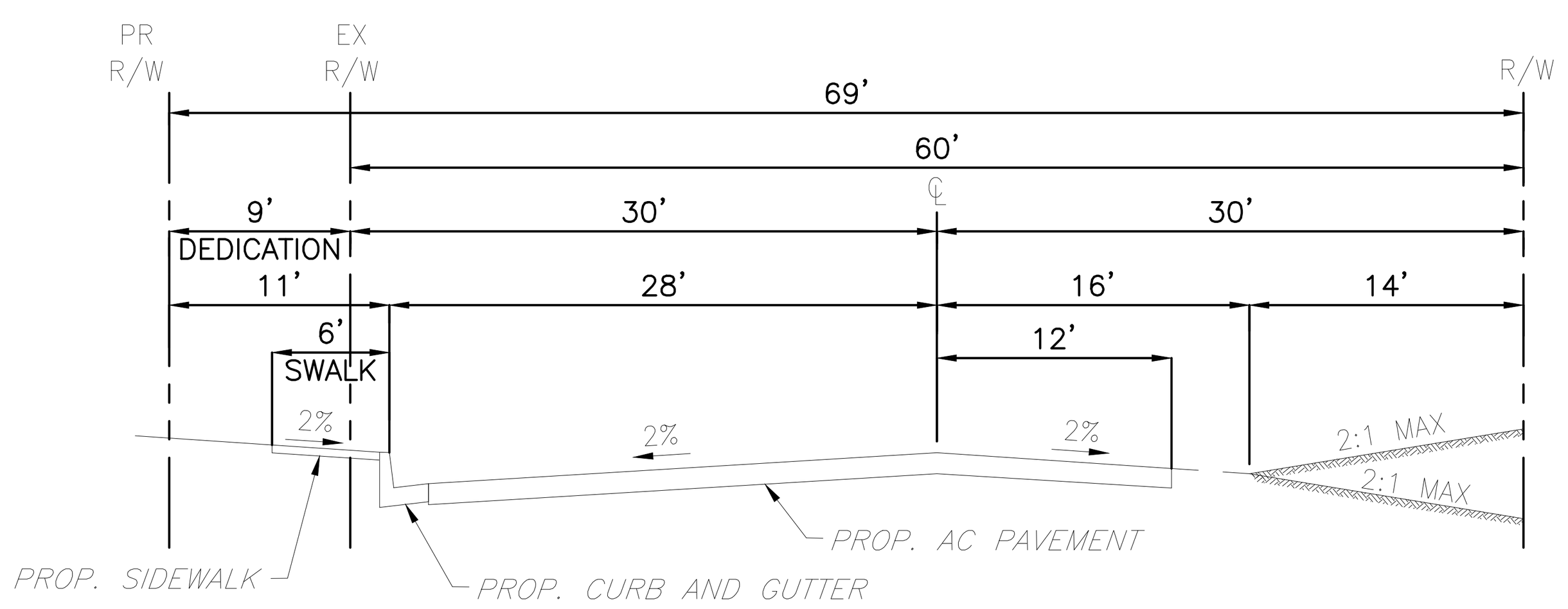
PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

IN THE CITY OF WILDOMAR, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

JANA RD COMMERCIAL DEVELOPMENT

COMMERCIAL DEVELOPMENT



JANA LANE

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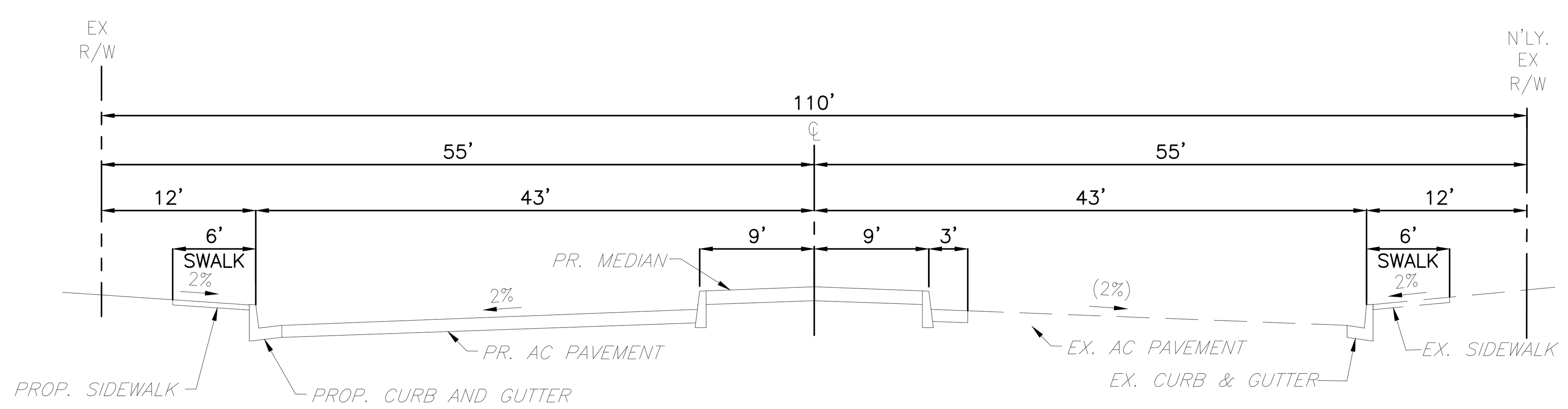

CLINTON KEITH ROAD

TYPICAL STREET SECTION
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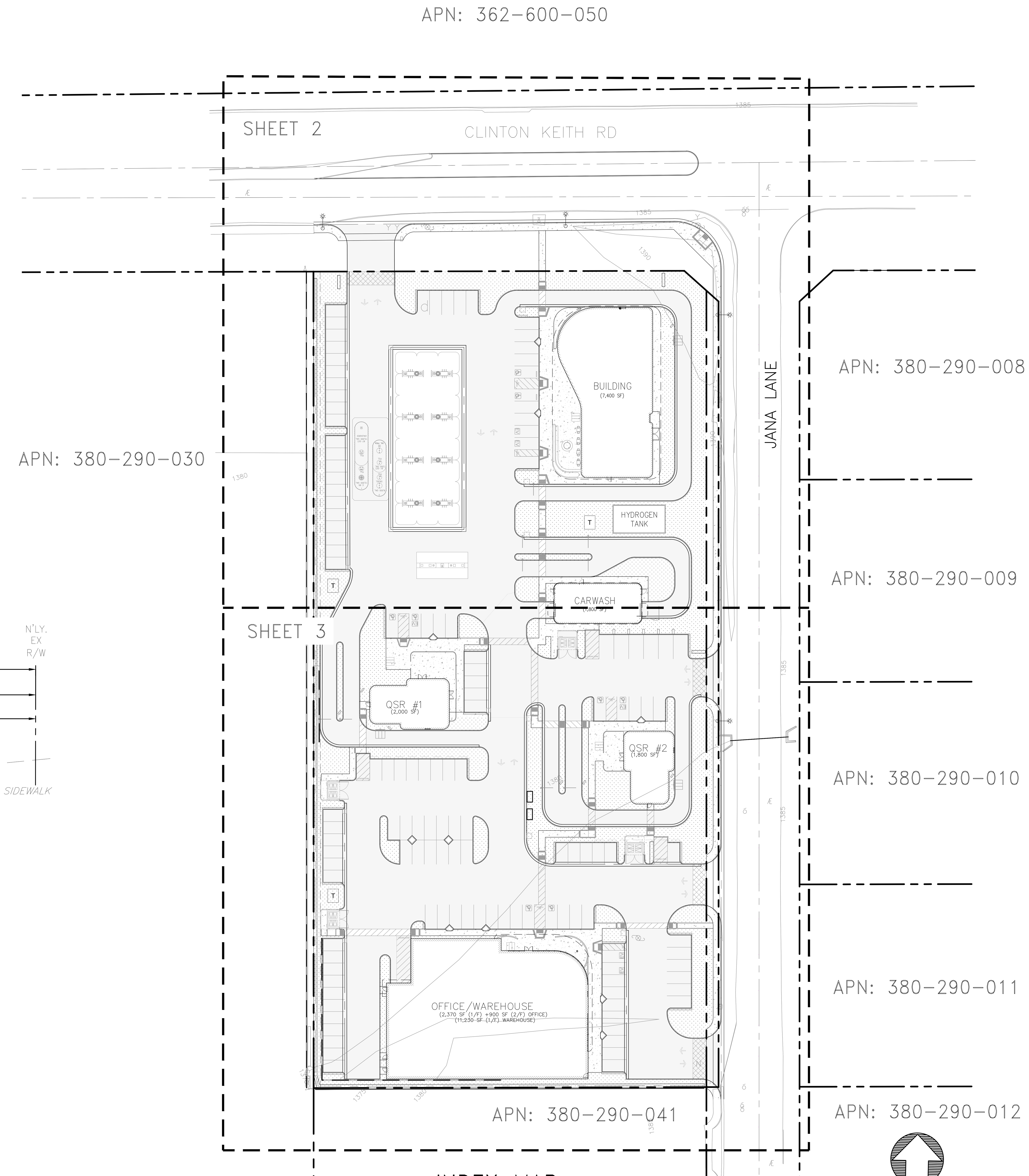

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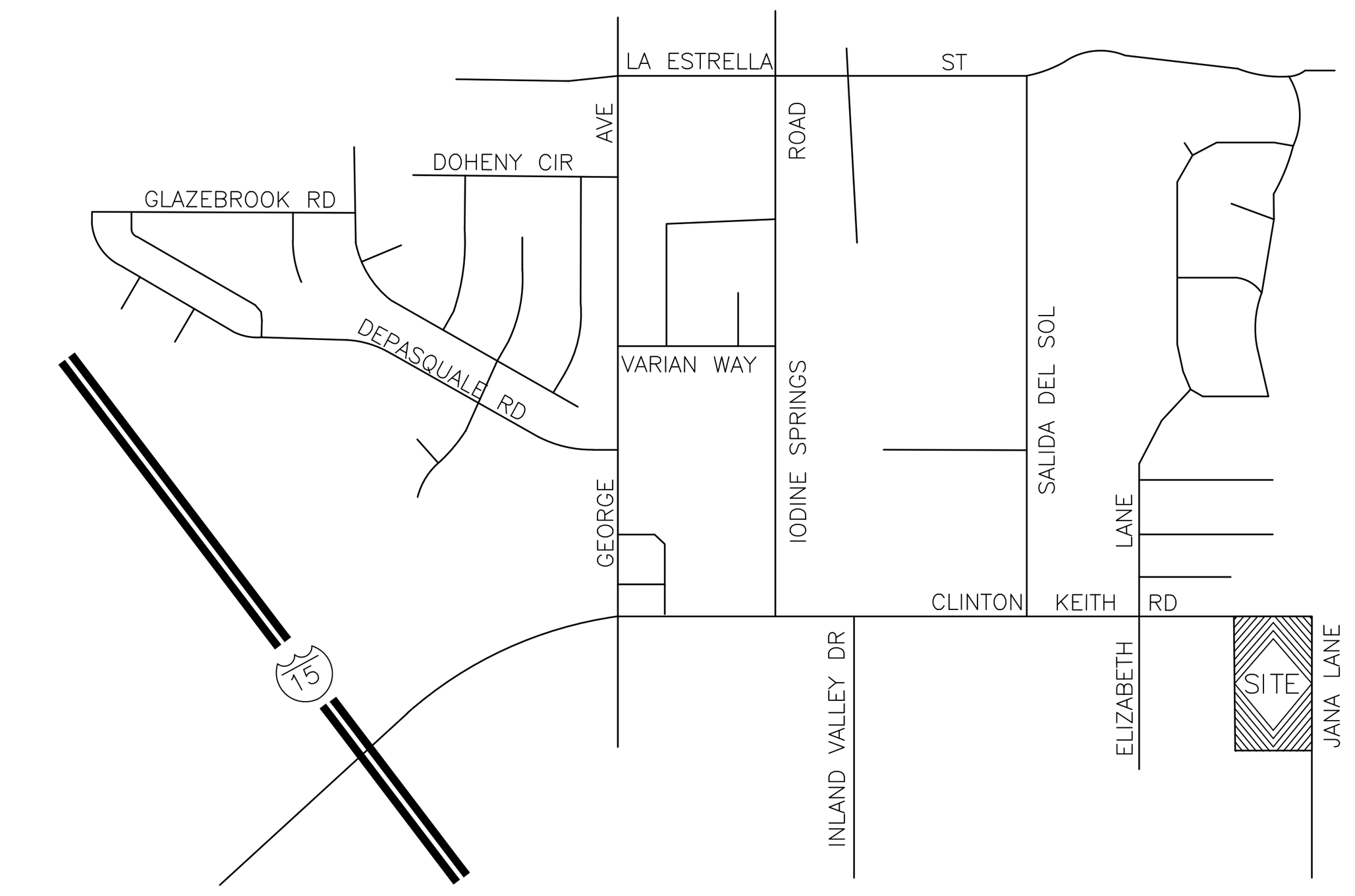

VICINITY MAP
N.T.S.

PROPERTY OWNER:
PARADISE LAKE LLC
4300 EDISON AVE
CHINO, CA 91710

CIVIL ENGINEER:
BLUE ENGINEERING AND CONSULTING, INC.
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RANCHO CUCAMONGA, CA 91701
CONTACT: ANGEL CESAR, PE
PHONE: (909) 248-6557

SOILS ENGINEER:
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5319 UNIVERSITY DRIVE.
IRVINE, CA 92612
CONTACT: NADIM SUNNA, MS, PE, GE
PHONE: (657) 888-4608

ARCHITECT:
PEGASUS
4300 EDISON AVE.
CHINO, CA 91710
PHONE: (909) 465-4101

BENCHMARK:
COUNTY OF RIVERSIDE
USC&GS 1254 RESET 1964 BRASS DISK AT
BASE OF WILDOMAR SCHOC BELL TOWER AT
SW COR OF CENTRAL ST & PALOMAR ST

ELEVATION: 1258.00
DATUM: NAVD88

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2-3	CONCEPTUAL GRADING PLAN
SHEET 4	SECTIONS
SHEET 5	CONCEPTUAL UTILITY PLAN
SHEET 6	PRE-DEVELOPMENT HYDROLOGY EXHIBIT
SHEET 7	POST-DEVELOPMENT HYDROLOGY EXHIBIT

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DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC

SEAL-DESIGN ENGINEER
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WWW.BLUECIVILENG.COM

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 EXP. 9/30/23
DATE

REV.	REVISION DESCRIPTION	BY	DATE

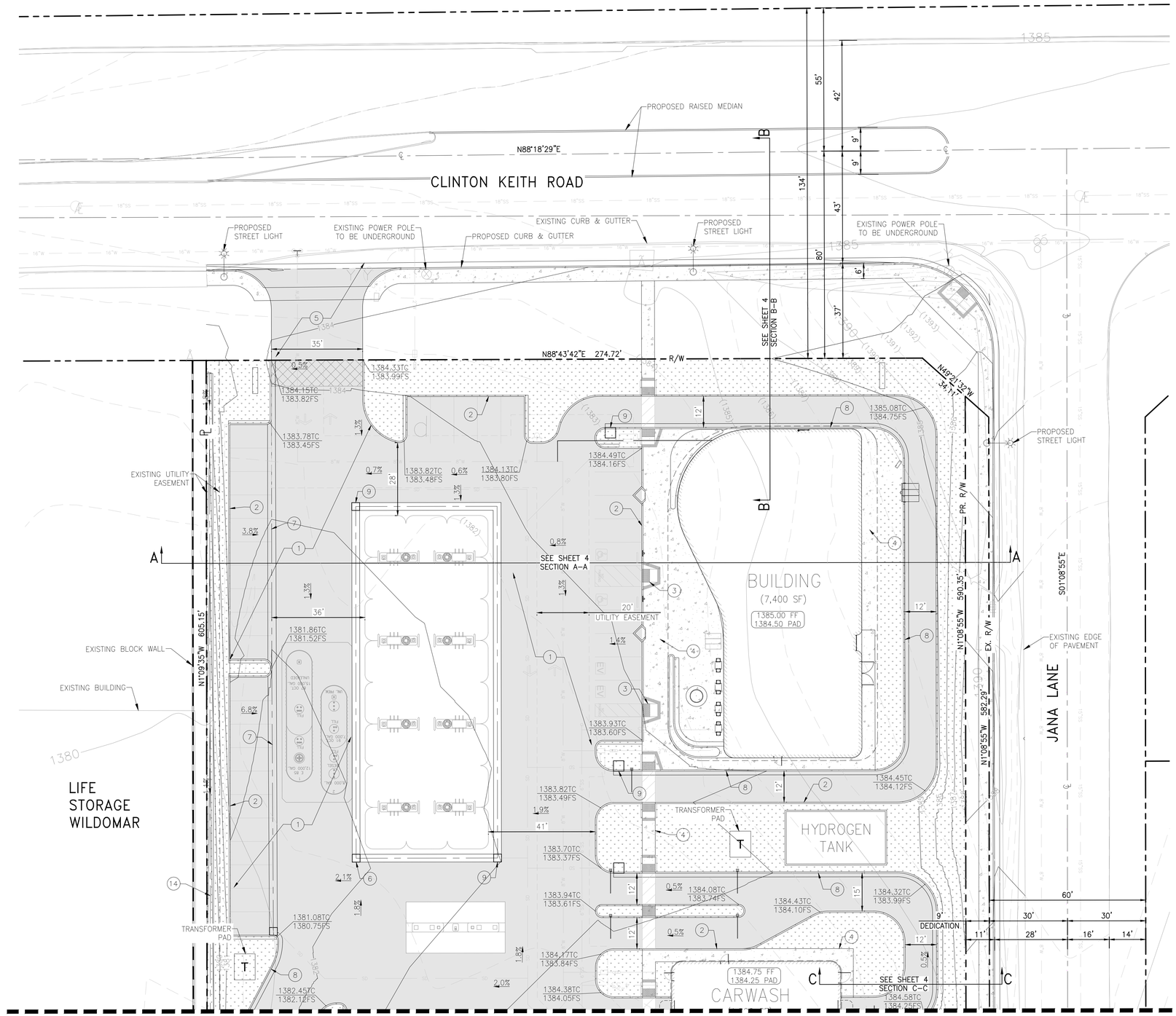
CITY OF WILDOMAR
24831 CLINTON KEITH RD, WILDOMAR, CA 92595

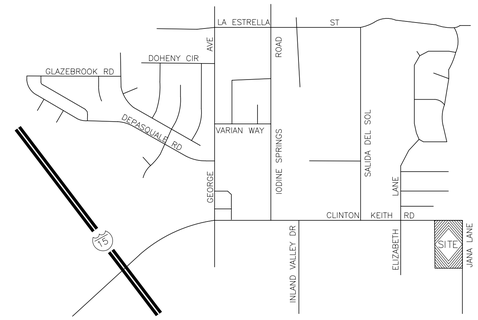
TITLE SHEET

JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

CUP:
LDP:
DATE: December 16, 2022
SHEET 1 OF 7 SHEETS
PROJECT NUMBER:

Plans Prepared On: 12/16/2022





VICINITY MAP
N.T.S.

CONSTRUCTION NOTES

1. PROPOSED X" AC PAVEMENT OVER X" BASE
2. PROPOSED 6" CURB ONLY
3. PROPOSED HANDICAP RAMP PER ADA STANDARDS
4. PROPOSED SIDEWALK
5. PROPOSED COMMERCIAL DRIVE APPROACH
6. PROPOSED DEAD END SUMP
7. PROPOSED 3' WIDE PCC RIBBON GUTTER
8. PROPOSED 6" CURB AND GUTTER
9. PROPOSED CATCH BASIN
10. PROPOSED TRASH ENCLOSURE
14. PROPOSED CONCRETE V-GUTTER

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DESIGNED BY: MG
DRAWN BY: CG
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24831 CLINTON KEITH RD, WILDOMAR, CA 92595

REVIEWED BY: _____ DATE

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P.E. NO. C-69109
EXP. DATE 6-30-2020

CONCEPTUAL GRADING PLAN

JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

CUP:	
LDP:	
DATE:	December 16, 2022
SHEET	2
OF	7 SHEETS
PROJECT NUMBER:	

Plans Prepared On: 12/16/2022

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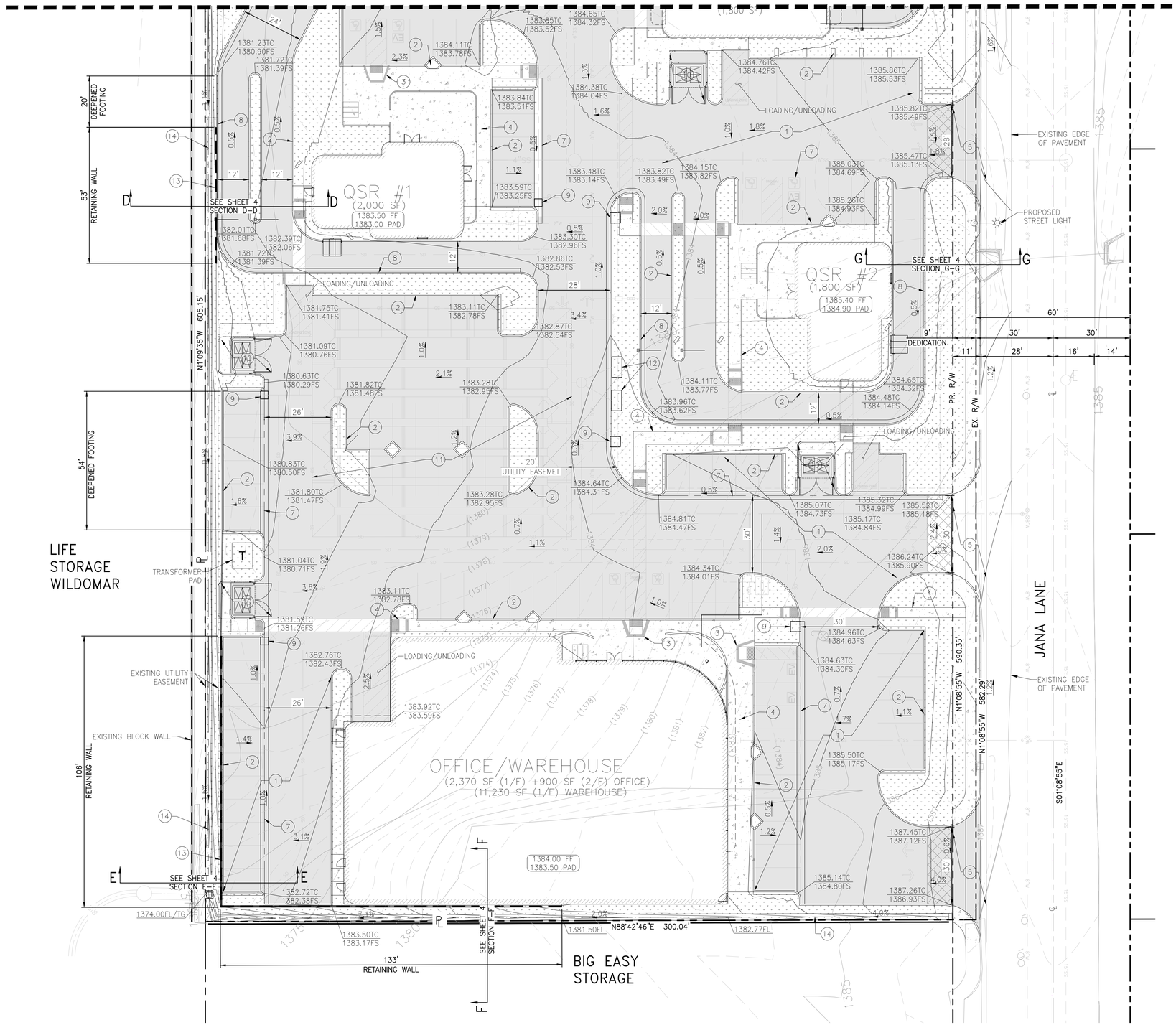

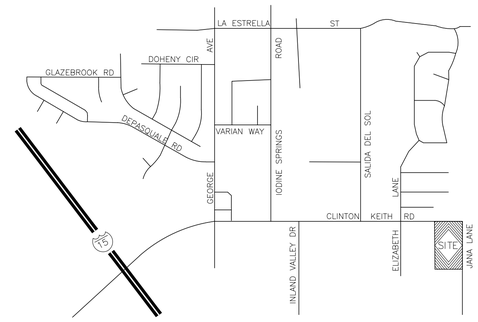

VICINITY MAP
N.T.S.

CONSTRUCTION NOTES

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11. PROPOSED DETENTION TANK SYSTEM
12. PROPOSED MODULAR WETLAND
13. PROPOSED RETAINING WALL
14. PROPOSED CONCRETE V-GUTTER

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DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

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24831 CLINTON KEITH RD, WILDOMAR, CA 92595

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CONCEPTUAL GRADING PLAN

JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

CUP:
LDP:
DATE: December 16, 2022
SHEET 3
OF 7 SHEETS
PROJECT NUMBER:

Plans Prepared On: 12/16/2022

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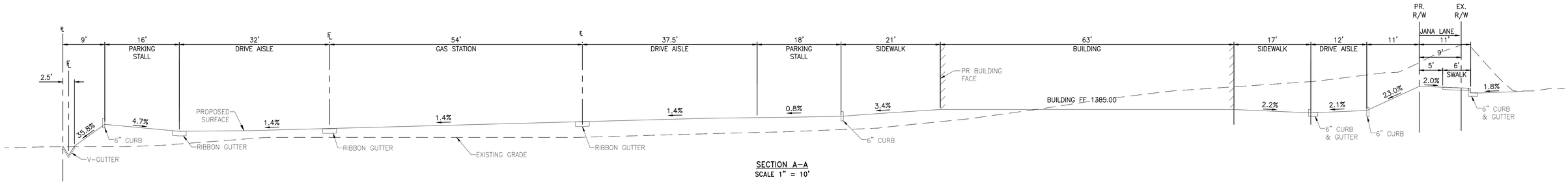

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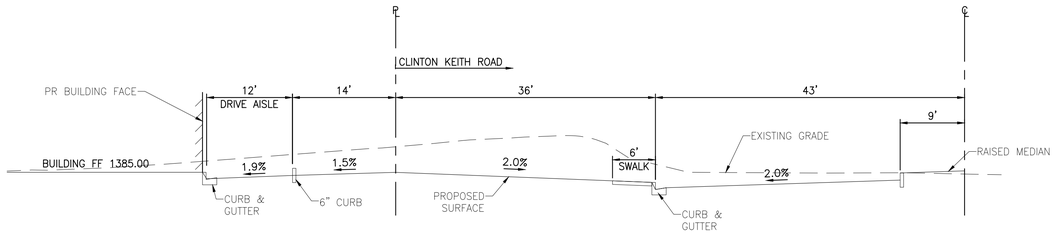

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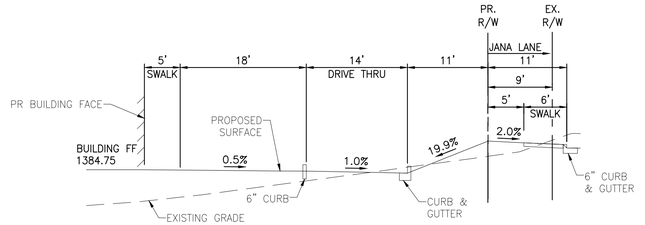

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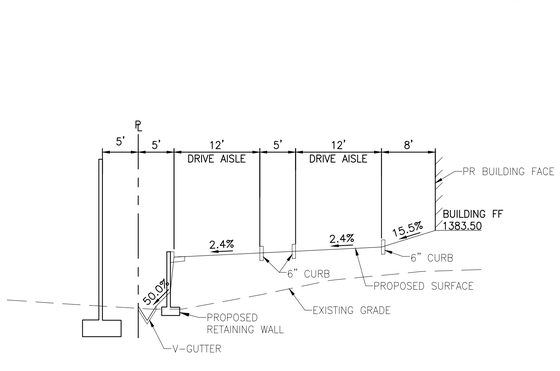

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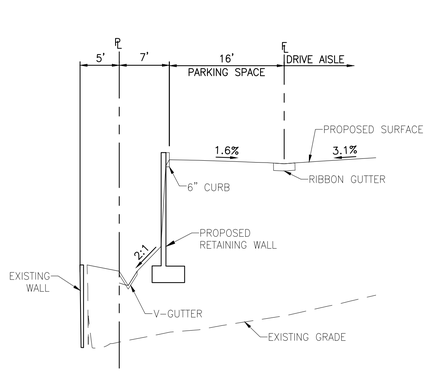

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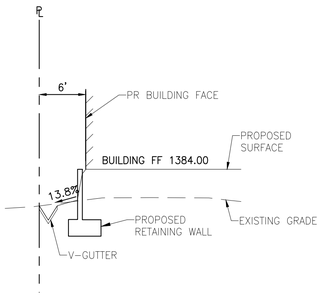

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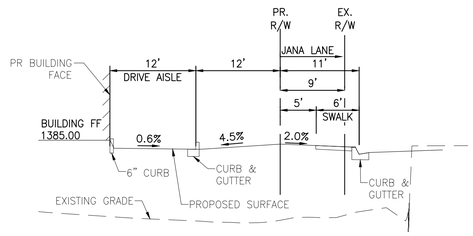

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SEAL–DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

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WWW.BLUECIVILENG.COM

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 EXP. 9/30/23 DATE

REV.	REVISION DESCRIPTION	BY	DATE

CITY OF WILDOMAR
24831 CLINTON KEITH RD, WILDOMAR, CA 92595

REVIEWED BY: _____ DATE

XXXXXXXXXX
P.E. NO. C-69109
EXP. DATE 6-30-2020

SECTIONS

JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

CUP:	
LDP:	
DATE:	December 16, 2022
SHEET	4
OF	7 SHEETS
PROJECT NUMBER:	

Plans Prepared On: 12/16/2022

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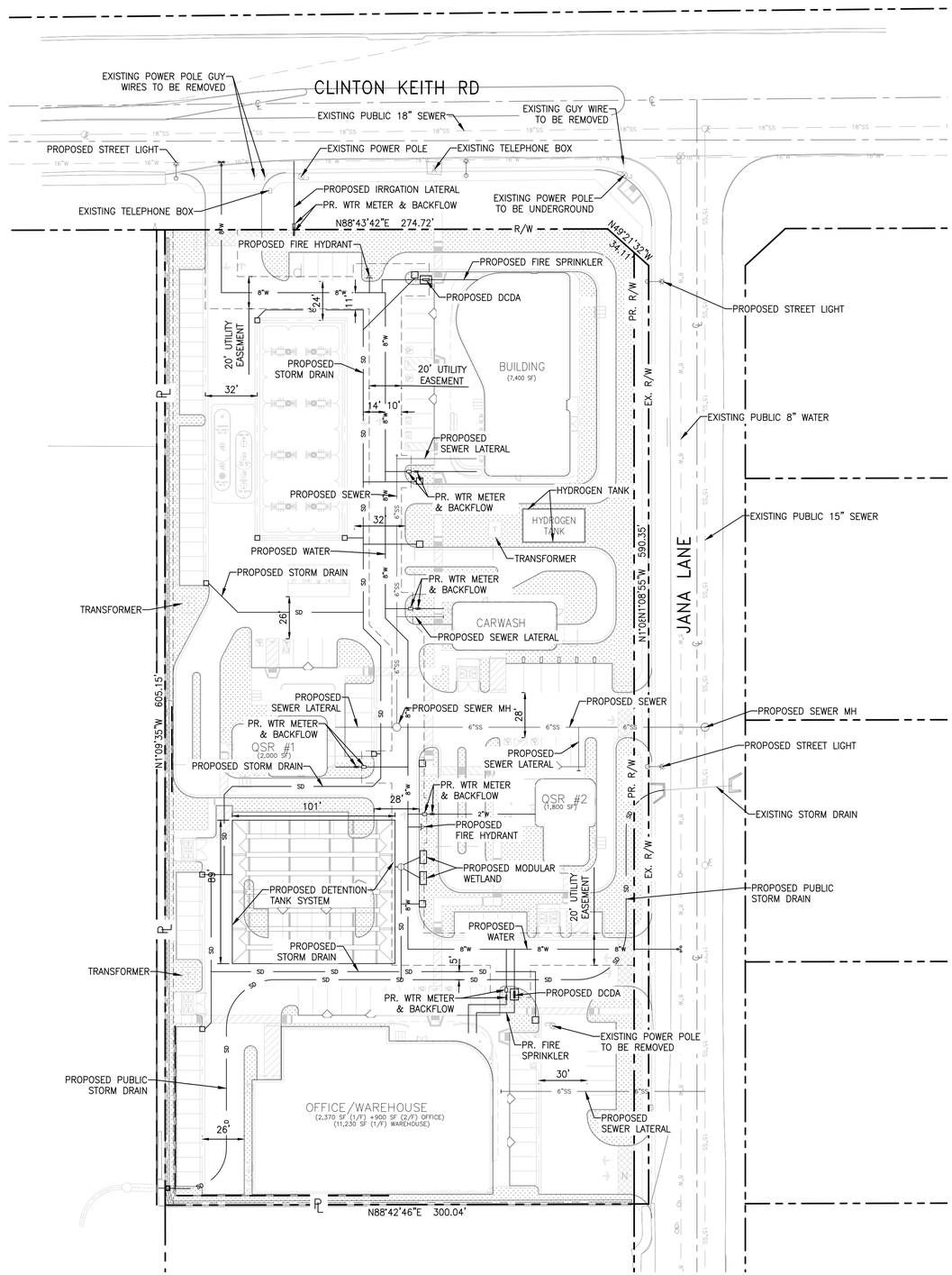

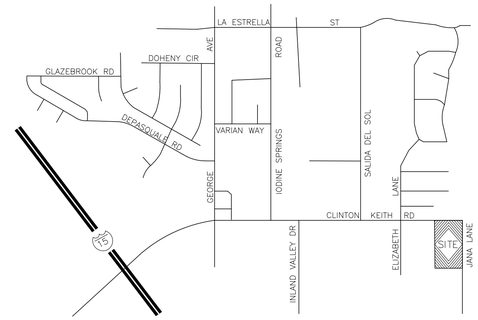

VICINITY MAP
N.T.S.

SCALE: 1" = 40'

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DESIGNED BY:	MG	CUP:	
DRAWN BY:	CG	LDP:	
CHECKED BY:	AC	DATE:	December 16, 2022

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

BLUE Engineering & Consulting, Inc
9320 BASELINE RD. STE. D - RANCHO CUCAMONGA, CA 91701
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PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 EXP. 9/30/23 DATE

REV.	REVISION DESCRIPTION	BY	DATE

CITY OF WILDOMAR
24831 CLINTON KEITH RD, WILDOMAR, CA 92595

REVIEWED BY: _____ DATE

XXXXXXXXXX
P.E. NO. C-69109
EXP. DATE 6-30-2020

CONCEPTUAL UTILITY PLAN

JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

SHEET 5
OF 7 SHEETS
PROJECT NUMBER:

Plans Prepared On: 12/16/2022

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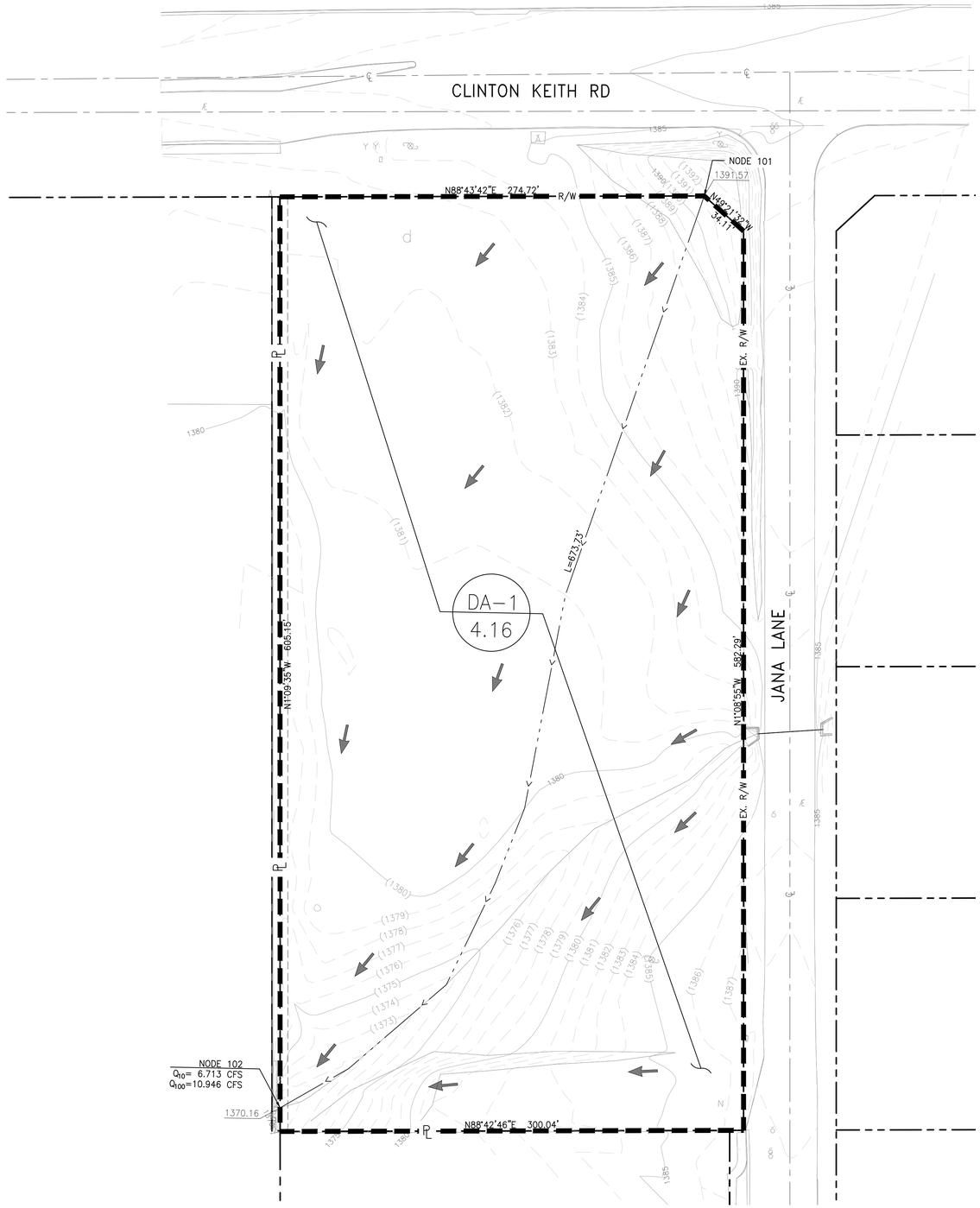

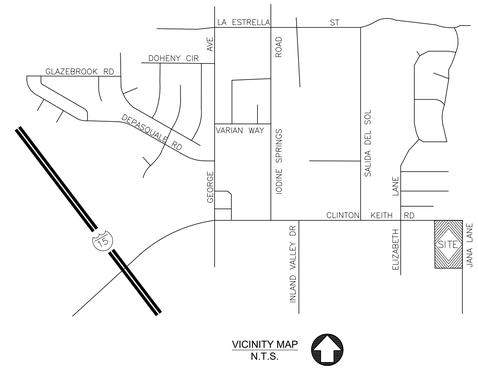

VICINITY MAP
N.T.S.

LEGEND

- FLOW LINE
- FLOW DIRECTION
- DRAINAGE AREA BOUNDARY
- # / X.XX — DRAINAGE AREA DESIGNATION
- DRAINAGE AREA

0 20 40 80 Feet
1:40

DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

BLUE Engineering & Consulting, Inc
9320 BASELINE RD. STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-248-6557 - INFO@BLUECIVILENG.COM
WWW.BLUECIVILENG.COM

PLANS PREPARED UNDER THE SUPERVISION OF:
ANGEL CESAR, P.E. 87222 EXP. 9/30/23 — DATE

REV.	REVISION DESCRIPTION	BY	DATE

CITY OF WILDOMAR
24831 CLINTON KEITH RD, WILDOMAR, CA 92595

PRE-DEVELOPMENT HYDROLOGY EXHIBIT

JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

CUP:	
LDP:	
DATE:	December 16, 2022
SHEET	6
OF	7 SHEETS
PROJECT NUMBER:	

Plans Prepared On: 12/16/2022

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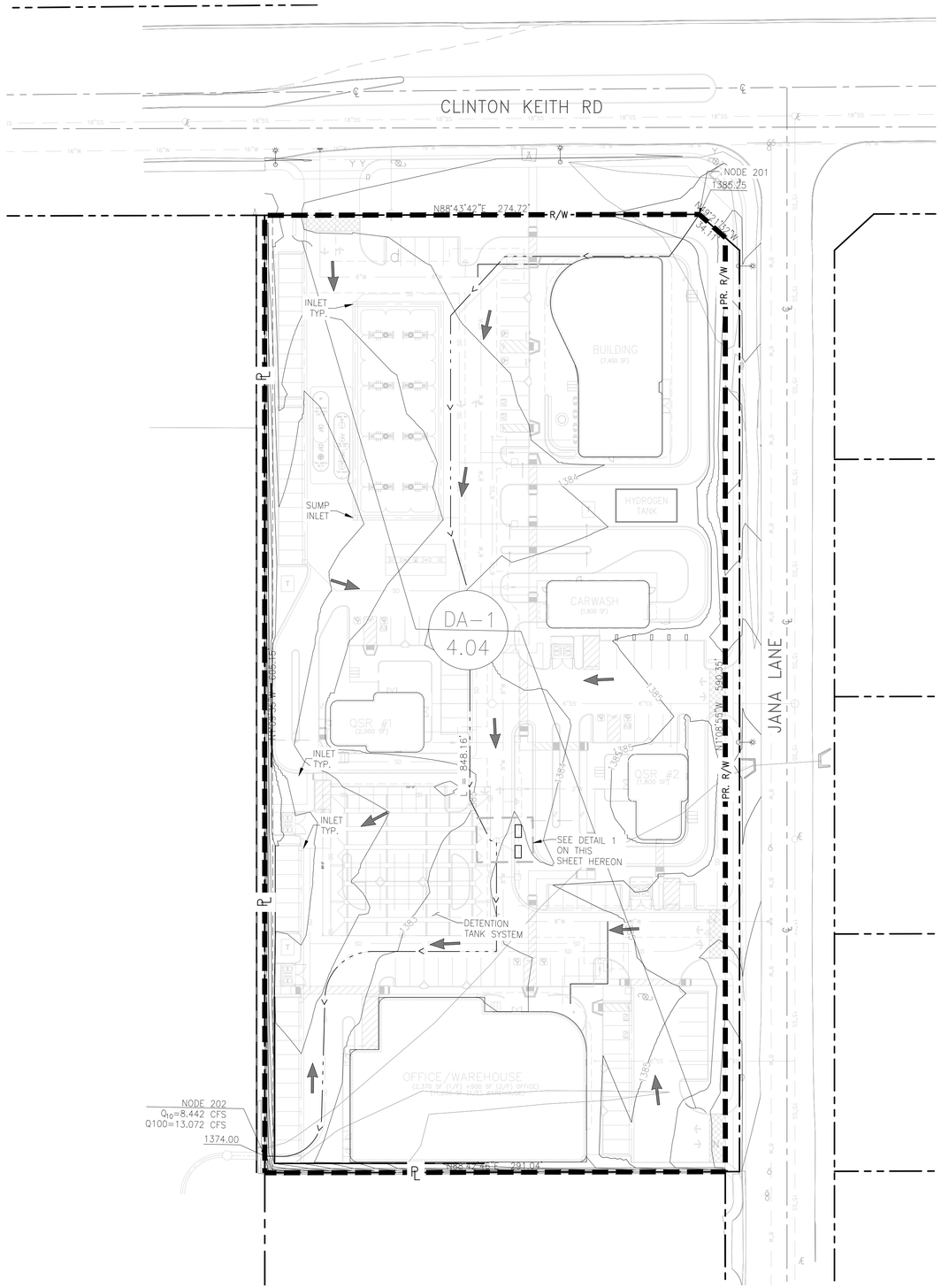
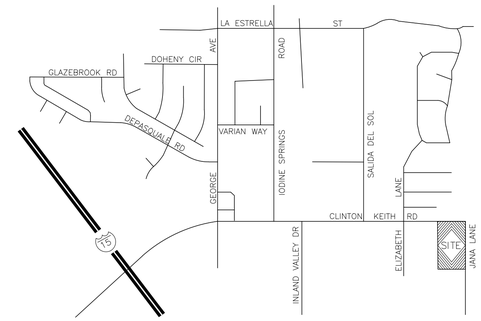
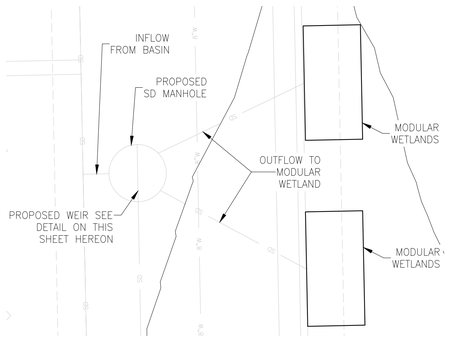
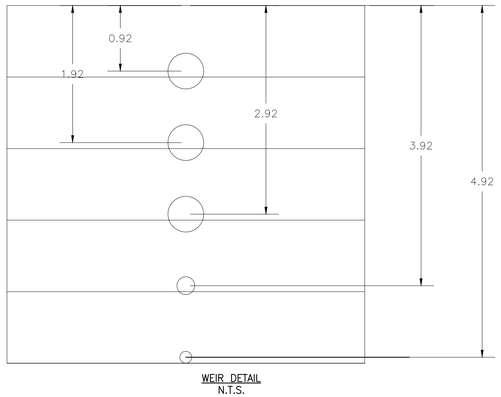




VICINITY MAP
N.T.S.





WEIR DETAIL
N.T.S.

LEGEND

- FLOW LINE
- FLOW DIRECTION
- DRAINAGE AREA BOUNDARY
- # / X.XX — DRAINAGE AREA DESIGNATION / DRAINAGE AREA

NOTE: ALL INLETS HAVE TRASH CAPTURE FILTERS

ENGINEERED SOIL MEDIA REQUIREMENTS

THE ENGINEERED SOIL MEDIA SHALL BE COMPROMISED OF 85 PERCENT MINERAL COMPONENT AND 15 PERCENT ORGANIC COMPONENT, BY VOLUME, DRUM MIXED PRIOR TO PLACEMENT. THE MINERAL COMPONENT SHALL BE CLASS A SANDY LOAM TOPSOIL THAT MEETS THE RANGE SPECIFIED IN THE TABLE BELOW. THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST, SUCH THAT NITROGEN DOES NOT LEACH MEDIA.

MINERAL COMPONENT RANGE REQUIREMENTS	
Percentage Range	Component
70–80	SAND
15–20	SILT
5–10	CLAY

0 20 40 80 Feet
1:40

DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC

SEAL–DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER ANGEL CESAR No. 87222 CIVIL STATE OF CALIFORNIA

BLUE Engineering & Consulting, Inc
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WWW.BLUECIVILENG.COM

PLANS PREPARED UNDER THE SUPERVISION OF: ANGEL CESAR, P.E. 87222 EXP. 9/30/23 — DATE

REV.	REVISION DESCRIPTION	BY	DATE

CITY OF WILDOMAR
24831 CLINTON KEITH RD, WILDOMAR, CA 92595

REVIEWED BY: _____ DATE

XXXXXXXXX
P.E. NO. C-69109
EXP. DATE 6-30-2020

POST-DEVELOPMENT HYDROLOGY EXHIBIT

JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

CUP:
LDP:
DATE: December 16, 2022
SHEET 7 OF 7 SHEETS
PROJECT NUMBER:

Plans Prepared On: 12/16/2022

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New Commercial Development

24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

Abbreviations

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
ø	DIAMETER OF ROUND
#	POUND OR NUMBER
(E)	EXISTING
(R)	RELOCATED
(N)	NEW
A.F.F.	ABOVE FINISH FLOOR
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.H.	BACK OF HOUSE
BOT.	BOTTOM
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
CNTR.	COUNTER
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
D.S.	DOWNSPOUT
DWG.	DRAWING
E.	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
EXST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.F	FLOOR FINISH
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
FLASH'G	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.A.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
GSM	GALVANIZED SHEET METAL
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP	HANDICAP
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAMINATE	LAM.
LAV.	LAVATORY
LT.	LIGHT
MANU.	MANUFACTURER
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PROV'D	PROVIDED
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
QSR	QUICK SERVE RESTAURANT
R/RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SL.	SLOPE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SYM.	SYMMETRICAL
T.B.S.	TO BE SPECIFIED
TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
T.& G.	TONGUE & GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.	NEW
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PLBG.	PLUMBING
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT

Symbols

- 6 / A8 — TYPICAL REFERENCE DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN
- 3 / A3 — SECTION (BUILDING)
- 4 / A3 — SECTION (WALL / DETAIL)
- 5 / A3 — ELEVATION
- 9 — REFERENCE NOTE
- 1 — INTERIOR ELEVATIONS
- 5 / A3 — 2 — ELEVATION IDENTIFICATION; 3 — SHEET WHERE ELEVATION IS DRAWN
- # — WINDOW SYMBOL
- D# — DOOR SYMBOL
- 2 — REVISION, CLOUD
- MATCH LINE, SHADED PORTION IS THE SIDE CONSIDERED
- DATUM POINT

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
2. ALL RACKS HEIGHT TO BE LESS THAN 5'-9".

Project Directory

OWNER:
PARADISE LAKE, LLC.
4300 EDISON AVE.,
CHINO, CA 91710

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PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465.4101

CIVIL:
BLUE ENGINEERING & CONSULTANTS
MARTIN GONZALEZ
9320 BASELINE RD., SUITE D
RANCHO CUCAMONGA, CA 91710
TEL: (909) 970-5654

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
ROSALIO SERNA
2532 WALLACE AVENUE
FULLERTON, CA 92831
TEL: (909) 373-1959

Planning Notes

1) LIQUEFACTION:
BASED ON RECORDS, THIS PROJECT APPEARS TO BE LOCATED IN AN AREA WITH POTENTIAL FOR SOIL LIQUEFACTION. PER CBC SECTION 1803.5, A GEOTECHNICAL ASSESSMENT OF THIS CONDITION IS REQUIRED AND, ACCORDING TO SECTION 1803, THE ASSESSMENT MUST BE CONDUCTED BY A LICENSED DESIGN PROFESSIONAL. IF THE ASSESSMENT INDICATED THAT THE CONDITION, IF NOT CORRECTED, WOULD LEAD TO STRUCTURAL DEFECTS, THE ASSESSMENT SHALL RECOMMEND CORRECTIVE ACTION WHICH IS LIKELY TO PREVENT STRUCTURAL DAMAGE.

Building Notes:

1) CODE/ORDINANCE REQUIREMENTS:
THE APPLICANT SHALL OBTAIN THE REQUIRED BUILDING PERMIT(S) FROM THE BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION ON THE PROPERTY. ALL BUILDING PLANS AND SUPPORTING DOCUMENTATION SHALL COMPLY WITH CURRENT ADOPTED CALIFORNIA BUILDING CODES, WILDOMAR ORDINANCES REGULATIONS IN EFFECT AT THE TIME OF BUILDING PLAN SUBMITTAL AND FEE PAYMENT TO THE BUILDING DEPARTMENT. ALL BUILDING DEPARTMENT PLAN SUBMITTAL AND FEE REQUIREMENTS SHALL APPLY.
NOTE: THE NEW UPDATED 2022 CALIFORNIA BUILDING CODES WILL BE IN EFFECT AS OF JANUARY 1ST, 2023, AS MANDATED BY THE STATE OF CALIFORNIA. ANY BUILDING PLAN AND FEE PAYMENT SUBMITTED TO THE BUILDING DEPARTMENT ON OR AFTER JANUARY 1ST, 2023 WILL BE SUBJECT TO THE NEW UPDATED CALIFORNIA BUILDING CODE(S).
2) PERMIT ISSUANCE:
PER SECTION 105.1 (2019 CALIFORNIA BUILDING CODE, CBC): WHERE ANY OWNER OR AUTHORIZED AGENT INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT, OR REPLACE ANY ELECTRICAL, GAS, MECHANICAL, OR PLUMBING SYSTEM, THE REGULATION OF WHICH IS GOVERNED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLILCATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT.
FURTHER, THE APPLICANT SHALL OBTAIN THE REQUIRED BUILDING PERMIT(S) FROM THE BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BUILDING, STRUCTURE OR EQUIPMENT ON THE PROPERTY. THE APPLICANT SHALL OBTAIN AN APPROVAL FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT PRIOR TO ANY USE OR OCCUPANCY OF THE BUILDING, OR STRUCTURE. AT NO TIME SHALL THE APPROVAL OF THE PLANNING CASE EXHIBIT ALLOW FOR THE CONSTRUCTION OR USE OF ANY BUILDING, STRUCTURE, OR EQUIPMENT. IN RESIDENTIAL APPLICATIONS, EACH SEPARATE STRUCTURE WILL REQUIRE A SEPARATE BUILDING PERMIT.
3) GREEN BUILDING CODE/ WASTE REDUCTION (NON-RESIDENTIAL):
INCLUDED WITHIN THE BUILDING PLAN SUBMITTAL DOCUMENTS TO THE BUILDING DEPARTMENT FOR PLAN REVIEW, THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED CONSTRUCTION WASTE MANAGEMENT PLAN BY THE WASTE MANAGEMENT DEPARTMENT THAT:
A) IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, REUSE ON THE PROJECT, OR SALVAGE FOR FUTURE USE OR SALES.
B) DETERMINES IF MATERIALS WILL BE SORTED ON SITE OR MIXED.
C) IDENTIFIES DIVERSION FACILITIES WHERE MATERIAL COLLECTED WILL BE TAKEN.
D) SPECIFIES THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BOTH.

Legal Description

4.35 ACRES IN POR PAR 2 RS 025/062 ACRES 004.35 LOT TYPE PARCEL PARCEL 2 RECMAP TYPE RECORD OF SURVEY MAP PLAT B 025 MAP PLAT P 062 PORTION LOT PORTION

Sheet Index:

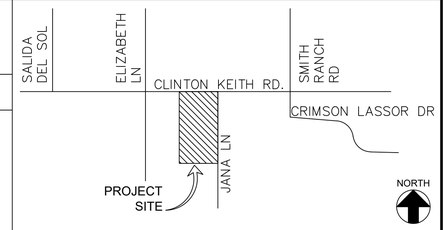
ARCHITECTURAL
SHT T — PROJECT DIRECTORY & DATA LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK
A1.01 — SITE PLAN & REFERENCE NOTES
A1.02 — SITE PLAN ACCESSIBLE TRAVEL OF PATH
A1.03 — TRUCK LANE
A1.10 — CANOPY PLAN & ELEVATIONS
A1.11 — TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS
A2.01 — C-STORE FLOOR PLAN
A2.02 — CARWASH FLOOR PLAN & ELEVATIONS
A2.03 — QSR #1 FLOOR PLAN & ELEVATIONS
A2.04 — QSR #2 FLOOR PLAN & ELEVATIONS
A2.05 — OFFICE/WAREHOUSE FLOOR PLAN
A2.06 — OFFICE/WAREHOUSE MEZZANINE FLOOR PLAN
A3.01 — C-STORE ELEVATIONS
A3.02 — OFFICE/WAREHOUSE ELEVATIONS
A3.03 — CARWASH ELEVATIONS

CIVIL
C-1 — TITLE SHEET
C-2 — CONCEPTUAL GRADING PLAN
C-3 — CONCEPTUAL GRADING PLAN
C-4 — SECTIONS
C-5 — CONCEPTUAL UTILITY PLAN
C-6 — PRE-DEVELOPMENT HYDROLOGY EXHIBIT
C-7 — POST-DEVELOPMENT HYDROLOGY EXHIBIT

LANDSCAPE
L-1 — COVER SHEET
L-2 — PRELIMINARY FUEL MODIFICATION PLAN
L-3 — PRELIMINARY LANDSCAPE PLAN -1
L-4 — PRELIMINARY LANDSCAPE PLAN -2

Vicinity Map

N. T. S.



Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH C-STORE W/ DRIVE-THRU, CARWASH FACILITY, TRASH ENCLOSURE, AND 2 QSR AND AN OFFICE/WAREHOUSE BUILDING.
SIGNAGE, FUEL PUMP CANOPY, UNDERGROUND STORAGE TANKS ARE UNDER SEPARATED PERMIT BY OTHERS.

Project Data

PROJECT ADDRESS:	24831 CLINTON KEITH RD., WILDOMAR, CA 92595
APN#:	380-290-002
GENERAL PLAN LAND USE:	BUSINESS PARK
ZONING:	M-SC
CONSTRUCTION TYPE:	VB
APPLICABLE CODES:	2019 CBC, CEC, CFC, CMC, CPC, CALGREEN, CAL ENERGY CODE
FIRE SPRINKLER:	YES (NFPA 72)
FIRE ALARM:	YES
OCCUPANCY:	M & B, S-1
LOT SIZE (GROSS):	±189,486 S.F. (±4.35 ACRES)
LOT SIZE (NET):	

DEVELOPMENT REQUIREMENTS: SETBACK REQUIREMENTS:	REQUIRED	PROVIDED
FRONT	25'-0"	27'-0"
STREET SIDE	25'-0"	48'-10"
REAR YARD	0'-0"	6'-5"
SIDE	0'-0"	41'-6"
LOT COVERAGE	MAX. 50%	(34,020 S.F.) 34,020/189,486 S.F.=18%
F.A.R.		
BUILDING HEIGHT	MAX. 50'	29'-0" (MARKET) 19'-6" (CANOPY) 20'-0" (QSR#1 & QSR#2) 30'-0" (OFFICE/ WAREHOUSE)

BUILDING AREA:
A) BUILDINGS
BEYOND C-STORE MARKET = 7,460 S.F.
CARWASH BUILDING = 1,790 S.F. (INCL. ELEC/EQUIP RM.)
TOTAL AREA: = 9,250 S.F.
B) CANOPY:
(47'-3"X128'-0"): = 5,971 S.F.
C) QSR #1 = 2,000 S.F.
D) QSR #2 = 1,800 S.F.
E) OFFICE = 4,203 S.F. (1/F) + 3,060 S.F. (MEZZANINE)
WAREHOUSE = 10,049 S.F.

PARKING	REQUIRED:	PARKING PROVIDED:
A) BEYOND MARKET 7460/200 1 SPACE /200 SQFT. G.F.A.	38	38 (INCL. 2 HCP)
B) CANOPY		
C) QSR #1 2,000/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	23	23 (INCL. 2 HCP)
D) QSR #2 1,800/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	20	20 (INCL. 2 HCP)
E) OFFICE 1 SPACE / 200 SQFT. G.F.A WAREHOUSE 1 SPACE / 2,000 SQFT. G.F.A	36 5	36 (INC. 1 HCP 8 (INCL. 1 HCP)
TOTAL	122	125 (INCL. 8 HCP)
LOADING/UNLOADING (10' x 20'):	4	4
CAR WASH STACKING	12 STACK	12 STACK
DRIVE-THRU	12 STACK	12 STACK

EV PARKING PROVIDED: 6 (EXCLUDED FROM PARKING COUNT)
STANDARD PARKING 9' X 18'

CV PARKING REQUIREMENTS (OVERALL SITE PLAN)
2019 CAL GREEN TABLE 5.106.5.2
REQUIRED: 10 PARKING SPACES
PROVIDED: 10 PARKING SPACES

BICYCLE PARKING REQUIREMENTS (OVERALL SITE PLAN)
CITY OF WILDOMAR CODE SECTION 11.188.060
REQUIRED: 10 BICYCLE SPACES
PROVIDED: 10 BICYCLE SPACES

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CHINO, CA 91710
TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW COMMERCIAL DEVELOPMENT
ADDRESS: 24831 CLINTON KEITH RD., WILDOMAR, CA 92595
CLIENT: PARADISE LAKE LLC., 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: PROJECT DIRECTORY & DATA, LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK

KEY MAP SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 08-31-23
STATE OF CALIFORNIA

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

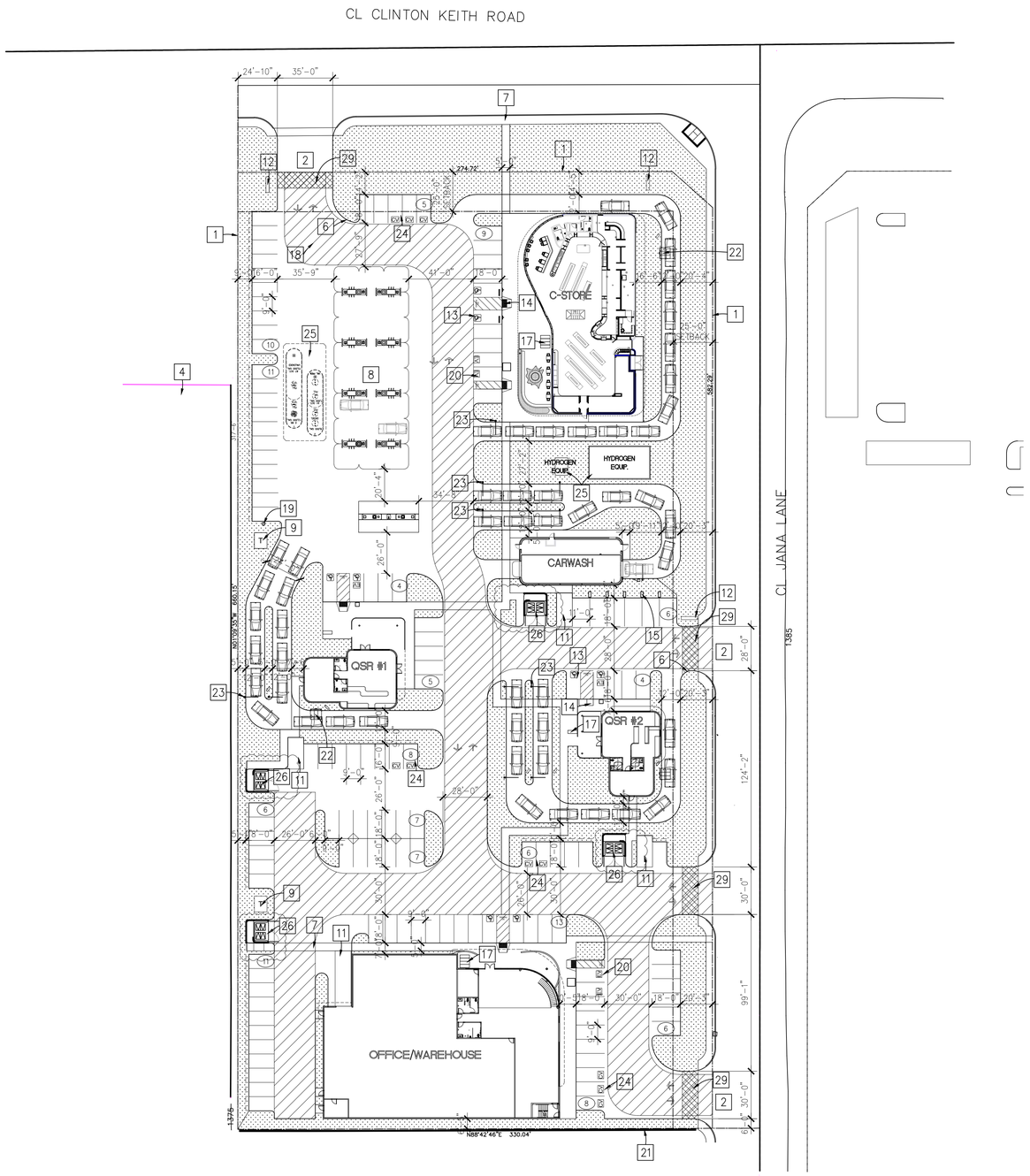
REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO: T

OF SHEETS

SHEET



NORTH

1 Proposed Site Plan SCALE: 1"=40'-0"

Reference Notes

1. (E) PROPERTY LINES
2. (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
3. (N) LANDSCAPE
4. ADJACENT BUILDING
5. (N) HEALY TANK
6. (N) CONCRETE CURB
7. (N) CONCRETE SIDEWALK
8. (N) CANOPY 47'-0"x128'-0" (UNDER SEPARATED PERMIT)
9. (N) TRANSFORMER PAD
10. (N) TRASH/RECYCLE ENCLOSURE
11. (N) LOADING/UNLOADING (10'-0" x 20'-0")
12. (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
13. (N) HCP PARKING
14. (N) HCP RAMP
15. (N) VACUUM @ 7 LOCS
16. (N) 5'-0" WIDE HCP PATH OF TRAVEL PER CODE STD.
17. BIKE RACK PER CITY'S STANDARD.
18. (N) 26' WIDE FIRE LANE
19. (N) AIR/WATER TOWER
20. EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
21. (N) 6' HT. SPLITFACE CMU FENCE WALL
22. (N) MENU BOARD
23. (N) HEIGHT BAR
24. (N) CLEAN AIR VEHICLE
25. (N) UNDERGROUND TANK STORAGE
26. (N) TRASH ENCLOSURE
27. (N) HYDROGEN EQUIPMENT (UNDER SEPARATE PERMIT)
28. (N) HYDROGEN CANOPY (UNDER SEPARATE PERMIT)
29. (N) ENTRY DECORATIVE PAVED DRIVEWAY

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PEGASUS ARCHITECTS
4300 EDISON AVE., CHINO, CA 91710
TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW COMMERCIAL DEVELOPMENT
ADDRESS: 24831 CLINTON KEITH RD., WILDOMAR, CA 92595
CLIENT: PARADISE LAKE LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: PROPOSED SITE PLAN

KEY MAP

SEAL/STAMP
LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 09-30-23
STATE OF CALIFORNIA

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REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

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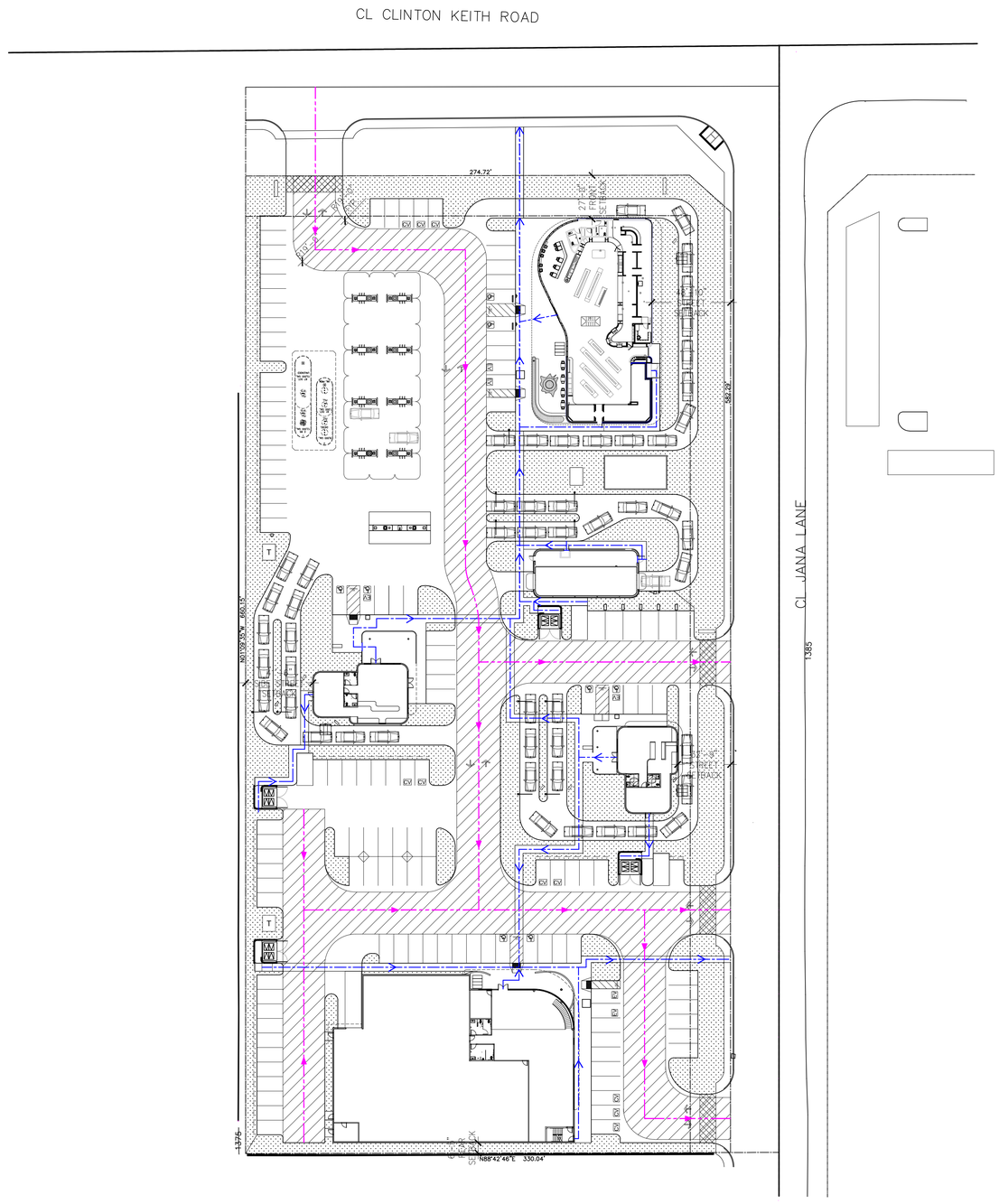

NORTH

1 Site Plan w/ Accessible Path of Travel

SCALE: 1"=40'-0"

Reference Notes

Symbol

ACCESSIBLE PATH OF TRAVEL

EMERGENCY RESPONSES ACCESS PATH

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CLIENT: PARADISE LAKE LLC.,
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SHEET TITLE: SITE PLAN W/ ACCESSIBLE PATH OF TRAVEL

KEY MAP

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1	2ND CUP RESUBMITTAL	12/19/2022

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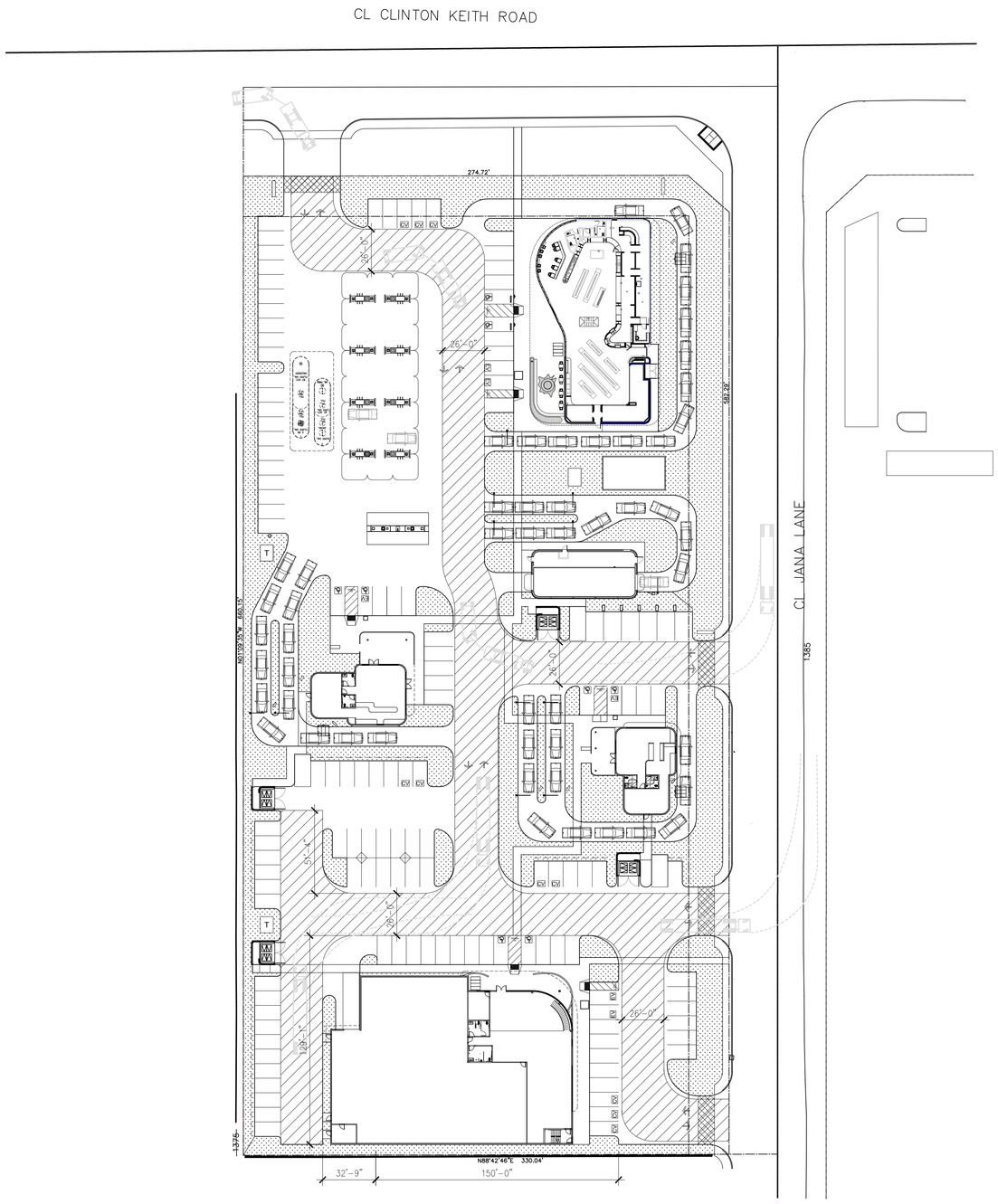

NORTH

1 TRUCK LANE SCALE: 1"=40'-0"

Reference Notes

Symbol

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

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ADDRESS: 24831 CLINTON KEITH RD., WILDOMAR, CA 92595
CLIENT: PARADISE LAKE LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: TRUCK LANE

KEY MAP

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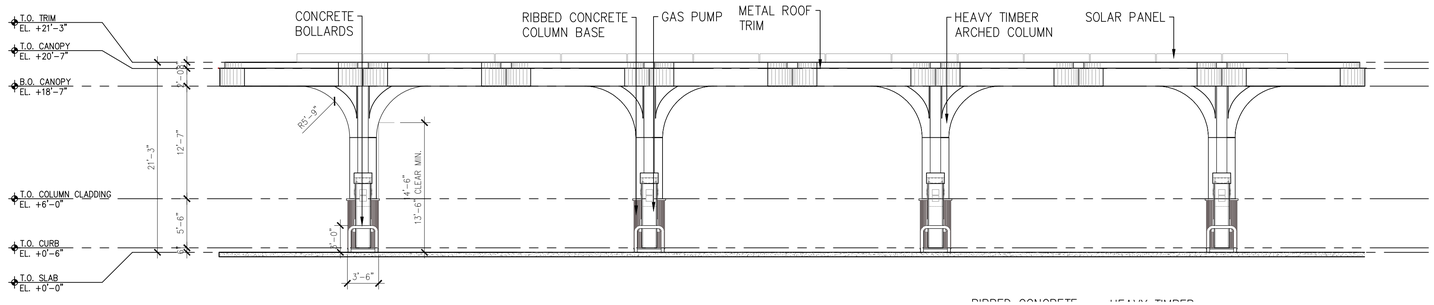
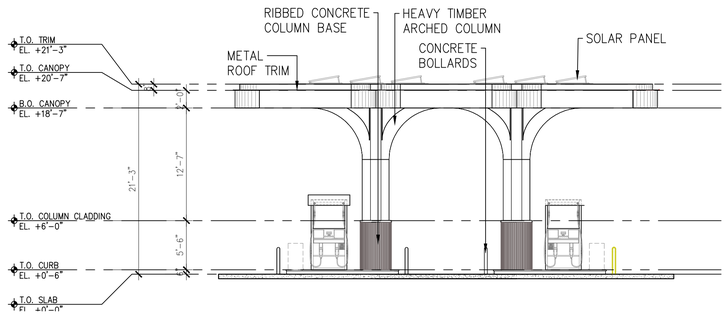
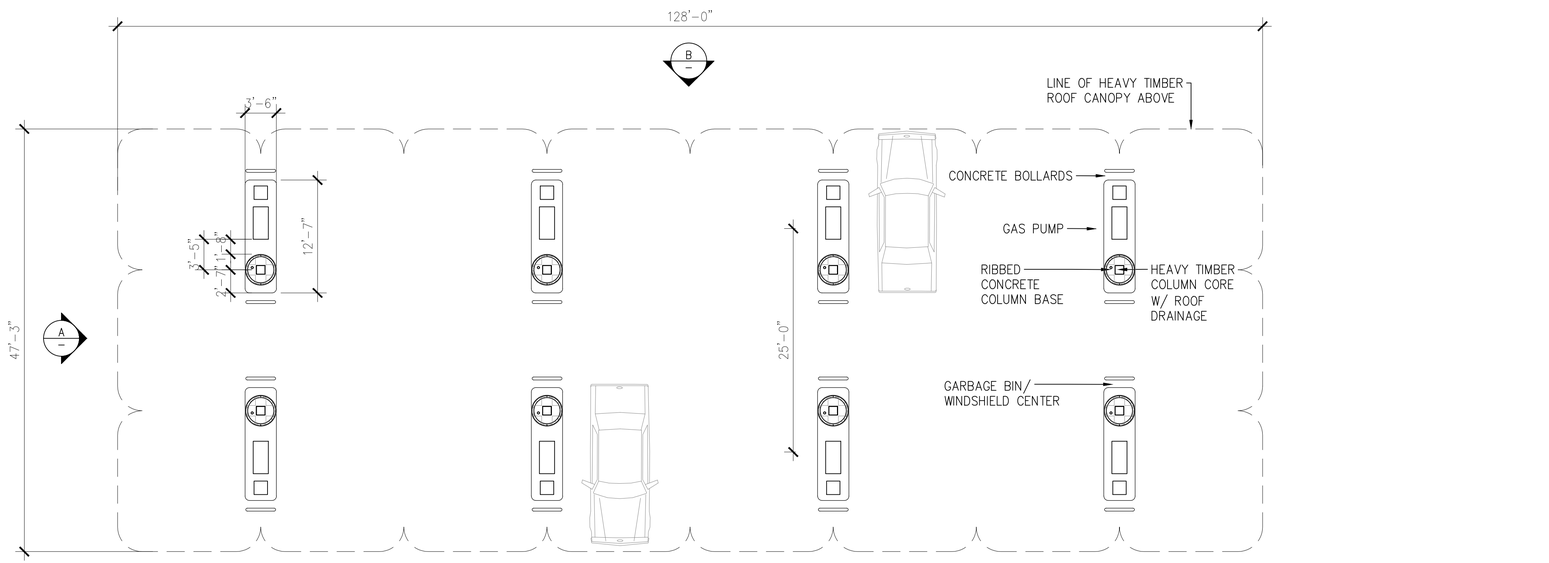


B — East / West Elevations — SCALE: 1/8"=1'-0"



A — North / South Elevations — SCALE: 1/8"=1'-0"



1 — Canopy Floor Plan — SCALE: 1/8" = 1'-0"

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ADDRESS: 24831 CLINTON KEITH RD.,
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CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: PROPOSED CANOPY FLOOR PLAN & ELEVATIONS

KEY MAP

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OF SHEETS

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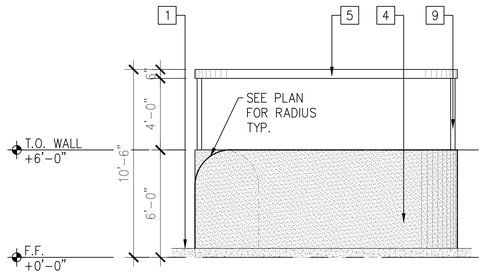
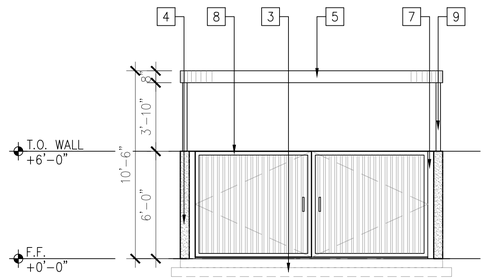
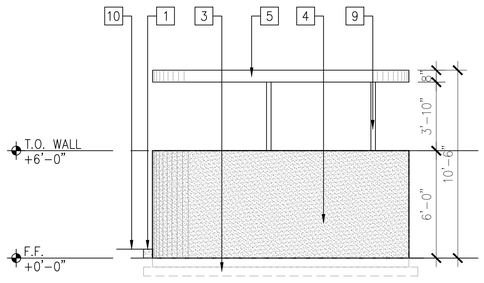


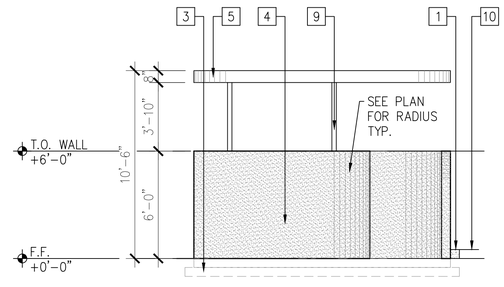
5 Trash Enclosure Elevation SCALE: ¼"=1'-0"



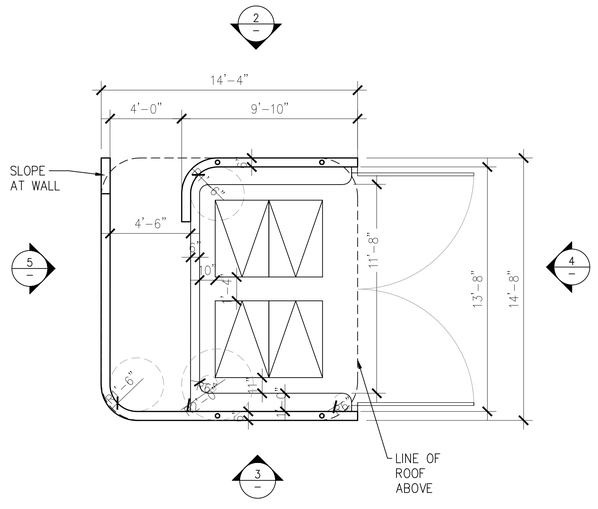
4 Trash Enclosure Elevation SCALE: ¼"=1'-0"



3 Trash Enclosure Elevation SCALE: ¼"=1'-0"



2 Trash Enclosure Elevation SCALE: ¼"=1'-0"



1 Trash Enclosure Floor Plan SCALE: 1/4" = 1'-0"

NORTH

Reference Notes

1. CONCRETE CURB AND/OR SIDEWALK
2. TRASH RECEPTACLE
3. TRASH ENCLOSURE FOUNDATION
4. CMU WALL. FULLY GROUTED WITH REBAR, PAINTED STUCCO FINISH. PROVIDE PAINT AT ALL STUCCO WALLS. PROVIDE 3 COATS PREMIUM EXTERIOR LATEX PAINT WITH A 24 MIL. "WET" DEPTH.
5. PAINTED ALUMINUM TRIM
6. STEEL ROOF DECKING
7. 2.5" X 2.5" X 3/16" HSS DOOR FRAME PAINTED TO MATCH DOOR.
8. MORIN MATRIX 1.0 METAL ALL PANEL SYSTEM. GAUGE TBD. PRIMED AND PAINTED RED FASTENERS TO MATCH. ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. DOOR MANUFACTURER PER SCHEDULE OR EQ. ALL SUBSTITUTIONS OR EQ. TO BE APPROVED BY ARCHITECT. DOOR HARDWARE AND FINISH PER SCHEDULE. DOOR SHALL BE FULLY WEATHER STRIPPED AND ACCESSIBLE.
9. 3" DIAMETER X 1/8" HSS STEEL TUBE PER STRUCTURAL.
10. LANDSCAPE, IRRIGATION AND PLANT MATERIAL

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PEGASUS
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ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:
TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 09-30-23
STATE OF CALIFORNIA

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REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:

A1.11

OF SHEETS

SHEET

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Reference Notes

1 -

2 -

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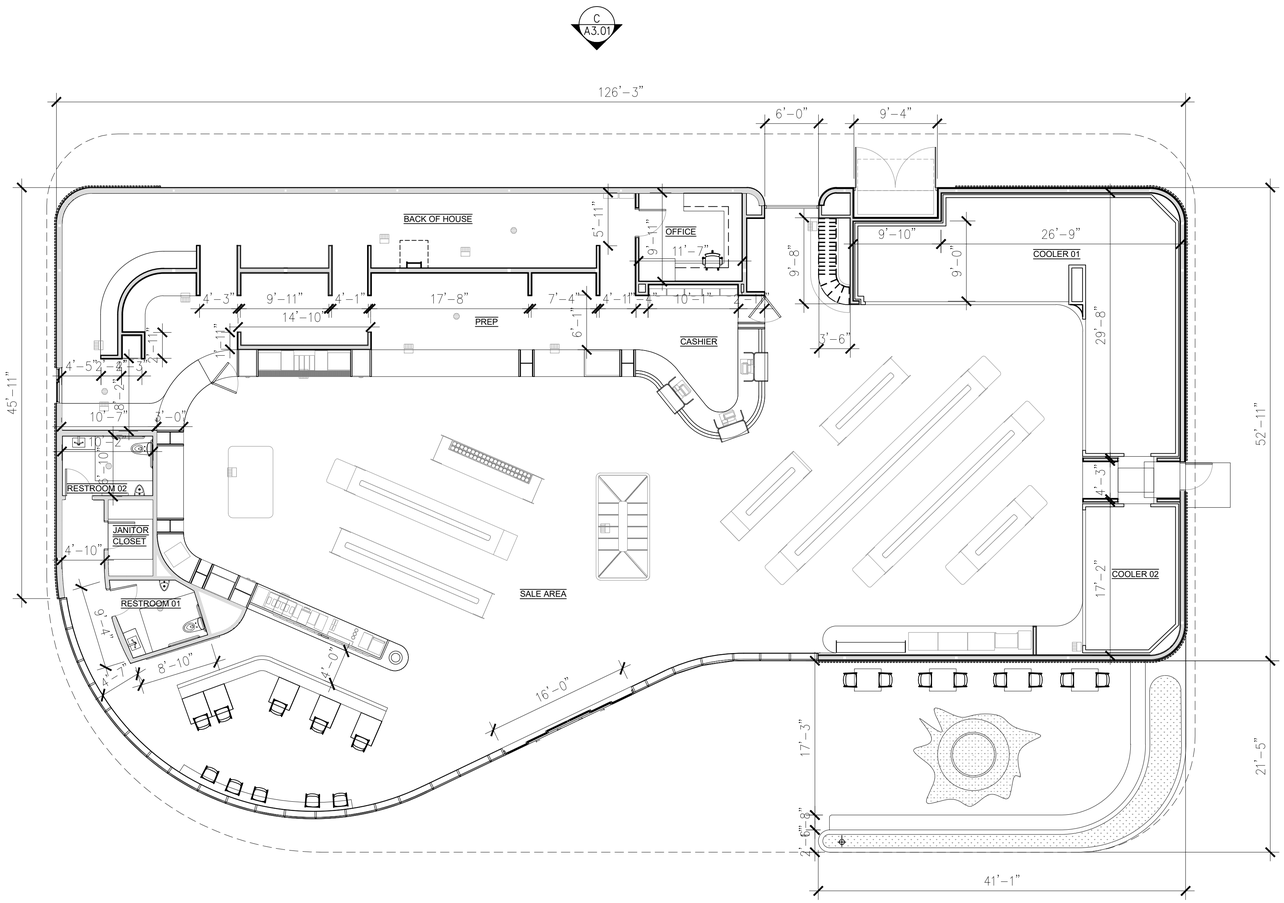

1 C-Store Floor Plan SCALE: 1/8" = 1'-0"

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FAX: 909.606.6839

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ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:
C-STORE
FLOOR PLAN

KEY MAP

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C27750
Exp. 08-31-23
STATE OF CALIFORNIA

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1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:
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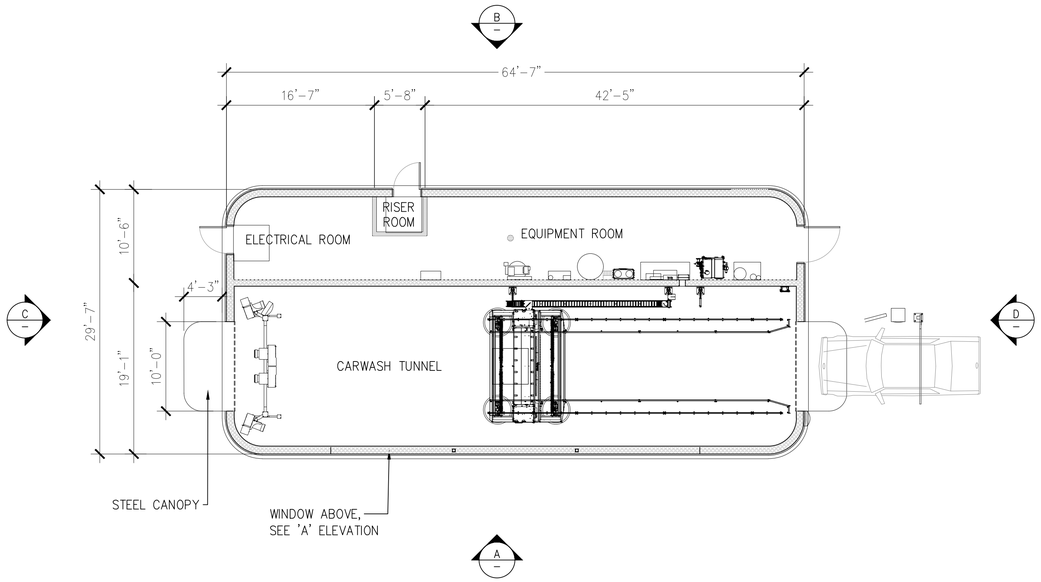
Reference Notes

1 -

2



NORTH

1 Carwash Floor Plan

SCALE: 1/8" = 1'-0"

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SHEET TITLE: CARWASH FLOOR PLAN

KEY MAP

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SHEET NO:

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OF SHEETS

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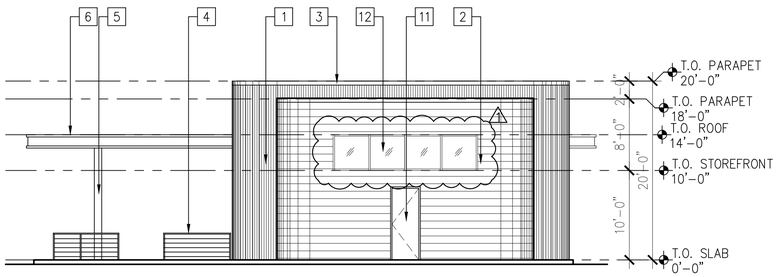
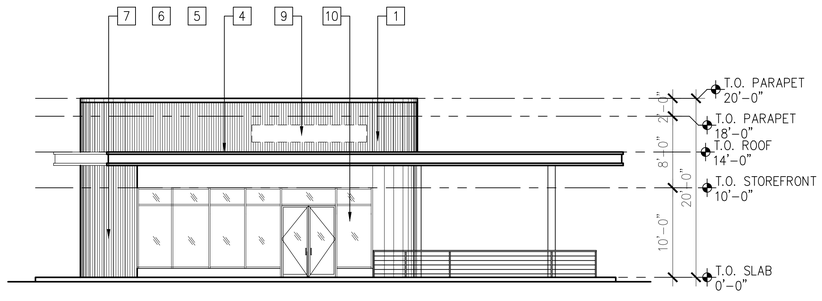
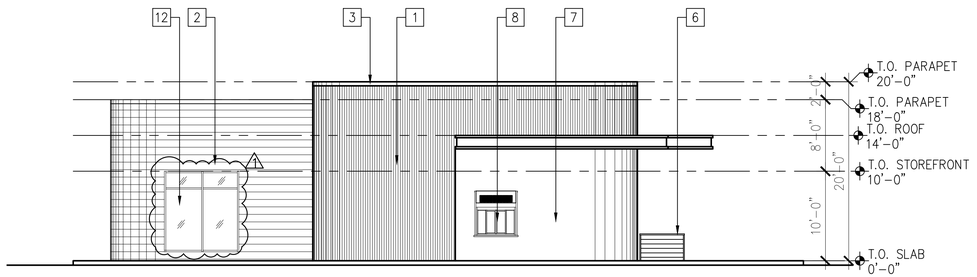


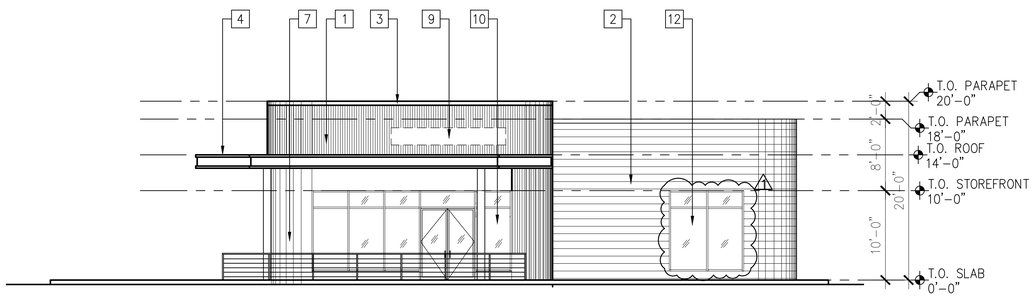
D **West Elevation** SCALE: 1/8"=1'-0"



C **East Elevation** SCALE: 1/8"=1'-0"



B **South Elevation** SCALE: 1/8"=1'-0"



A **North Elevation** SCALE: 1/8"=1'-0"

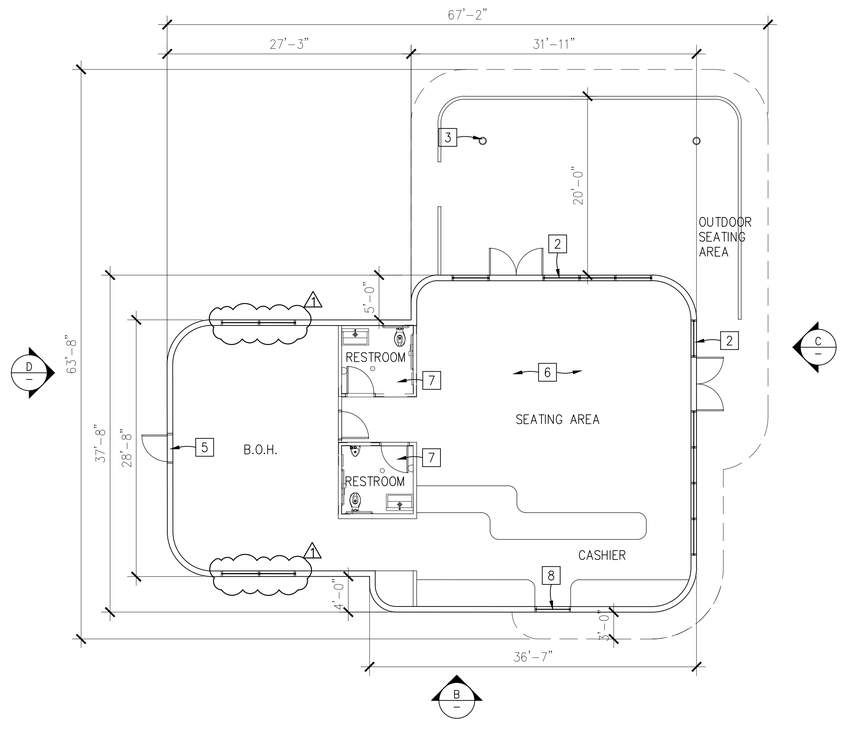
Reference Notes (Elevations)

1. STANDING SEAM METAL
2. CEMENT BOARD SIDING W/ PAINT FINISH
3. METAL COPING
4. C-CHANNEL METAL TO MATCH ADJ. WALL
5. METAL COLUMN
6. METAL RAILING
7. SMOOTH STUCCO W/ PAINT FINISH
8. DRIVE-THRU WINDOW
9. SIGNAGE
10. GLASS / ALUMN. STOREFRONT
11. METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
12. SPANDREL GLASS WINDOW

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

Reference Notes (Floor Plan)

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. METAL HANDRAIL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. SEATING AREA
7. RESTROOMS
8. DRIVE-THRU WINDOW



1 **QSR #1 Floor Plan** SCALE: 1/8" = 1'-0"

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ADDRESS: 24831 CLINTON KEITH RD.,
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CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:
QSR #1
FLOOR PLAN & ELEVATIONS

KEY MAP

SEAL/STAMP

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BID SET	__/__/____

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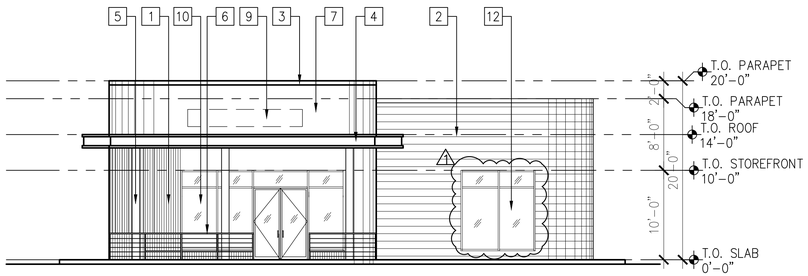
1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:

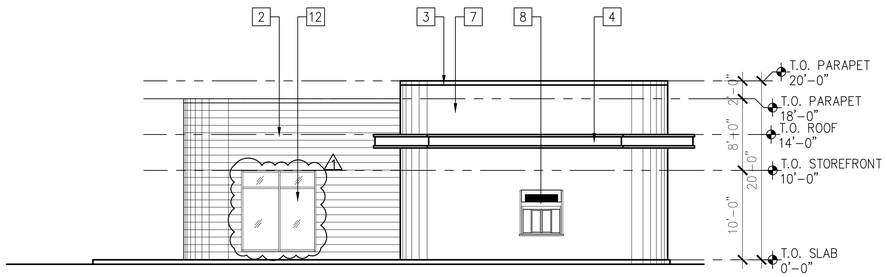
A2.03

OF SHEETS

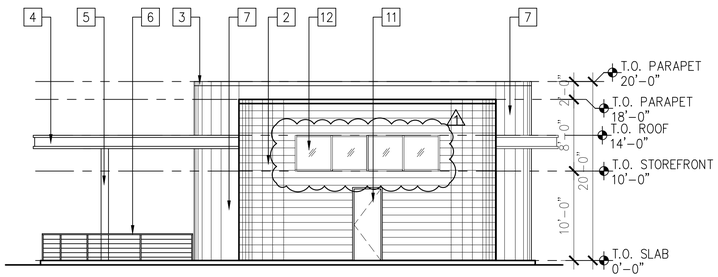
SHEET



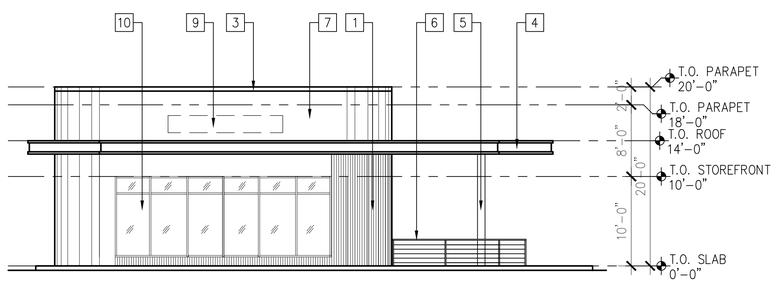
D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"



A North Elevation SCALE: 1/8"=1'-0"

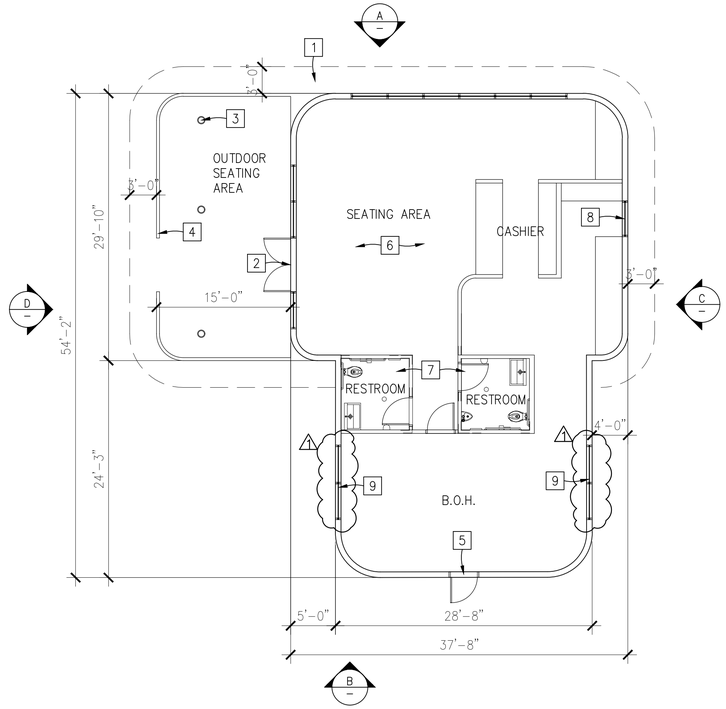
Reference Notes (Elevations)

1. STANDING SEAM METAL
2. CEMENT BOARD SIDING W/ PAINT FINISH
3. METAL COPING
4. C-CHANNEL METAL TO MATCH ADJ. WALL
5. METAL COLUMN
6. METAL RAILING
7. SMOOTH STUCCO W/ PAINT FINISH
8. DRIVE-THRU WINDOW
9. SIGNAGE
10. GLASS / ALUMN. STOREFRONT
11. METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
12. SPANDREL GLASS WINDOW

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

Reference Notes (Floor Plan)

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. METAL HANDRAIL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. SEATING AREA
7. RESTROOMS
8. DRIVE-THRU WINDOW
9. SPANDREL WINDOW



1 QSR #2 Floor Plan SCALE: 1/8" = 1'-0"

PEGASUS ARCHITECTS

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FAX: 909.606.6839

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ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: QSR #2 FLOOR PLAN & ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 08-31-23
STATE OF CALIFORNIA

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
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REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO: A2.04 1

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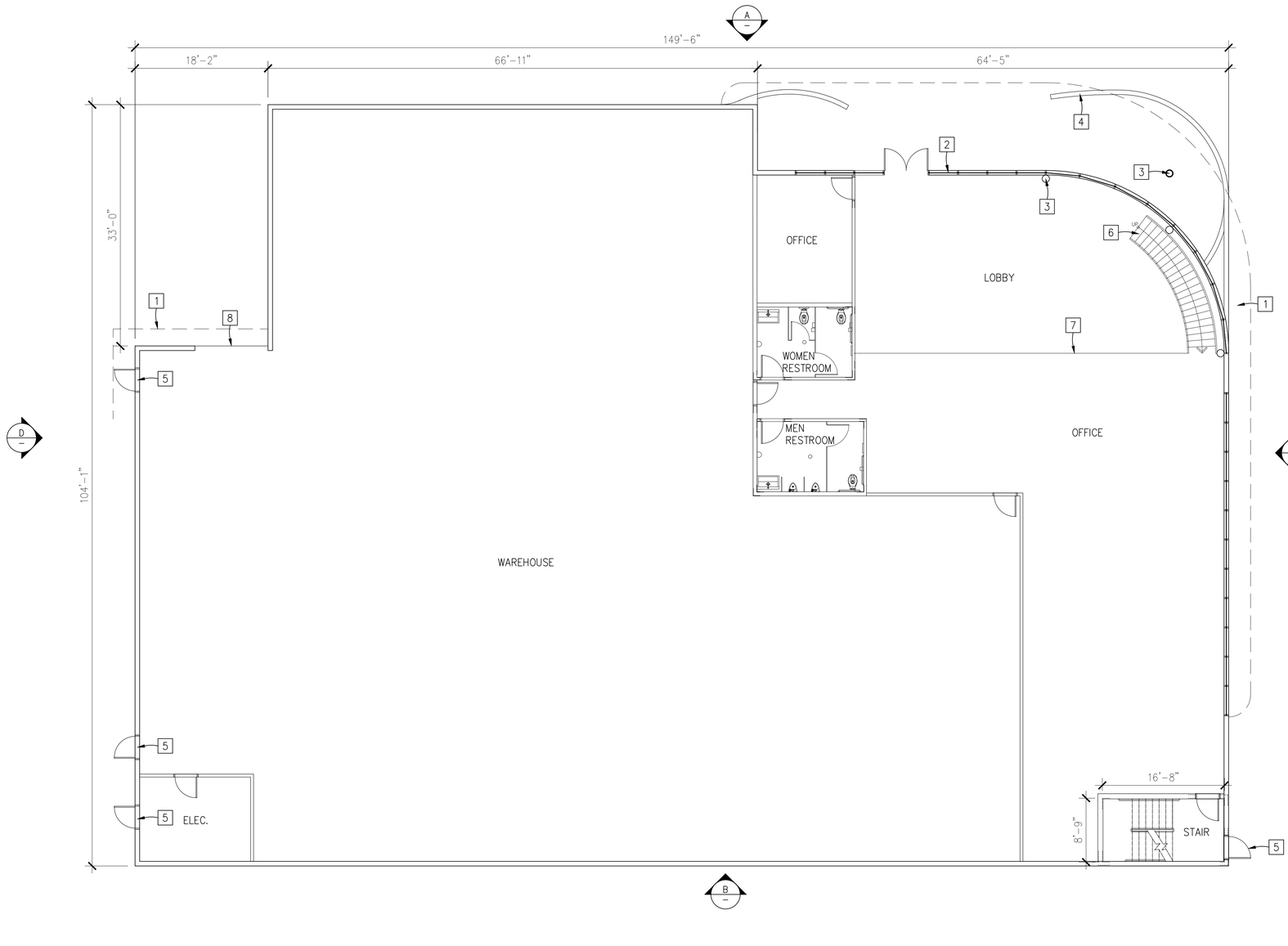

Reference Notes

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. STUCCO LOW WALL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. STAIRS
7. HANDRAIL
8. METAL ROL-UP DOOR

1 Office / Warehouse Floor Plan

SCALE: 1/8" = 1'-0"

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

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WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
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SHEET TITLE: OFFICE/WAREHOUSE FLOOR PLAN

KEY MAP

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LICENSED ARCHITECT
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STATE OF CALIFORNIA

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1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO: A2.05

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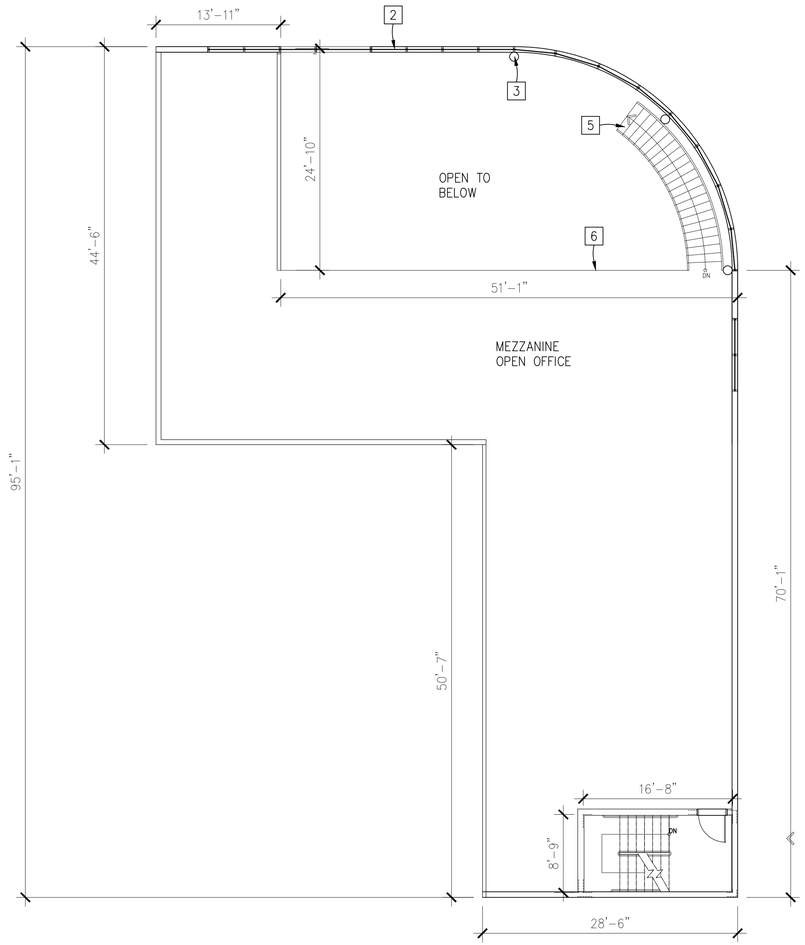

Reference Notes

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. STUCCO LOW WALL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. STAIRS
7. HANDRAIL
8. METAL ROL-UP DOOR

NORTH

1 Office / Warehouse Mezzanine Floor Plan

SCALE: 1/8" = 1'-0"

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

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ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:
OFFICE/WAREHOUSE MEZZANINE FLOOR PLAN

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
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C27750
Exp. 08-31-23
STATE OF CALIFORNIA

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SUPERVISED BY:	TL
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REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:

A2.06

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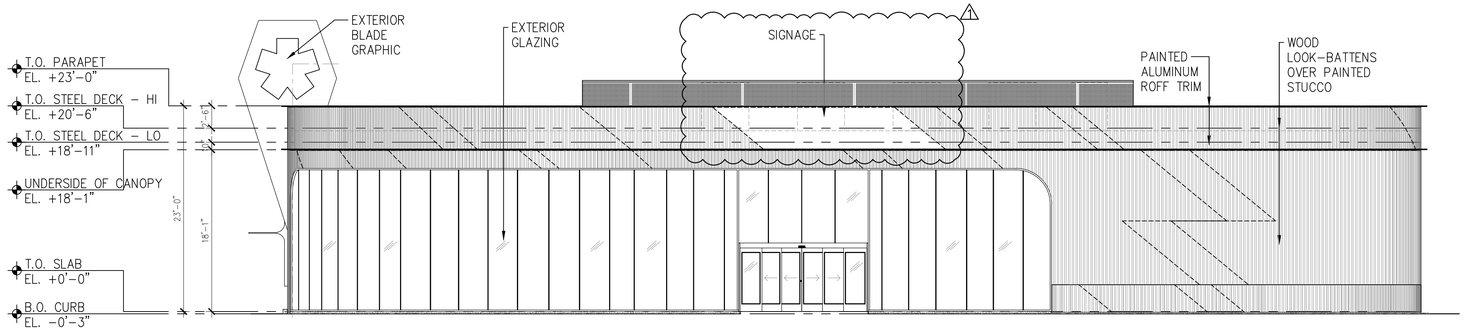
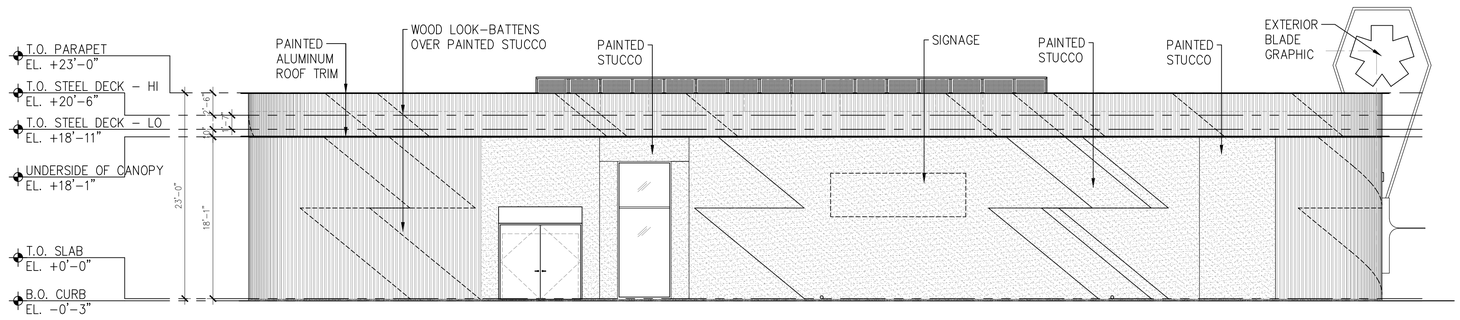
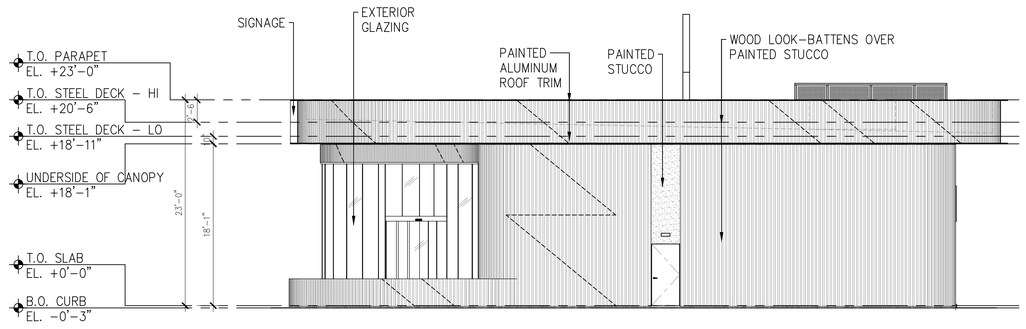


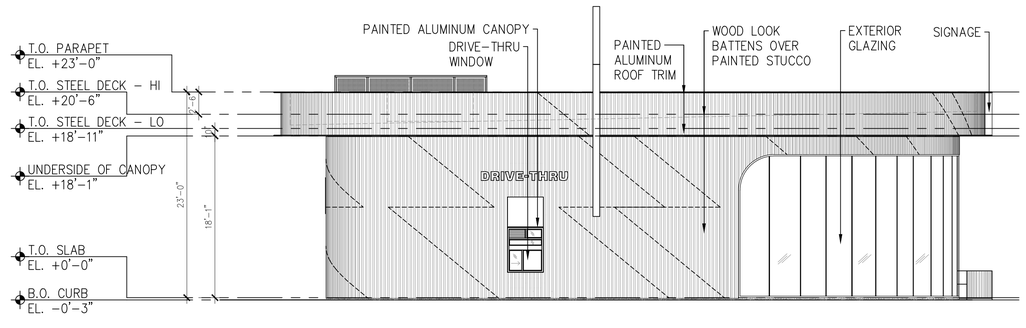
D **West Elevation** SCALE: 1/8"=1'–0"



C **East Elevation** SCALE: 1/8"=1'–0"



B **South Elevation** SCALE: 1/8"=1'–0"



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A **North Elevation** SCALE: 1/8"=1'–0"

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PROJECT: NEW COMMERCIAL DEVELOPMENT
ADDRESS: 24831 CLINTON KEITH RD., WILDOMAR, CA 92595
CLIENT: PARADISE LAKE LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: C-STORE ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 09-30-23
STATE OF CALIFORNIA

JOB NO.	-
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SUPERVISED BY:	TL
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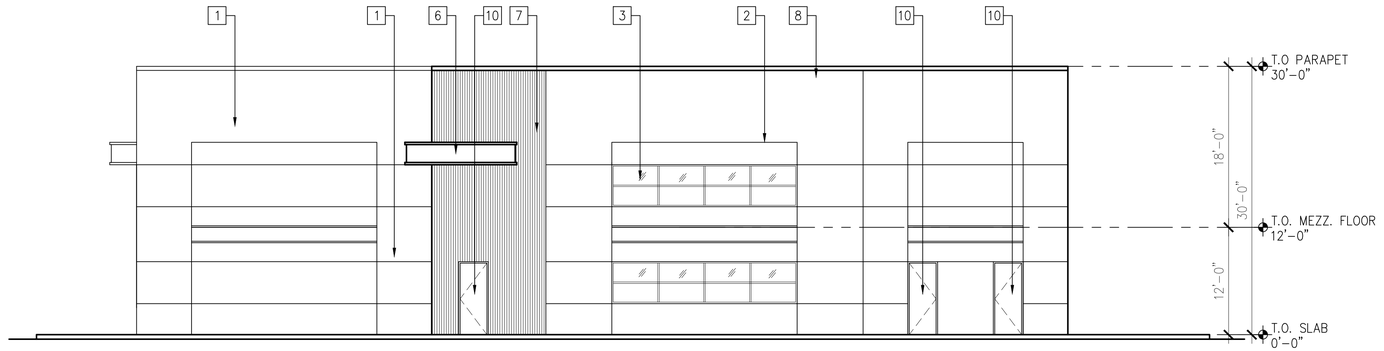
REVISIONS

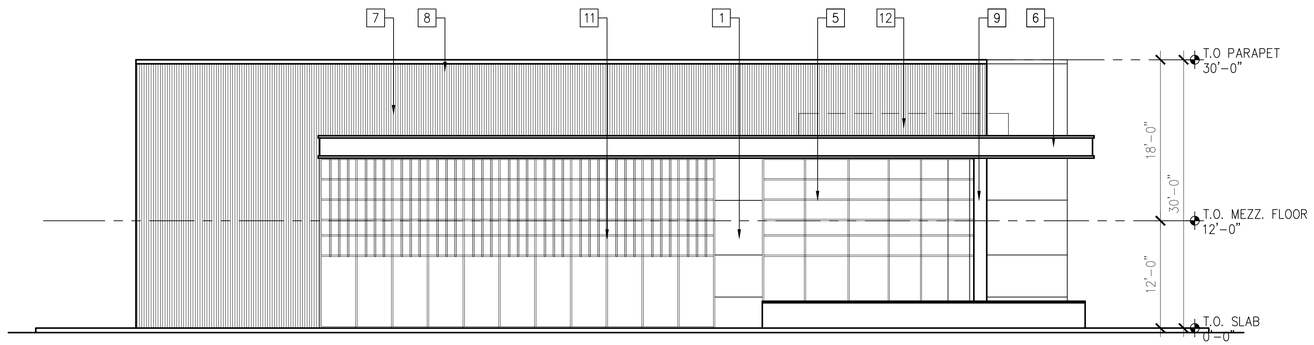
1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO: A3.01 OF SHEETS

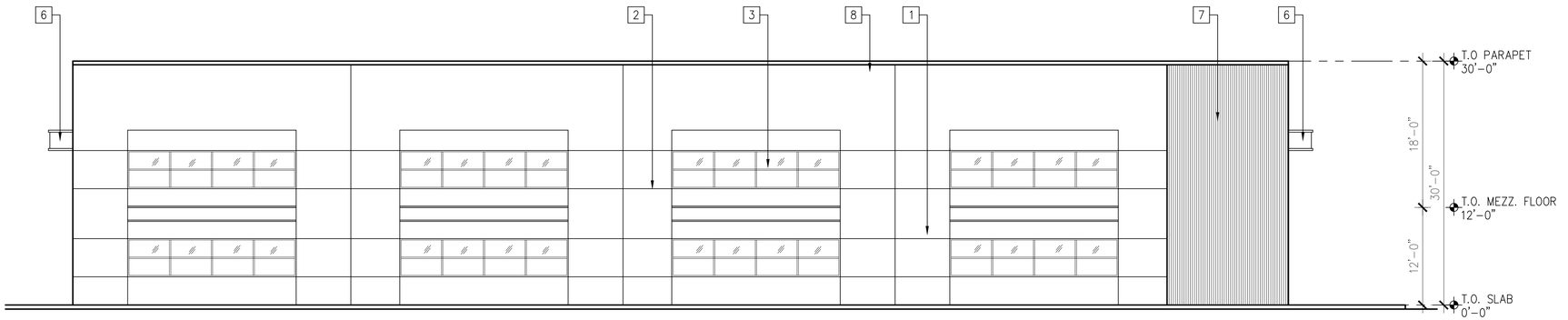
SHEET



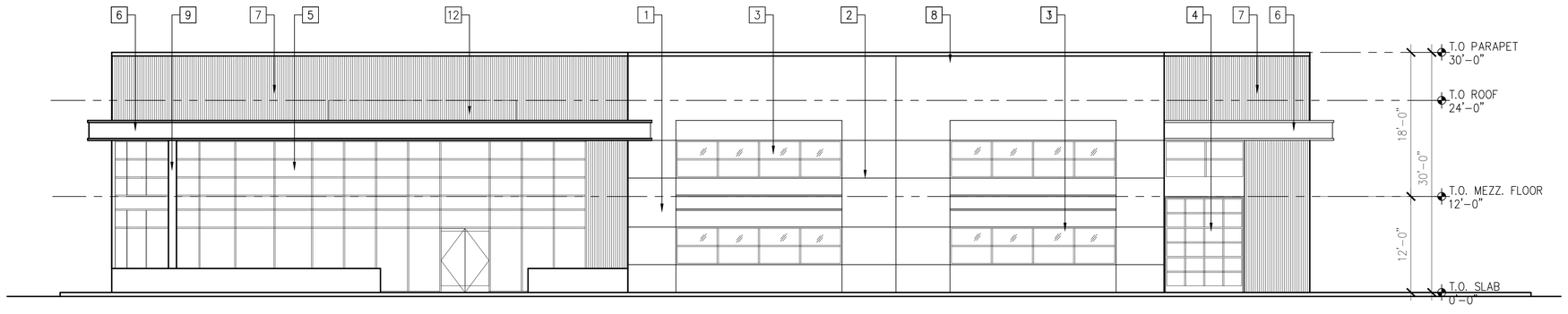
D — West Elevation — SCALE: 1/8"=1'-0"



C — East Elevation — SCALE: 1/8"=1'-0"



B — South Elevation — SCALE: 1/8"=1'-0"



A — North Elevation — SCALE: 1/8"=1'-0"

Reference Notes

1. TILT-UP CONCRETE W/ PAINTED FINISH
2. 2" REVEAL
3. ALUMN. WINDOW
4. METAL ROLL-UP DOOR
5. ALUMN. STOREFRONT
6. C-CHANNEL METAL
7. STANDING SEAM METAL
8. METAL COPING
9. COLUMN
10. METAL FRAME DOOR
11. ALUMINUM VERTICAL SHADING DEVICE
12. SIGNAGE

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ARCHITECTS

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PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:
OFFICE/WAREHOUSE ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 09-30-23
STATE OF CALIFORNIA

JOB NO.	-
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SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
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REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:

A3.02

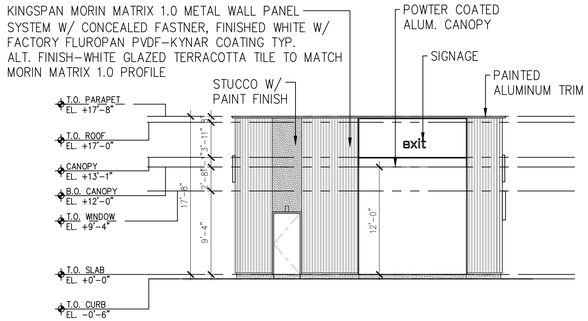
OF SHEETS

SHEET

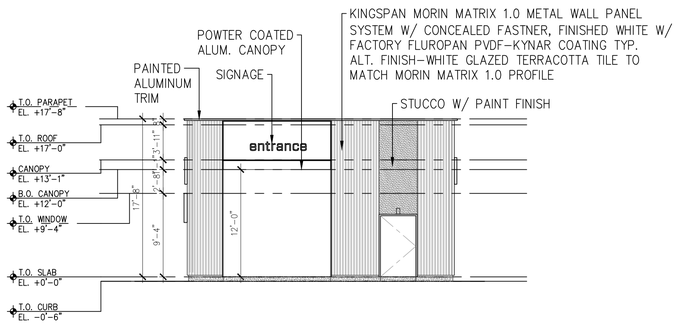
Reference Notes

1 –

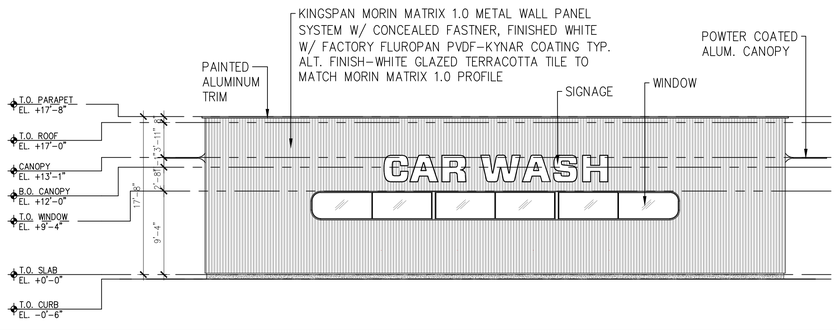
2 –



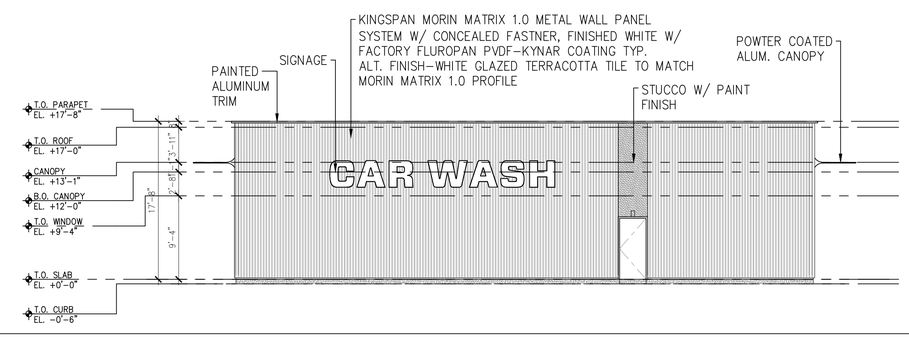
D — West Elevation — SCALE: 1/8"=1'-0"



C — East Elevation — SCALE: 1/8"=1'-0"



B — South Elevation — SCALE: 1/8"=1'-0"



A — North Elevation — SCALE: 1/8"=1'-0"

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PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: CARWASH ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 08-31-23
STATE OF CALIFORNIA

JOB NO.	-
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REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO: A3.03

OF SHEETS

SHEET

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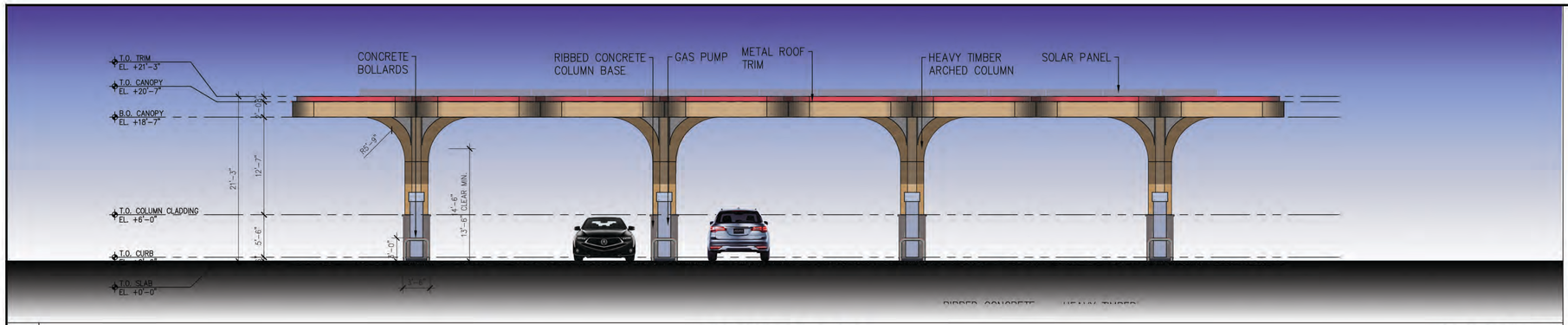
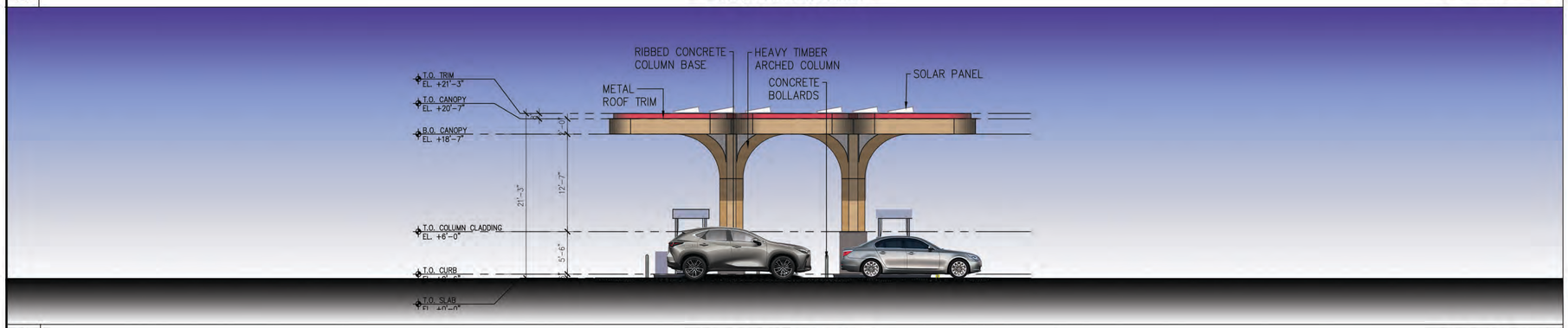
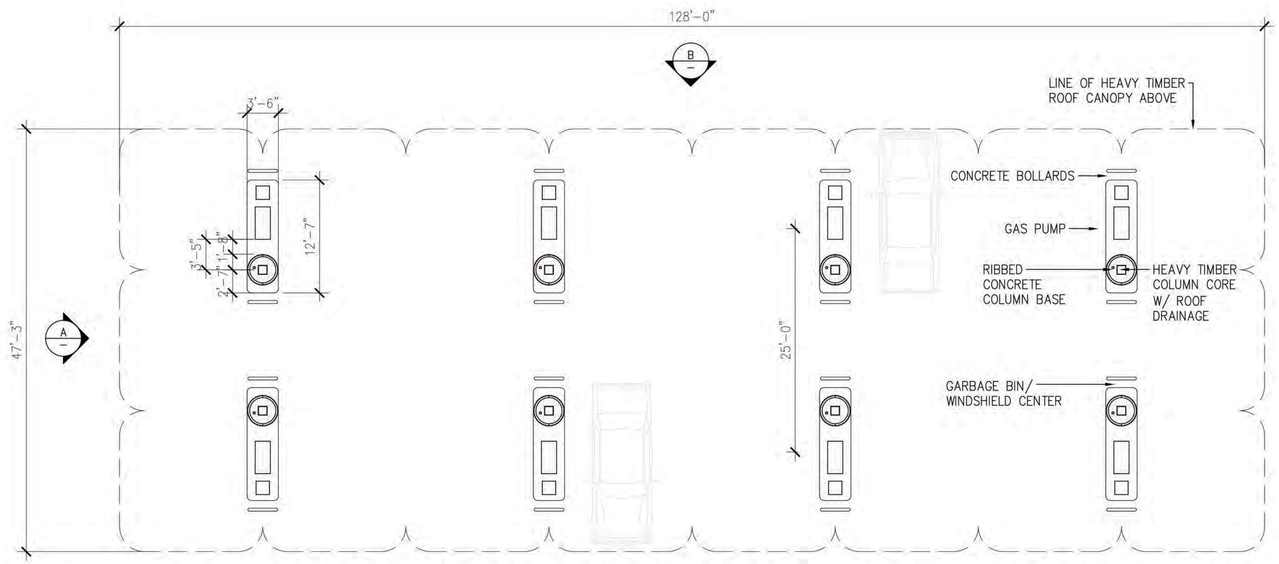


B East / West Elevations SCALE: 1/8"=1'-0"



A North / South Elevations SCALE: 1/8"=1'-0"



1 Canopy Floor Plan SCALE: 1/8" = 1'-0"

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FAX: 909.606.6839

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ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: PROPOSED CANOPY FLOOR PLAN & ELEVATIONS

KEY MAP

SEAL/STAMP

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C27750
Exp. 08-31-23
STATE OF CALIFORNIA

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REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:

A1.10

OF SHEETS

SHEET

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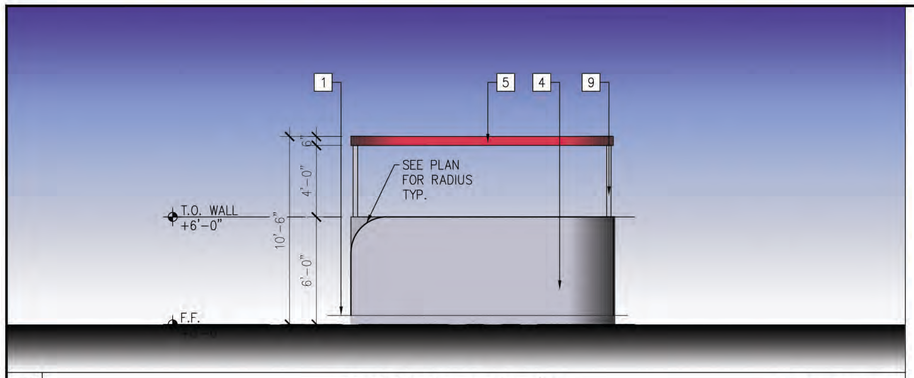
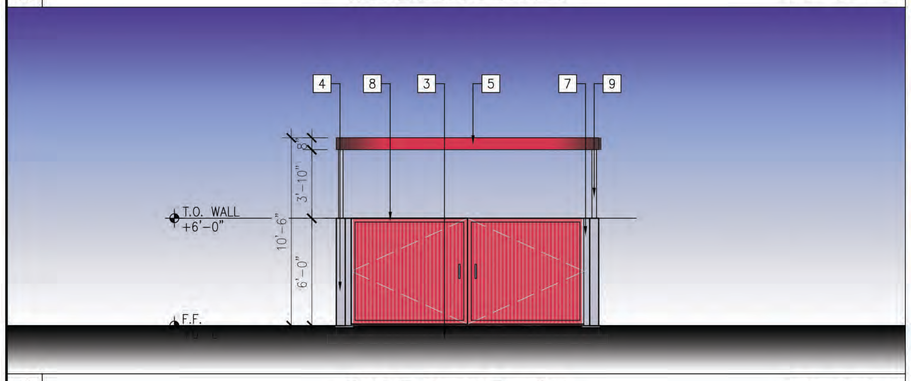
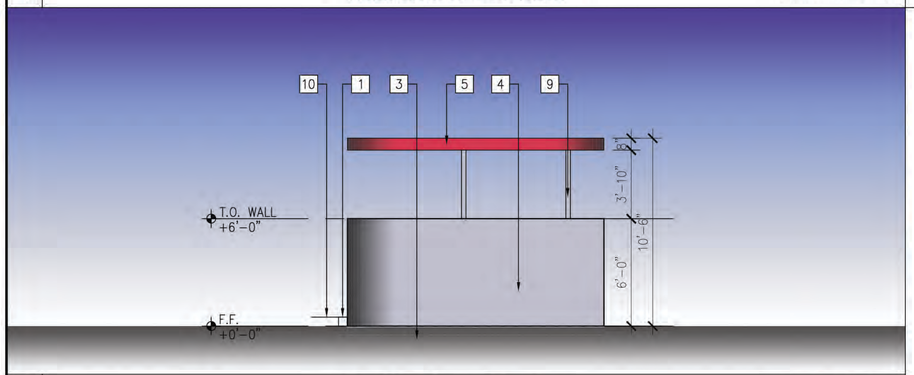


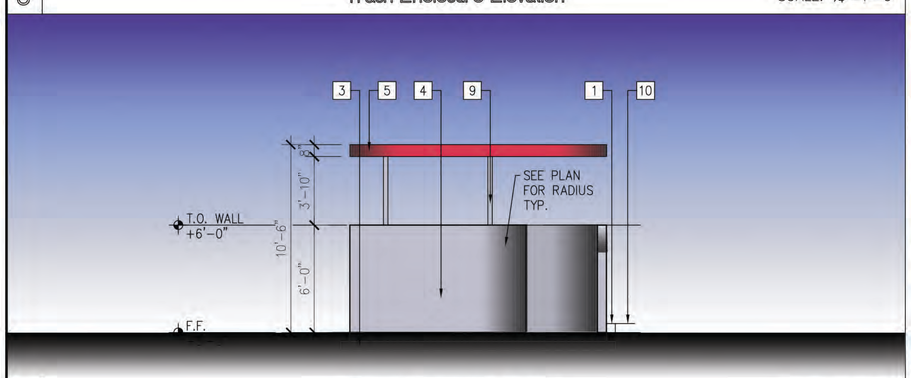
5 Trash Enclosure Elevation SCALE: ¼"=1'-0"



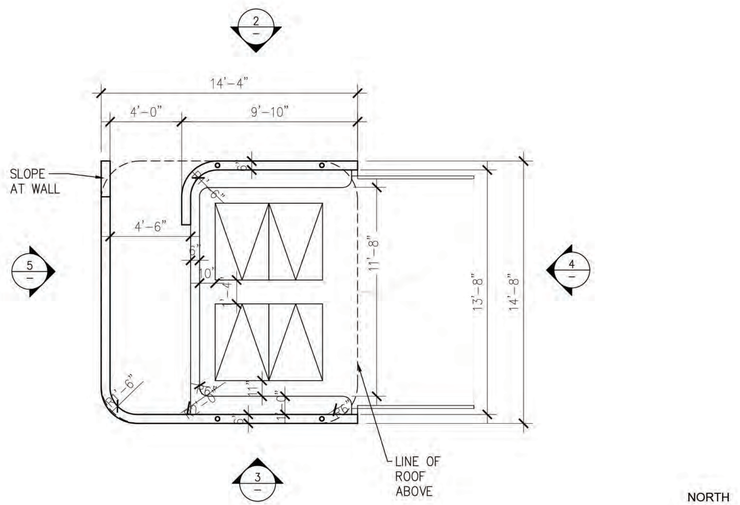
4 Trash Enclosure Elevation SCALE: ¼"=1'-0"



3 Trash Enclosure Elevation SCALE: ¼"=1'-0"



2 Trash Enclosure Elevation SCALE: ¼"=1'-0"



1 Trash Enclosure Floor Plan SCALE: 1/4" = 1'-0"

NORTH

Reference Notes

1. CONCRETE CURB AND/OR SIDEWALK
2. TRASH RECEPTACLE
3. TRASH ENCLOSURE FOUNDATION
4. CMU WALL. FULLY GROUTED WITH REBAR, PAINTED STUCCO FINISH. PROVIDE PAINT AT ALL STUCCO WALLS. PROVIDE 3 COATS PREMIUM EXTERIOR LATEX PAINT WITH A 24 MIL. "WET" DEPTH.
5. PAINTED ALUMINUM TRIM
6. STEEL ROOF DECKING
7. 2.5" X 2.5" X 3/16" HSS DOOR FRAME PAINTED TO MATCH DOOR.
8. MORIN MATRIX 1.0 METAL ALL PANEL SYSTEM. GAUGE TBD. PRIMED AND PAINTED RED FASTENERS TO MATCH. ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. DOOR MANUFACTURER PER SCHEDULE OR EQ. ALL SUBSTITUTIONS OR EQ. TO BE APPROVED BY ARCHITECT. DOOR HARDWARE AND FINISH PER SCHEDULE. DOOR SHALL BE FULLY WEATHER STRIPPED AND ACCESSIBLE.
9. 3" DIAMETER X 1/8" HSS STEEL TUBE PER STRUCTURAL.
10. LANDSCAPE, IRRIGATION AND PLANT MATERIAL

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PROJECT: NEW COMMERCIAL DEVELOPMENT
ADDRESS: 24831 CLINTON KEITH RD., WILDOMAR, CA 92595
CLIENT: PARADISE LAKE LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 08-31-23
STATE OF CALIFORNIA

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

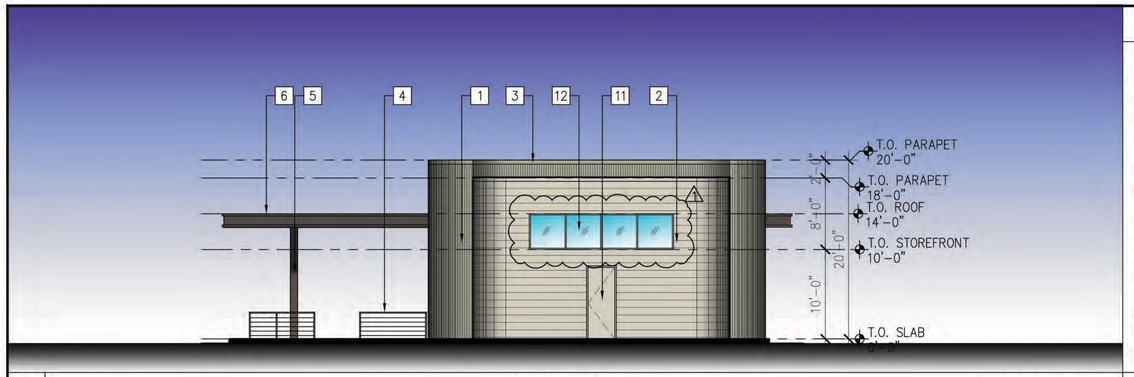
REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

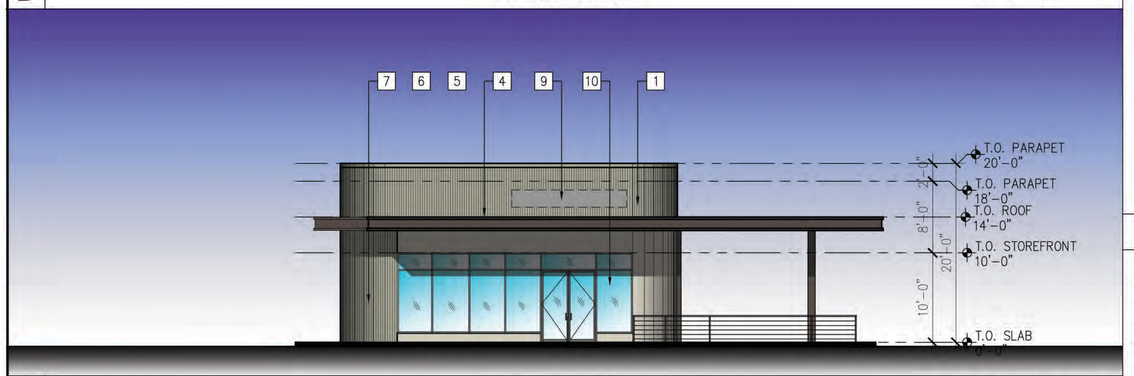
SHEET NO: A1.11

OF SHEETS

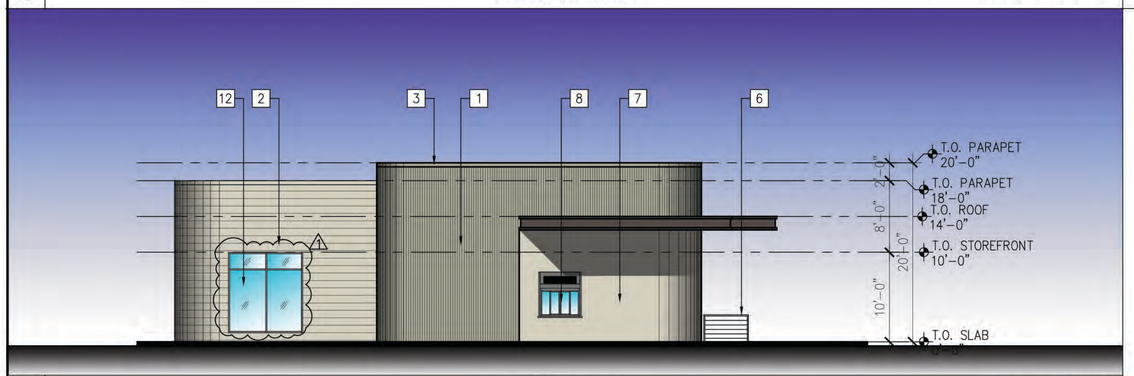
SHEET



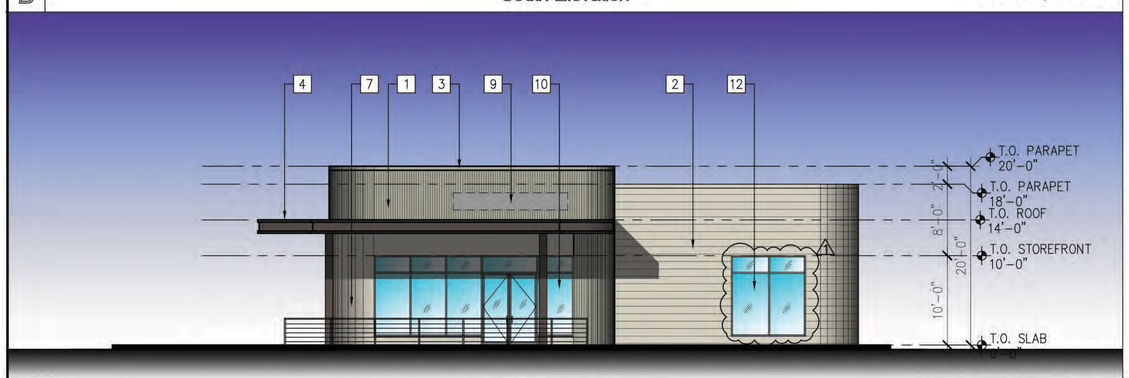
D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"



A North Elevation SCALE: 1/8"=1'-0"

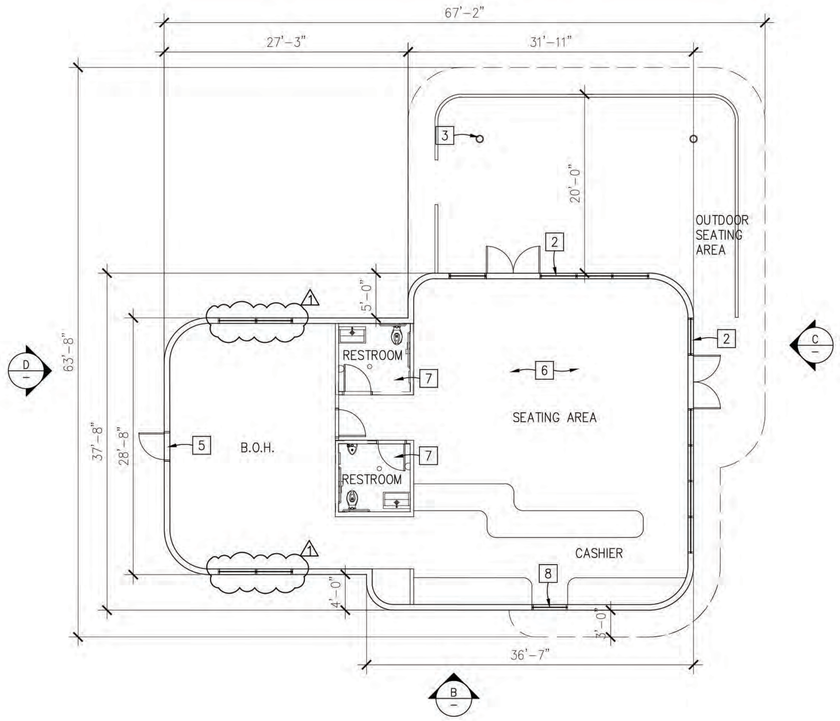
Reference Notes (Elevations)

1. STANDING SEAM METAL
2. CEMENT BOARD SIDING W/ PAINT FINISH
3. METAL COPING
4. C-CHANNEL METAL TO MATCH ADJ. WALL
5. METAL COLUMN
6. METAL RAILING
7. SMOOTH STUCCO W/ PAINT FINISH
8. DRIVE-THRU WINDOW
9. SIGNAGE
10. GLASS / ALUMN. STOREFRONT
11. METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
12. SPANDREL GLASS WINDOW

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

Reference Notes (Floor Plan)

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. METAL HANDRAIL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. SEATING AREA
7. RESTROOMS
8. DRIVE-THRU WINDOW



1 QSR #1 Floor Plan SCALE: 1/8" = 1'-0"

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SHEET TITLE: QSR #1 FLOOR PLAN & ELEVATIONS

KEY MAP SEAL/STAMP

LICENSED ARCHITECT CHAK FAI LAU C27750 Exp. 09-30-23 STATE OF CALIFORNIA

JOB NO.	-
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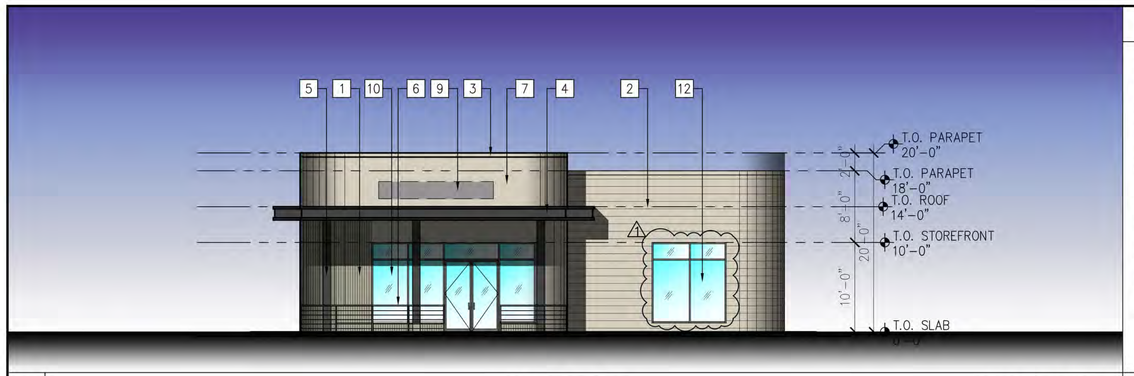
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

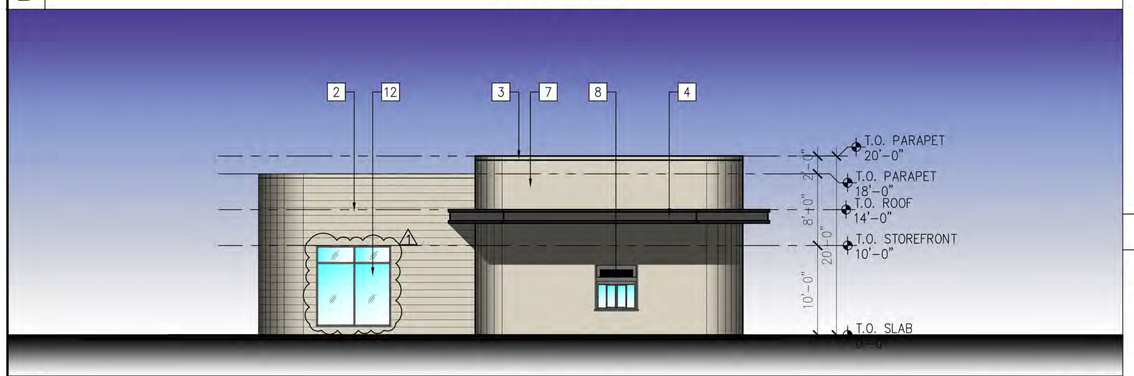
1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO: A2.03 OF SHEETS

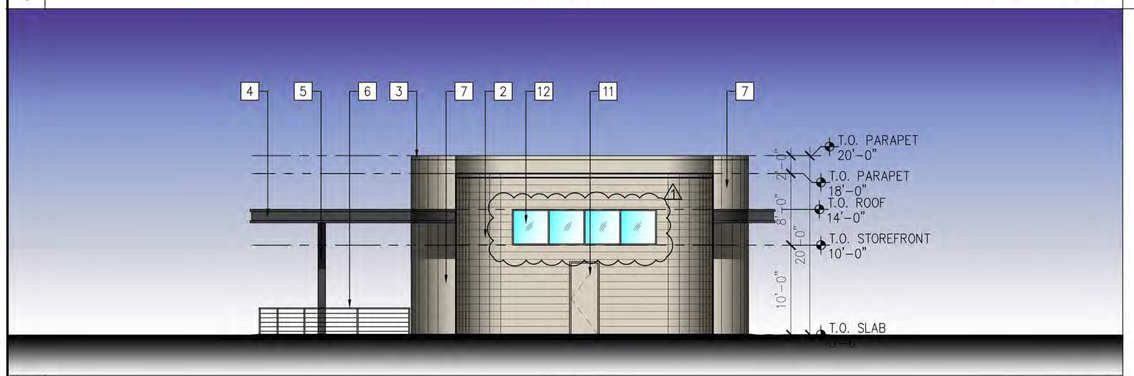
SHEET



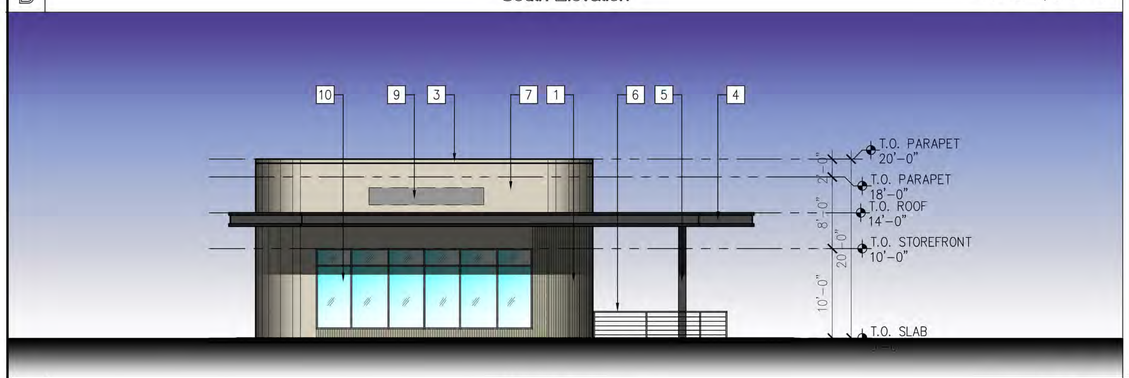
D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"



A North Elevation SCALE: 1/8"=1'-0"

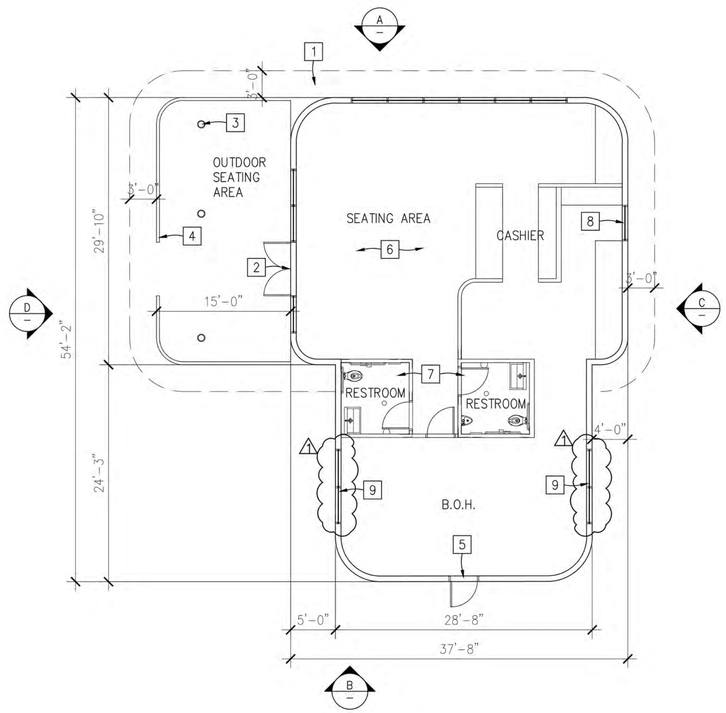
Reference Notes (Elevations)

1. STANDING SEAM METAL
2. CEMENT BOARD SIDING W/ PAINT FINISH
3. METAL COPING
4. C-CHANNEL METAL TO MATCH ADJ. WALL
5. METAL COLUMN
6. METAL RAILING
7. SMOOTH STUCCO W/ PAINT FINISH
8. DRIVE-THRU WINDOW
9. SIGNAGE
10. GLASS / ALUMN. STOREFRONT
11. METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
12. SPANDREL GLASS WINDOW

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

Reference Notes (Floor Plan)

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. METAL HANDRAIL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. SEATING AREA
7. RESTROOMS
8. DRIVE-THRU WINDOW
9. SPANDREL WINDOW



1 QSR #2 Floor Plan SCALE: 1/8" = 1'-0"

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CLIENT: PARADISE LAKE LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: QSR #2 FLOOR PLAN & ELEVATIONS

KEY MAP

SEAL/STAMP
LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 08-31-23
STATE OF CALIFORNIA

JOB NO.	-
DRAWN BY:	TL/ZL
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CHECKED BY:	TL
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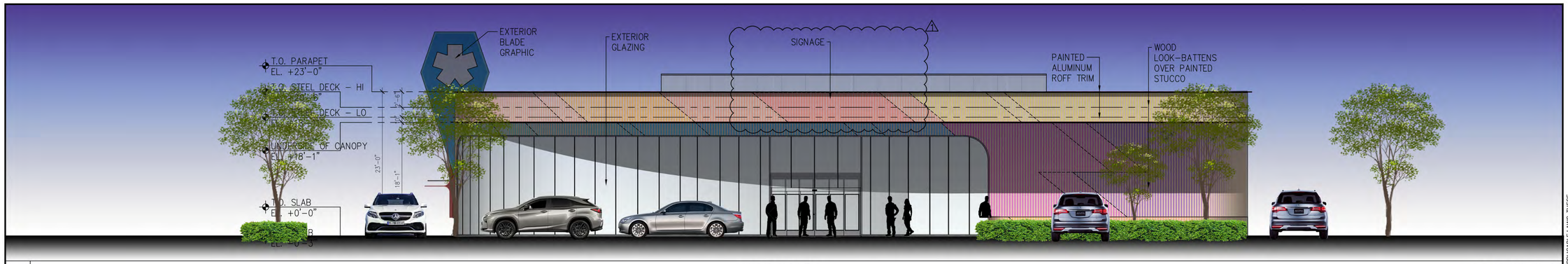
REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO: A2.04 1
OF SHEETS
SHEET



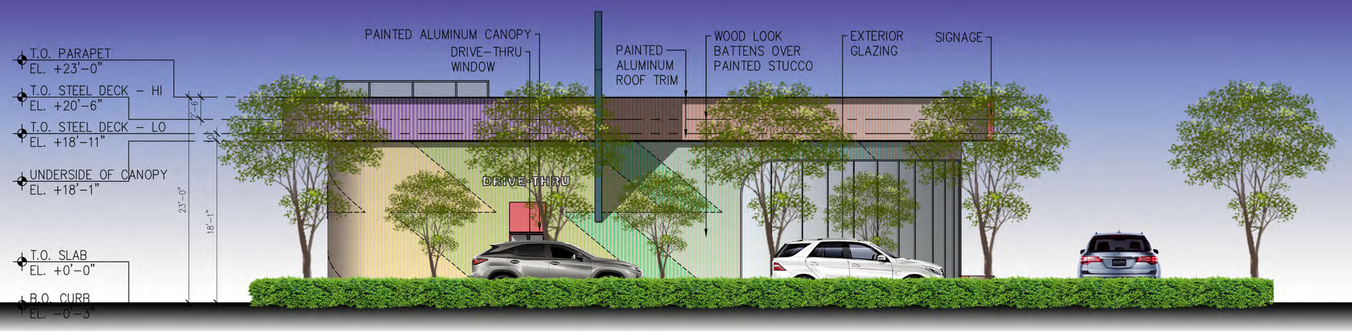
D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"



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A North Elevation SCALE: 1/8"=1'-0"

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CLIENT: PARADISE LAKE LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: C-STORE ELEVATIONS

KEY MAP

SEAL/STAMP
LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 09-30-23
STATE OF CALIFORNIA

JOB NO.	-
DRAWN BY:	TL/ZL
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CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
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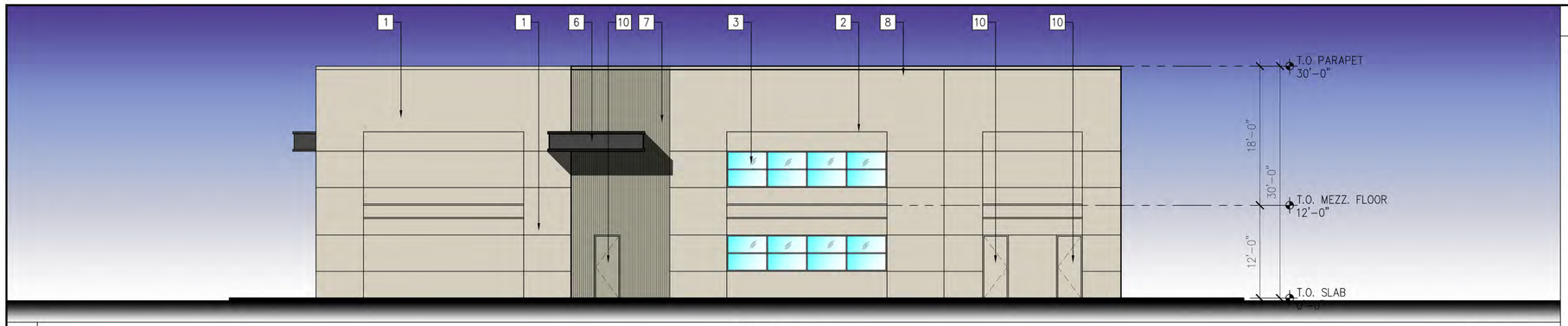
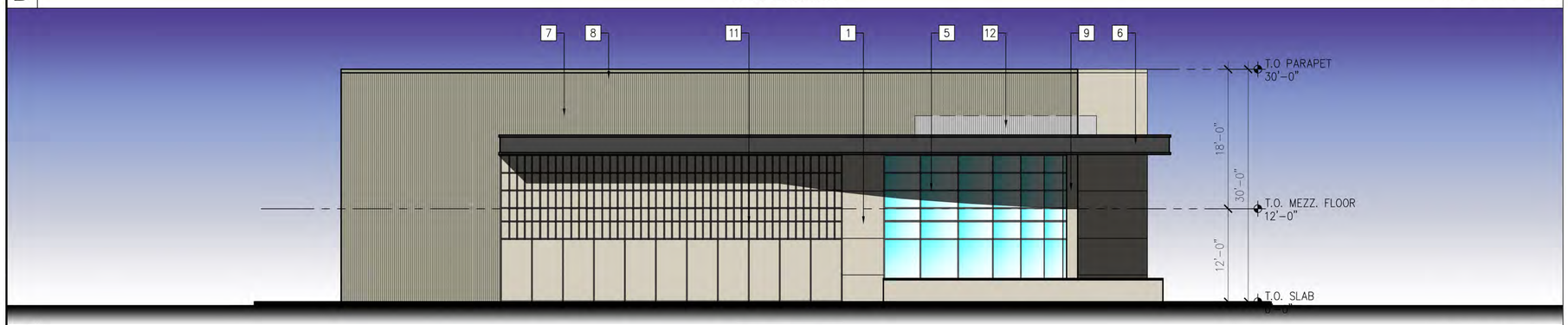
REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

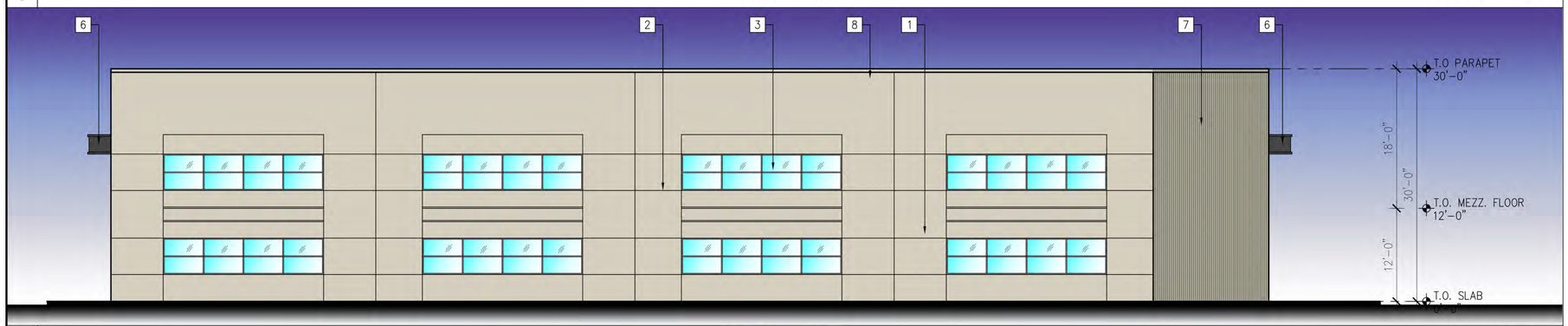
SHEET NO: A3.01 OF SHEETS
SHEET



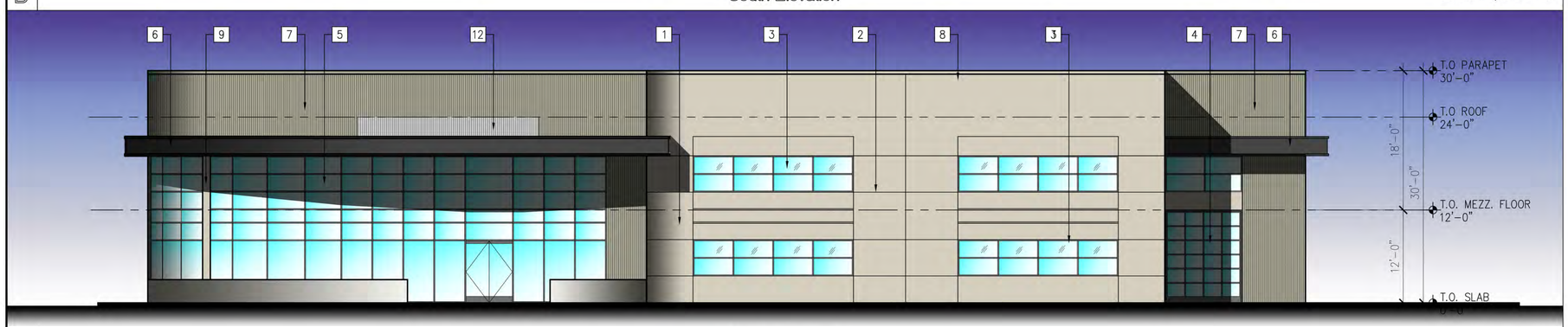
D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"



A North Elevation SCALE: 1/8"=1'-0"

Reference Notes

1. TILT-UP CONCRETE W/ PAINTED FINISH
2. 2" REVEAL
3. ALUMN. WINDOW
4. METAL ROLL-UP DOOR
5. ALUMN. STOREFRONT
6. C-CHANNEL METAL
7. STANDING SEAM METAL
8. METAL COPING
9. COLUMN
10. METAL FRAME DOOR
11. ALUMINUM VERTICAL SHADING DEVICE
12. SIGNAGE

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

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PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.
4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE: OFFICE/WAREHOUSE
ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
CHAK FAI LAU
C27750
Exp. 08-31-23
STATE OF CALIFORNIA

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
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PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022
2		
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SHEET NO:

A3.02

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SHEET

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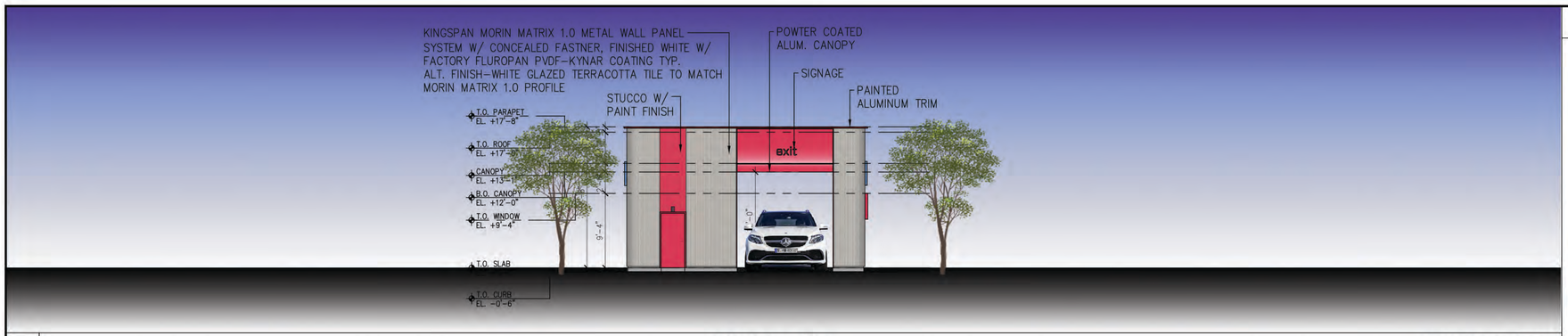
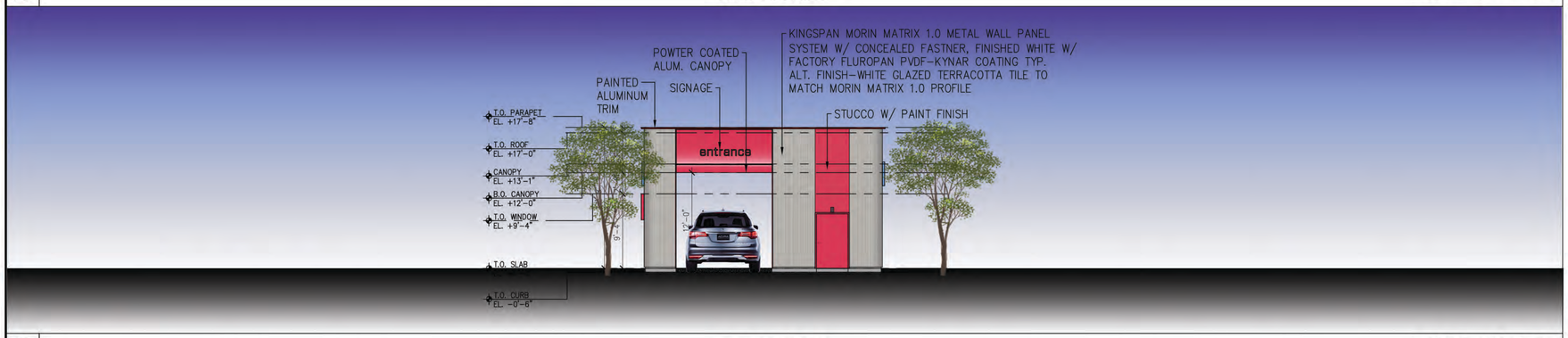
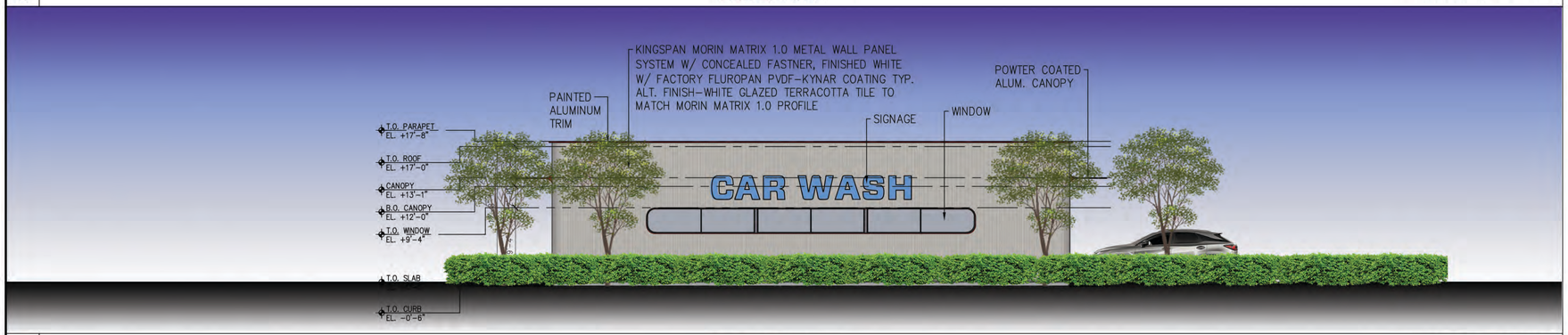


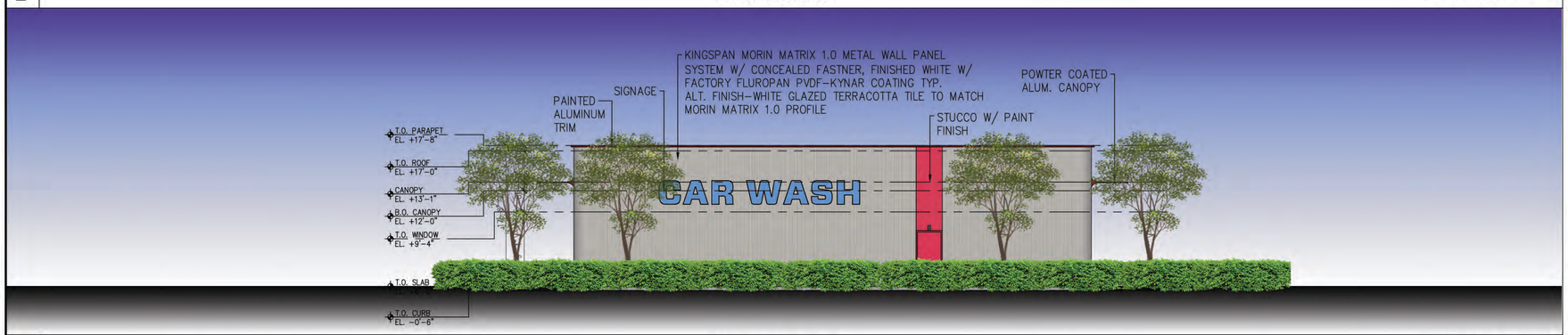
D — West Elevation — SCALE: 1/8"=1'-0"



C — East Elevation — SCALE: 1/8"=1'-0"



B — South Elevation — SCALE: 1/8"=1'-0"



A — North Elevation — SCALE: 1/8"=1'-0"

Reference Notes

1 -

2 -

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WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.,
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SHEET TITLE: CARWASH ELEVATIONS

KEY MAP

SEAL/STAMP

LICENSED ARCHITECT
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C27750
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STATE OF CALIFORNIA

JOB NO.	-
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SUPERVISED BY:	TL
CHECKED BY:	TL
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PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:

A3.03

OF SHEETS

SHEET

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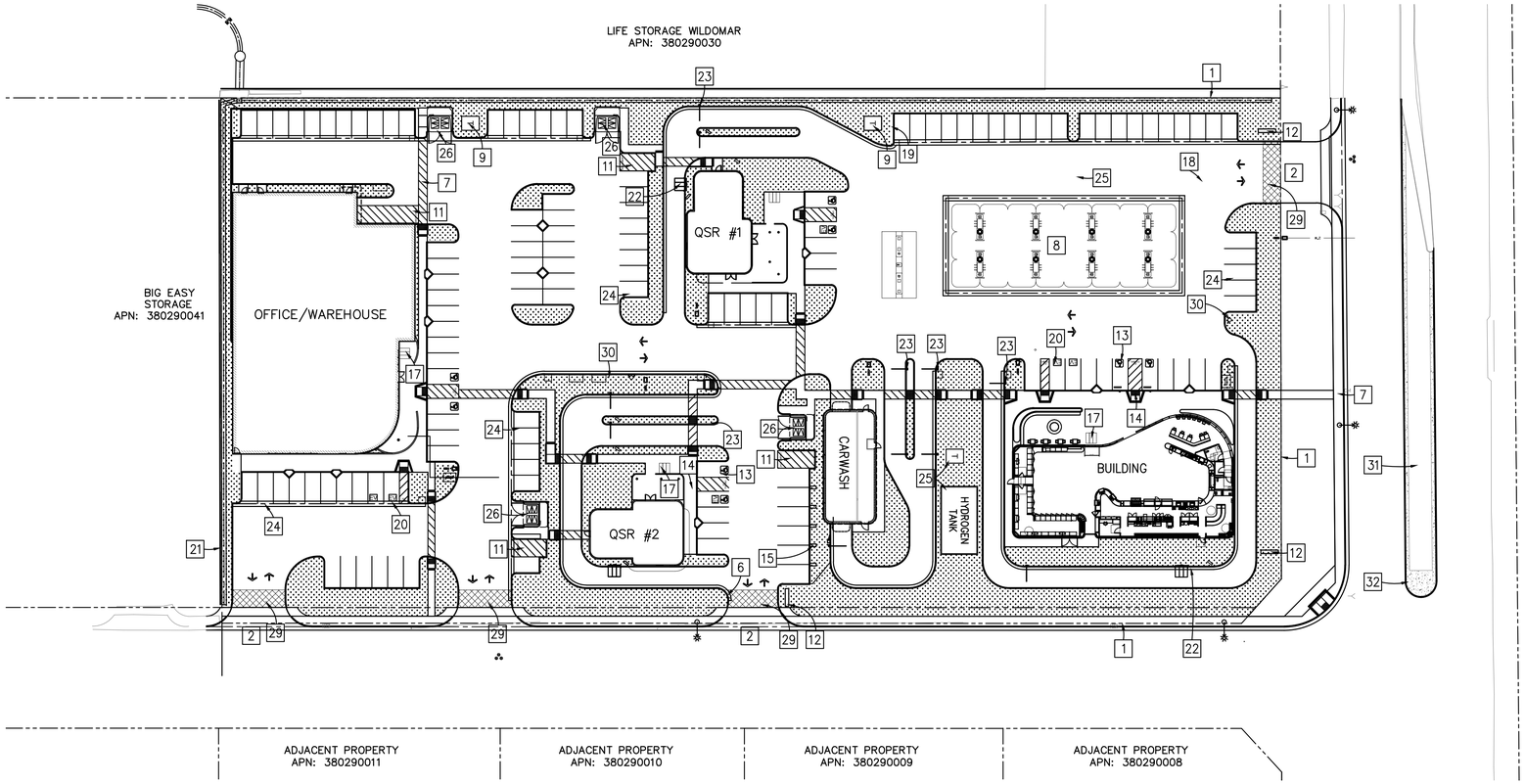
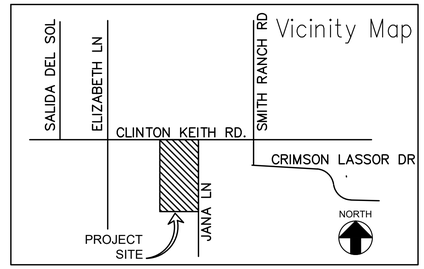
ARCHITECTURAL LANDSCAPE PLANS

NEW COMMERCIAL DEVELOPMENT

24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595



SITE PLAN
Scale: 1"=30'
NORTH



SHEET INDEX	
L-1	COVER SHEET
L-2	PRELIMINARY FUEL MODIFICATION PLAN
L-3	PRELIMINARY LANDSCAPE PLAN - 1
L-4	PRELIMINARY LANDSCAPE PLAN - 2

Project Directory

OWNER:
PARADISE LAKE LLC
4300 EDISON AVE.
CHINO, CA 91710

ARCHITECT:
TOM LAU, A.I.A.
PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465.4101

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
215 N. 2ND AVE., SUITE C
UPLAND, CA 91786
TEL.: (909) 373-1959
FAX.: (909) 373-1958

TOTAL LANDSCAPE AREA = 36,824 s.f.

TOTAL OFF-SITE LANDSCAPE AREA = 11,131 s.f.

Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH C-STORE W/ DRIVE-THRU, CARWASH FACILITY, TRASH ENCLOSURE, AND 2 QSR AND AN OFFICE/WAREHOUSE BUILDING.
SIGNAGE, FUEL PUMP CANOPY, UNDERGROUND STORAGE TANKS ARE UNDER SEPARATED PERMIT BY OTHERS.

Project Data

PROJECT ADDRESS:	24831 CLINTON KEITH RD., WILDOMAR, CA 92595
APN#:	380-290-002
LOT SIZE (GROSS):	±189,486 S.F. (±4.35 ACRES)
LOT SIZE (NET):	
ZONING:	GENERAL RESIDENTIAL
CONSTRUCTION TYPE:	VA
OCCUPANCY:	
FIRE SPRINKLER:	YES
FIRE ALARM:	YES

PARKING	REQUIRED:	PARKING PROVIDED:
A) BEYOND MARKET 7460/200 1 SPACE /200 SQFT. G.F.A.	38	38 (INCL. 2 HCP)
B) CANOPY		
C) QSR #1 2,000/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	23	23 (INCL. 2 HCP)
D) QSR #2 1,800/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	20	20 (INCL. 2 HCP)
E) OFFICE 1 SPACE / 200 SQFT. G.F.A WAREHOUSE 1 SPACE / 2,000 SQFT. G.F.A	36 5	36 (INC. 1 HCP 8 (INCL. 1 HCP)
TOTAL	122	125 (INCL. 8 HCP)

Shade Analysis

PARKING AREA: 19,764 S.F. = 122 PARKING STALLS
PARKING AREA TO BE SHADED = 10,672 S.F. = 51% AREA TO BE SHADED

MAINTENANCE RESPONSIBILITY
All improvements to be maintained by developer/property owner.

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
(2) The landscape design and water use calculations for the property located at _ NWC OF JANA LN. & CLINTON KEITH RD., _____ (3) (provide street address or parcel number(s)) were prepared by me or under my supervision.
(4) The landscape design and water use calculations for the identified property comply with the requirements of the City of Wildomar Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Wildomar Water Efficient Landscape Guidelines.
(5) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Wildomar Water Efficient Landscape Guidelines.

PHIL MAY — Print Name
03-18-2022 — Date
_____ — Signature
3104 — License Number
1937 W/ 9 TH. STREET UPLAND, CA 91786 — Address
(909) 373-1959 — Telephone
pmay@philmaydesign.com — E-mail Address
Landscape Design Professional's Stamp

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — SIGNATURE — 05-31-23 RENEWAL DATE — 03-18-2022 DATE — STATE OF CALIFORNIA

Reference Notes

1. (E) PROPERTY LINES
2. (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
3. (N) LANDSCAPE
4. ADJACENT BUILDING
5. (N) HEALY TANK
6. (N) CONCRETE CURB
7. (N) CONCRETE SIDEWALK
8. (N) CANOPY 47'-0"x128'-0" (UNDER SEPARATED PERMIT)
9. (N) TRANSFORMER PAD
10. (N) TRASH/RECYCLE ENCLOSURE
11. (N) LOADING/UNLOADING (10'-0" x 20'-0")
12. (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
13. (N) HCP PARKING
14. (N) HCP RAMP
15. (N) VACUUM @ 7 LOCS
16. (N) 5'-0" WIDE HCP PATH OF TRAVEL PER CODE STD.
17. BIKE RACK PER CITY'S STANDARD.
18. (N) 26' WIDE FIRE LANE
19. (N) AIR/WATER TOWER
20. EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
21. (N) 6' HT. SPLITFACE CMU FENCE WALL
22. (N) MENU BOARD
23. (N) HEIGHT BAR
24. (N) CLEAN AIR VEHICLE
25. (N) UNDERGROUND TANK STORAGE
26. (N) TRASH ENCLOSURE
27. (N) HYDROGEN EQUIPMENT (UNDER SEPARATE PERMIT)
28. (N) HYDROGEN CANOPY (UNDER SEPARATE PERMIT)
29. (N) ENTRY DECORATIVE PAVED DRIVEWAY
30. (N) FIRE HYDRANT
31. (N) STREET MEDIAN W/ LANDSCAPE
32. (N) STAMPED CONCRETE TO MATCH

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton, CA 92831
Phone:909 373 1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — SIGNATURE — 05-31-23 RENEWAL DATE — 12-15-2022 DATE — STATE OF CALIFORNIA

COVER SHEET

NEW COMMERCIAL DEVELOPMENT
24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

DRAWN: R.S.
CHECKED: R.S.
DATE: 03-18-22

L-1

OF 4 SHEETS

JOB NO. 22036

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED ©

FUEL MODIFICATION PLAN NOTES

ZONE A – SETBACK ZONE

• Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
• Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
• Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
• Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
• Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
• Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
• Vines and climbing plants shall not be allowed on any combustible structure requiring review.

ZONE B – IRRIGATED ZONE

• Extends from the outer edge of Zone A to 100 feet from structures.
• Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
• Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
• Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
• Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
• Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
• Target species may require removal within 50 feet of structures, depending on site conditions.
• All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

ZONE C – NATIVE BRUSH THINNING ZONE

• Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
• Required thinning and clearance will be determined upon inspection.
• Irrigation systems are not required.
• Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
• Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
• Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
• General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
• General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

FIRE ACCESS ROAD ZONE

• Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
• Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
• Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
• Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
• All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

MAINTENANCE

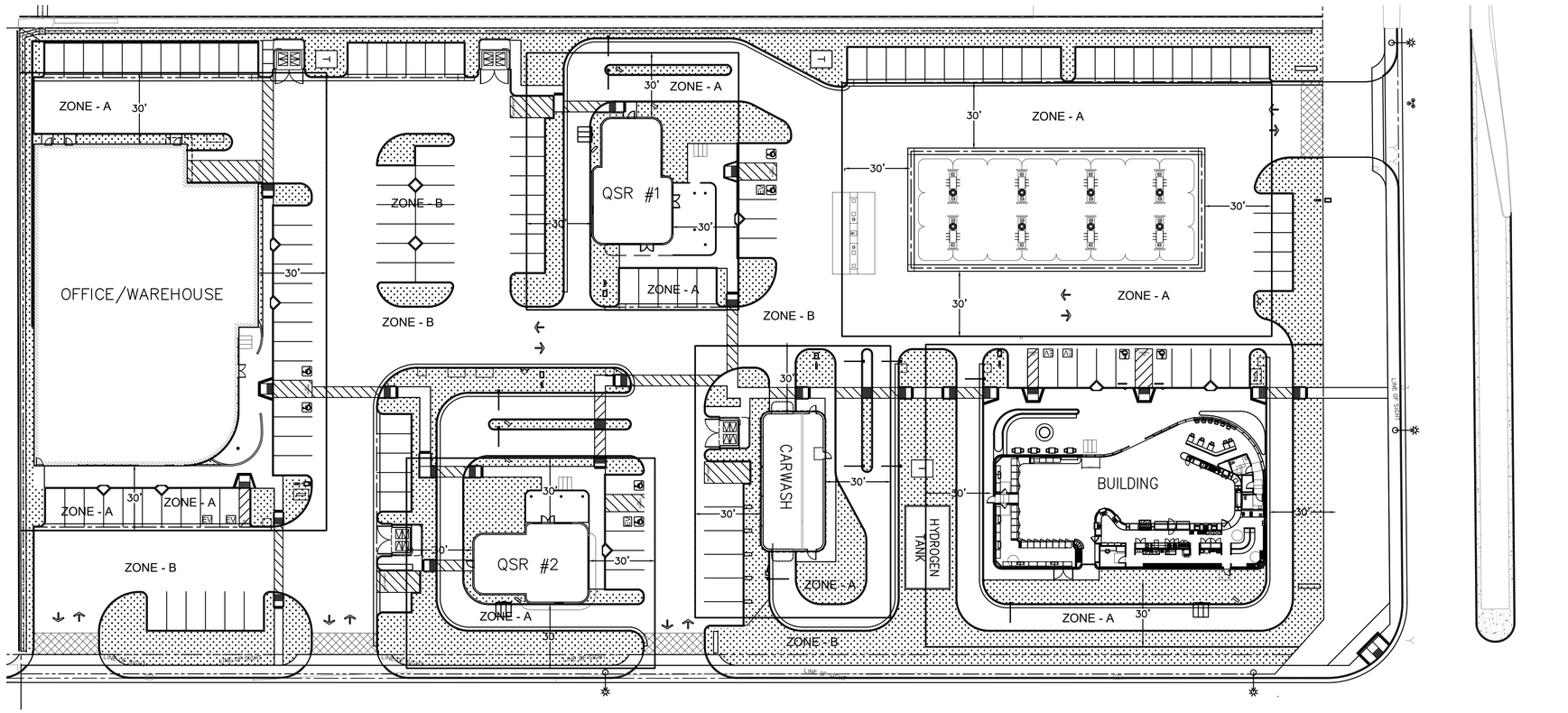
Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:
• Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
• Pruning and thinning to reduce the overall fuel load and continuity of fuels.
• Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
• Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
• All invasive species and their parts should be removed from the site.
• Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
• Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
• Brush Clearance enforcement issues on adjacent properties should be directed to the County of Riverside County Fire Department's Brush Clearance Unit.
• All future plantings shall be in accordance with the County of Riverside Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review fee.
• Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Riverside County Fire Department's Fuel Modification Unit.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

NOTE: INSPECTIONS REQUIRED PRIOR TO FINAL FIRE DEPARTMENT APPROVAL

NOTE: ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF RIVERSIDE FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES, AND APPROVED PRIOR TO INSTALLATION.

NOTE: FUEL MODIFICATION PLAN PROVIDED AS A REFERENCE.
FUEL MODIFICATION PLAN NOT APPROVED AS PART OF THE LANDSCAPE APPROVAL.
FINAL APPROVAL PER FIRE DEPARTMENT AND PENDING FINAL FIRE INSPECTION



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pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY JR.
SIGNATURE
06-01-23
RENEWAL DATE
12-15-2022
DATE
STATE OF CALIFORNIA

PRELIMINARY
FUEL MODIFICATION PLAN

NEW COMMERCIAL DEVELOPMENT
24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

DRAWN
R.S.
CHECKED
R.S.
DATE
03-18-22

L-2
OF 4 SHEETS

JOB NO.
22036

STREETSCAPE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING	REMARKS
	TREES						
	Quercus agrifolia	Coast Live Oak	24" box	4	M	30'	Multi-trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	24" box	4	M	30'	Multi-trunk
	SHRUBS						
	Agave a. Nova	Blue Clone Foxtail Agave	5 gal	36	L	4'	
	Agave 'Blue Glow'	Blue Glow Agave	5 gal	24	L	3'	
	Acacia r. 'Desert Carpet'	Prostrate Acacia	5 gal	44	L	4'	
	Rosmarinus o. 'Hunt. Carpet'	Hunt. Carpet Rosemary	1 gal	130	L	4'	
	Baccharis p. 'Pigeon Point'	Pigeon Point Coyote Bush	1 gal	200	L	4'	
	Dietes bicolor	Fortnight Lily	1 gal	100	M	3'	

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo)		55	Wildomar				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low water use plants	0.3	Drip	0.81	0.370	35,070	12,988.89	442,921
1) Med water trees	0.5	Drip	0.81	0.617	1,755	1,083.33	36,942
							0
							0
			Totals		36,825	14,072.22	479,863
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**479,863**
						Maximum Allowed Water Allowance (MAWA)	**565,080**

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	14,072
Total Area	36,825
Average ETAF	**0.38**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	14,072
Total Area	36,825
Sitewide ETAF	**0.38**

TREES

A. Placement of trees to be outside of utility setbacks or easements
   1) 5' from property line, fire hydrant, water or sewer line, water meter, backflow, sewer clean out
   2) 10' from street light or power pole
   3) mature height no taller than 20' if planted under utility wires
B. Root barriers within 6' of hardscape (24" deep, 16' in length), include manufacturer, model number and detail with length and burial depth
C. Staking and bracing
D. Existing trees shown on plans, note to remove or to remain

NOTE: All utility and trees shall be coordinated prior first plan check submittal.

MULCH

3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas and 5' from building for projects in high fire hazard severity zones

MULCH

1. Preliminary agronomic soil analysis and recommendations report to be obtained early in the design phase and shall be included on construction plans. All related notes, details and specifications shall be reviewed and revised to refer to soil recommendations report.

2. Combustible mulch material not within 5' of structure, replace with non-combustible mulch material

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF WILDOMAR DESIGN GUIDELINES, CODES AND REGULATIONS.

COMPLIANCE STATEMENT

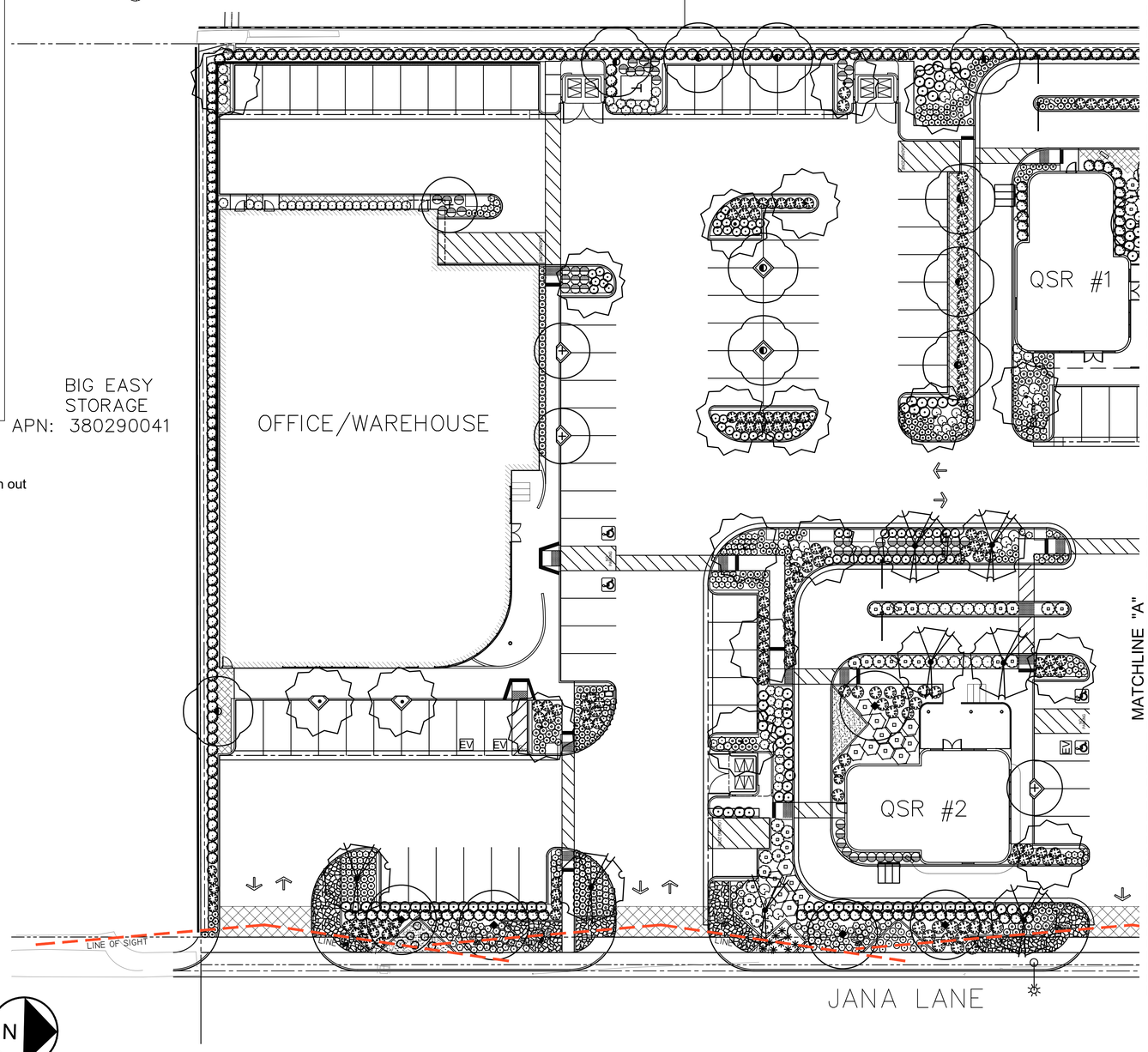
REGISTERED LANDSCAPE ARCHITECT — Phil May — 06301 — SIGNATURE — 06-31-23 — RENEWAL DATE — 10-19-2023 — DATE — STATE OF CALIFORNIA

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF WILDOMAR. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS, I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING	REMARKS
	TREES						
	Acer p. Adrian's Compact	Compact J. Maple	24" box	1	M	15'	Multi-trunk
	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	24" box	18	M	20'	Standard trunk
	Magnolia g. "Little Gem"	Little Gem Magnolia	24" box	15	M	20'	Multi-trunk
	Geijera parvifolia	Australian Willow	24" box	31	M	25'	Standard trunk
	Lophostemon confertus	Brisbane box	24" box	22	M	30'	Standard trunk
	Parkinsonia 'Desert Museum'	Palo Verde	24" box	11	L	30'	Multi-trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	24" box	5	M	30'	Multi-trunk
	SHRUBS						
	Agave a. Nova	Blue Clone Foxtail Agave	5 gal	71	L	4'	
	Agave 'Blue Glow'	Blue Glow Agave	5 gal	42	L	3'	
	Teucrium chamaedrys	Wall Germander	5 gal	79	L	4'	
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	192	L	4'	
	Yucca 'Color Guard'	Color Guard Yucca	5 gal	24	L	4'	
	Ligustrum j. 'Texanum'	Texas Privet	5 gal	526	L	5'	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	5 gal	135	L	4'	
	Westringia fruticosa 'Mundi'	Mundi Coastal Rosemary	5 gal	265	L	4'	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING
	PERENNIALS					
	Hesperaloe p. Brakelights	Brakelights Yucca	1 gal	111	L	30"
	Carex divulsa	Berkeley sedge	5 gal	671	L	30"
	Dianella revoluta 'Little Rev'	Flax Lily	1 gal	195	L	30"
	Dianella t. 'Variegata'	Variegated Flax Lily	1 gal	282	M	30"
	GROUNDCOVER					
	Rosmarinus o. 'Hunt. Carpet'	Hunt. Carpet Rosemary	1 gal	395	L	4'
	Baccharis p. 'Pigeon Point'	Pigeon Point Coyote Bush	1 gal	36	L	4'
	Carissa m. 'Emerald Blanket'	Dwarf Natal Plum	1 gal	92	M	4'
	Trachelospermum jasminoides	Star Jasmine (3,200 s.f.)	1 gal	356	M	3'
	3/4" crushed rock Palm Springs Gold					
	6-8" Cobblestone rock set on finish grade.					
	2-3' boulders					



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REGISTERED LANDSCAPE ARCHITECT — Phil May — 06301 — SIGNATURE — 06-31-23 — RENEWAL DATE — 12-15-2022 — DATE — STATE OF CALIFORNIA

REVISIONS	BY

PRELIMINARY LANDSCAPE PLAN-2

NEW COMMERCIAL DEVELOPMENT
24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

DRAWN R.S.
CHECKED R.S.
DATE 03-18-22

L-3

OF 4 SHEETS

JOB NO. 22036

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STREETSCAPE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING	REMARKS
	TREES						
	Quercus agrifolia	Coast Live Oak	24" box	4	M	30'	Multi-trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	24" box	4	M	30'	Multi-trunk
	SHRUBS						
	Agave a. Nova	Blue Clone Foxtail Agave	5 gal	36	L	4'	
	Agave 'Blue Glow'	Blue Glow Agave	5 gal	24	L	3'	
	Acacia r. 'Desert Carpet'	Prostrate Acacia	5 gal	44	L	4'	
	Rosmarinus o. 'Hunt. Carpet'	Hunt. Carpet Rosemary	1 gal	130	L	4'	
	Baccharis p. 'Pigeon Point'	Pigeon Point Coyote Bush	1 gal	200	L	4'	
	Dietes bicolor	Fortnight Lily	1 gal	100	M	3'	

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING	REMARKS
	TREES						
	Acer p. Adrian's Compact	Compact J. Maple	24" box	1	M	15'	Multi-trunk
	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	24" box	18	M	20'	Standard trunk
	Magnolia g. "Little Gem"	Little Gem Magnolia	24" box	15	M	20'	Multi-trunk
	Geijera parvifolia	Australian Willow	24" box	31	M	25'	Standard trunk
	Lophostemon confertus	Brisbane box	24" box	22	M	30'	Standard trunk
	Parkinsonia 'Desert Museum'	Palo Verde	24" box	11	L	30'	Multi-trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	24" box	5	M	30'	Multi-trunk
	SHRUBS						
	Agave a. Nova	Blue Clone Foxtail Agave	5 gal	71	L	4'	
	Agave 'Blue Glow'	Blue Glow Agave	5 gal	42	L	3'	
	Teucrium chamaedrys	Wall Germander	5 gal	79	L	4'	
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	192	L	4'	
	Yucca 'Color Guard'	Color Guard Yucca	5 gal	24	L	4'	
	Ligustrum j. 'Texanum'	Texas Privet	5 gal	526	L	5'	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	5 gal	135	L	4'	
	Westringia fruticosa 'Mundi'	Mundi Coastal Rosemary	5 gal	265	L	4'	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING
	PERENNIALS					
	Hesperaloe p. Brakelights	Brakelights Yucca	1 gal	111	L	30"
	Carex divulsa	Berkeley sedge	5 gal	671	L	30"
	Dianella revoluta 'Little Rev'	Flax Lily	1 gal	195	L	30"
	Dianella t. 'Variegata'	Variegated Flax Lily	1 gal	282	M	30"
	GROUNDCOVER					
	Rosmarinus o. 'Hunt. Carpet'	Hunt. Carpet Rosemary	1 gal	395	L	4'
	Baccharis p. 'Pigeon Point'	Pigeon Point Coyote Bush	1 gal	36	L	4'
	Carisea m. 'Emerald Blanket'	Dwarf Natal Plum	1 gal	92	M	4'
	Trachelospermum jasminoides	Star Jasmine (3,200 s.f.)	1 gal	356	M	3'
	3/4" crushed rock Palm Springs Gold					
	6-8" Cobblestone rock set on finish grade.					
	2-3' boulders					

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo)			55 Wildomar				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low water use plants	0.3	Drip	0.81	0.370	35,070	12,988.89	442,921
1) Med water trees	0.5	Drip	0.81	0.617	1,755	1,083.33	36,942
							0
							0
			Totals		36,825	14,072.22	479,863
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**479,863**
						Maximum Allowed Water Allowance (MAWA)	**565,080**

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	14,072	
Total Area	36,825	Average ETAF for regular landscape areas must be 0.55 or below for
Average ETAF	**0.38**	residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	14,072
Total Area	36,825
Sitewide ETAF	**0.38**

Water Efficient Landscape Worksheet **STREETSCAPE AREAS**

Reference Evapotranspiration (ETo)			55 Wildomar				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low water use plants	0.3	Drip	0.81	0.370	10,379	3,844.07	131,083
1) Med water trees	0.5	Drip	0.81	0.617	752	464.20	15,829
							0
							0
			Totals		11,131	4,308.27	146,912
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**146,912**
						Maximum Allowed Water Allowance (MAWA)	**170,805**

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

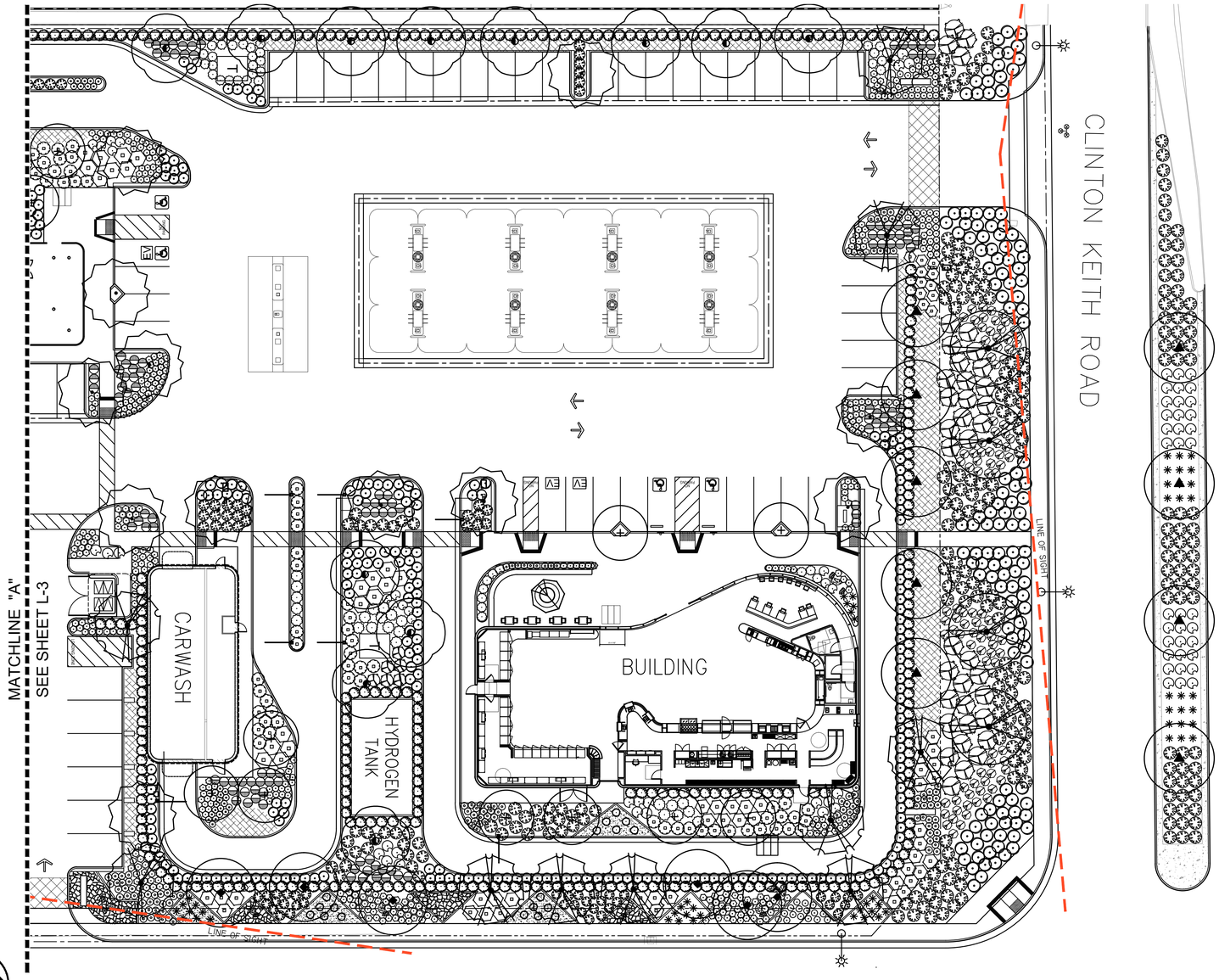
ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	4,308	
Total Area	11,131	Average ETAF for regular landscape areas must be 0.55 or below for
Average ETAF	**0.39**	residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	4,308
Total Area	11,131
Sitewide ETAF	**0.39**



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REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY JR. — SIGNATURE — 06-30-23 RENEWAL DATE — 12-15-2022 DATE — STATE OF CALIFORNIA

PRELIMINARY
LANDSCAPE PLAN-2

NEW COMMERCIAL DEVELOPMENT
24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

DRAWN R.S.
CHECKED R.S.
DATE 03-18-22

L-4
OF 4 SHEETS

JOB NO. 22036

Dear Honorable Planning Commissioners,

Beyond Food Mart is respectfully requesting your approval of our request for extension of time on approved PA 22-0006. This commercial development includes a 7,460-square-foot convenience store (with beer and wine sales) and gas station with eight (8) pumps under a 5,971-square-foot canopy with a 1,790-square-foot drive-through car wash facility, two (2) drive-through restaurants totaling 3,800 square feet, and a two-story, 17,312-square-foot industrial warehouse building on a 4.35-acre site.

According to current status of the B&S plan check, the applicant cannot get it approved before the expiration of this PA 22-0006 permit. The proposed EOT is needed and required so the applicant can keep working on the building plan check process and move forward for this development.



INITIAL STUDY &

MITIGATED NEGATIVE DECLARATION

Beyond Gas Station and Industrial Warehouse Project (Planning Application No. 22-0006 / 22-0030)

Lead Agency:

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Prepared by:

PlaceWorks
3 MacArthur Place Suite 1100
Santa Ana, CA 92707

February 2023

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APPENDICES

1. **Appendix 1 –** Project Development Plans, Pegasus Architects (October 24, 2022).
2. **Appendix 2** – Beyond Food Mart (Clinton Keith Road & Jana Lane) Air Quality, Global Climate Change, TAC, and Energy Impact Analysis, Ganddini Group, Inc. (November 14, 2022).
3. **Appendix 3** – Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis for the Beyond Food Mart Development Project on the Southwest Corner of Jana Ln. and Clinton Keith Rd., Wildomar, Riverside County, California, Jennings Environmental, LLC (November 2022)
4. **Appendix 4** – A Phase 1 Cultural Resources Assessment of the Pre-Application Review No. 21-0065, Jean A. Keller, Ph.D. (June 2022).
5. **Appendix 5 –** Limited Geotechnical Engineering Report, Proposed Commercial Development, 24831 Clinton Keith Road, Wildomar, California; NTS Geotechnical (November 9, 2022)
6. **Appendix 6 –** Phase I Environmental Site Assessment Report, Robin Environmental Management (November 8, 2022)
7. **Appendix 7 –**Project Specific Water Quality Management Plan (WQMP), Blue Engineering and Consulting, Inc (March 14, 2022)
8. **Appendix 8** – Preliminary Hydrology Study, Jana Ln Commercial Development, Wildomar, CA; Blue Engineering and Consulting, Inc (March 2022)
9. **Appendix 9** – Beyond Food Mart (Clinton Keith Road & Jana Lane) Noise Impact Analysis (October 28, 2022)
10. **Appendix 10** – Beyond Food Mart (Clinton Keith Road & Jana Lane) Traffic Impact Analysis, Ganddini Group, Inc. (November 30, 2022)

Note to Reader: To save natural resources, the appendices are contained on a CD-ROM/USB included with the printed copy of this Initial Study. The appendices are also available on the City's Environmental Documents Center webpage at the following web address: (http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316).

The documents can also be viewed here**:**

City of Wildomar, Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Hours: Monday–Thursday, 8 a.m. – 5 p.m. (closed Fridays)

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I. INTRODUCTION AND PROJECT DESCRIPTION

Project Summary

This project proposes the construction of a 7,460-square-foot convenience store and gas station with eight pumps under a 5,971-square-foot canopy, a 1,790-square-foot drive-through car wash facility, two drive through restaurants totaling 3,800 square feet, and a two-story 17,312-square-foot industrial warehouse building on a 4.35-acre site on the southwest intersection of Clinton Keith Road and Jana Lane at 24831 Clinton Keith Road. The project also includes a request to sell beer and wine for off-site consumption. The Assessor's Parcel Number (APN) for this project site is 380-290-002**.**

Purpose and Project Overview

This Initial Study evaluates the proposed project which is being processed through the following development applications:

- **Conditional Use Permit (CUP):** The proposed gas station requires a CUP to sell beer and wine for off-site consumption in accordance with Section 17.248 of the Wildomar Municipal Code (WMC).
- **Plot Plan (PP):** The project will require approval of a plot plan to develop the proposed project in accordance with Section 17.216 of the WMC, site planning, architecture, landscaping, parking, etc. and onsite and off-site improvements consistent with the City's commercial objective design standards and guidelines.

The purpose of this Initial Study is to evaluate the potential environmental effects associated with the construction and occupancy of the planned development project and to provide mitigation where necessary to avoid, minimize, or lessen environmental effects.

Proposed Conditions of Approval

In addition to the proposed project, the City is likely to require several Conditions of Approval that may also have physical environmental impacts.

Off-Site Mobility Improvements

The following improvements will be made conditions of approval and are therefore evaluated as part of this Initial Study (IS)/Mitigated Negative Declaration (MND):

- **Intersection #4 – Inland Valley Drive at Clinton Keith Road:** This improvement involves adding pavement to the intersection within the existing right of way, and paint to delineate lanes and turning movements.
    - Construct additional westbound through lane, and
    - Construct additional eastbound through receiving lane.
- **Intersection #5 – Salida Del Sol at Clinton Keith Road:** This improvement is a sign restricting turning movements and construction within of turn lanes within the existing right of way.
    - Restrict the southbound approach to right turns only during weekday peak periods (7 AM to 9 AM, and 4 PM to 6 PM).
    - Install a traffic signal;

- Construct northbound, southbound, and westbound left turn lanes; and
- Restripe northbound, southbound, and westbound shared left/through/right turn lane to shared through/right turn lane.

- **Intersection #6 – Elizabeth Lane at Clinton Keith Road:** Improvements include construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements.
  - Install a traffic signal;
  - Construct northbound and southbound left turn lanes;
  - Restripe northbound and southbound shared left/through/right turn lane to shared through/right turn lane; and
  - Construct additional eastbound through lane.
- **Intersection #7 – Jana Lane at Clinton Keith Road:** The project will contribute its fair share for all improvements at this intersection. The future improvements involve construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements.
  - Install a traffic signal;
  - Construct a northbound left turn lane; and
  - Restripe northbound shared left/right turn lane to right turn lane.

II. EXISTING CONDITIONS

Project Site

Project Location

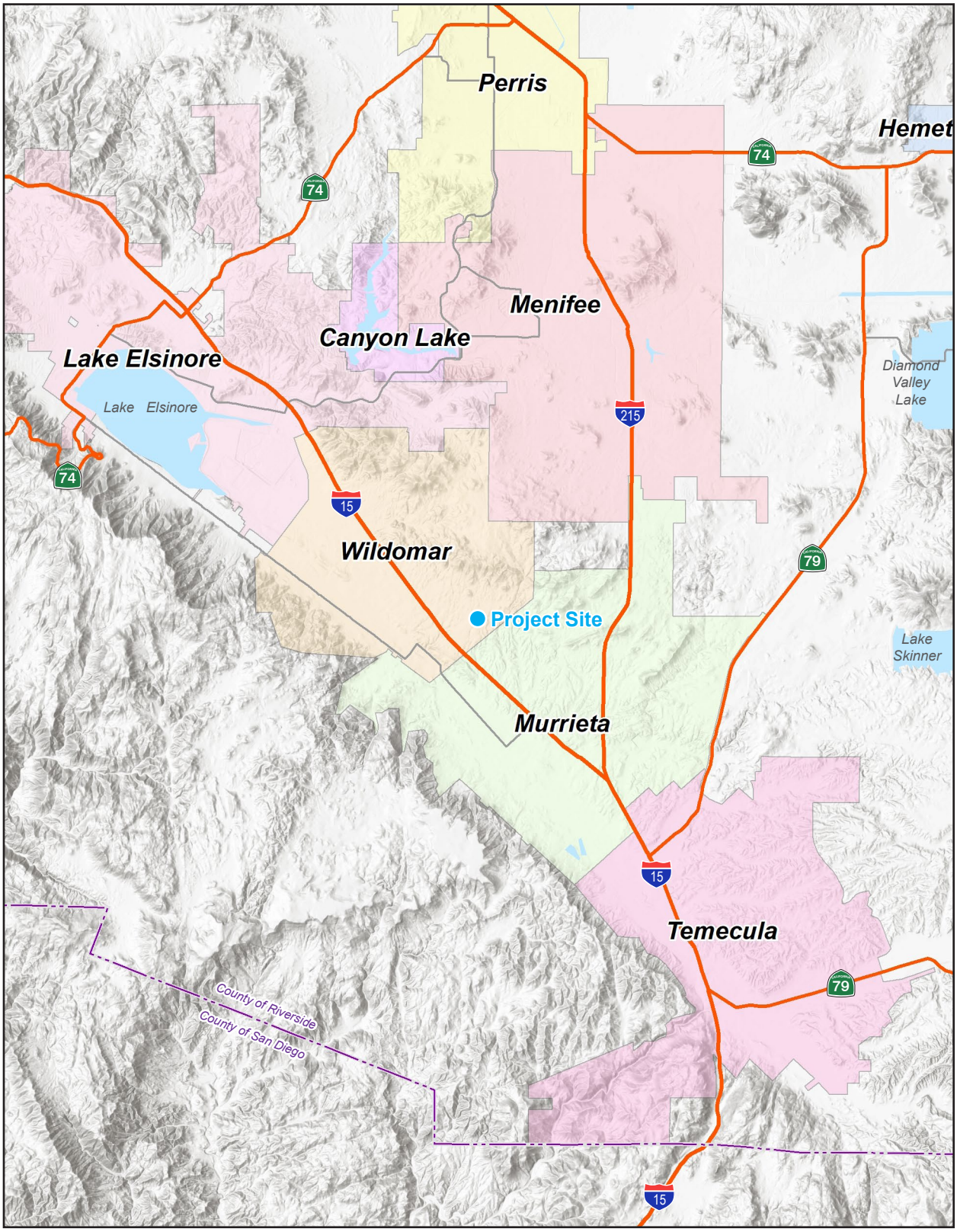
The project site is located at 24831 Clinton Keith Road in the City of Wildomar, Riverside County, California. The project site consists of a rectangular-shaped parcel that covers approximately 4.35 acres and is comprised of Assessor's Parcel Number (APN) 380-290-002. Regional and local vicinity maps of the project site are shown in **Figure 1**, Regional Location, and **Figure 2**, Local Vicinity. An aerial photograph of the site is shown in **Figure 3**, Aerial Photograph.

Surrounding Area

The project site is surrounded by residential uses to the north, commercial uses to the south, commercial and residential uses to the east, and a vacant lot and commercial uses to the west.

North of the site across Clinton Keith Road and further east past Smith Ranch Road are single family residential units. These areas are zoned Residential. Directly east, west, and south of the project site sits commercial and industrial facilities also zoned Manufacturing Service Commercial (M-SC). Further west across Elizabeth Lane sits empty, vacant lots. The lot west from the project site across Elizabeth Lane is zoned Industrial Park (I-P), whereas the lot northwest of the project site is zoned Rural Residential (R-R). Further west of the project site are institutional and medical uses including Wildomar City Hall and Inland Valley Regional Medical Center, which are approximately 0.8-mile and 0.6-mile west of the project site, respectively.

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap, 2022.

0 3
Scale (Miles)

PlaceWorks

Figure 2 - Local Vicinity



Project Boundary

Note: Unincorporated county areas are shown in white.

Source: Generated using ArcMap, 2022.

0 2,000
Scale (Feet)

PlaceWorks

Figure 3 - Aerial Photograph



Project Boundary

0 155
Scale (Feet)

Source: Nearmap, Inc., 2022.

PlaceWorks

Access

Regional access to the project site is provided by Interstate 15 (I-15) located approximately 1.1 miles west. In addition, local access to the site is provided by Jana Lane directly east of the site and Clinton Keith Road directly north.

Physical Setting

The project site consists of an undeveloped and vacant lot with exposed soil, moderate growths of native shrubs, and one tree. An existing power pole is located in the southeastern portion of the site. The project site's existing conditions are shown in **Figure 3**, Aerial Photograph.

Conservation

The proposed project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell (Riverside County 2022a).

Natural Hazards

The project site is not within an Alquist-Priolo Earthquake Zone, and no active faults traverse the site (NTS 2022). The project site does not fall within a mapped Riverside County Fault Hazard Zone (Riverside County 2022b). The nearest known active fault is the Elsinore Fault, approximately 1.2 miles southwest of the site (NTS 2022). The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) (CALFIRE 2009).

Regulatory Setting

The City of Wildomar General Plan designates this site as Business Park (BP) with a zoning designation of Manufacturing Service Commercial (M-SC). The proposed plan would require the approval of a Conditional Use Permit and Plot Plan.

III. PROJECT DESCRIPTION

The project site is currently vacant and undeveloped and consists of ruderal vegetation. The proposed project would consist of constructing new commercial development including a convenience store, gas station, car wash and two quick-service restaurants as well as an office/warehouse building, as shown in **Figure 4,** Conceptual Site Plan. The proposed project is anticipated to be operational by year 2024. The project is anticipated to be built in one phase with project construction to start in January 2023 and be completed by September 2023. The square footage of the convenience store, gas station and canopy, car wash, and restaurants would total 19,021 square feet, and the square footage of the office and warehouse space would total 17,312 square feet.

Convenience Store

The 7,460-square-foot convenience store of the proposed project would be on the northeastern portion of the site, as shown in **Figure 5,** Convenience Store Elevation. As shown in **Figure 5,** Convenience Store Elevation, the exterior of the proposed convenience store would be painted stucco with batten siding, painted aluminum trim, and glazing. It would also include signage on the eastern façade of the building and on the parapet on the west side, and a drive-through window on the northern façade. The height of the proposed convenience store would be 23 feet to the parapet.

Gas Station

The proposed gas station would be west of the convenience store on the northwestern portion of the project site, as shown in **Figure 4,** Conceptual Site Plan. It would consist of eight pumps and 16 stations under a 5,971-square-foot canopy; the height of the canopy, to the top, is 20 feet and 7 inches, as shown in **Figure 6,** Conceptual Gas Station Elevation. The proposed project would also include an air/water tower and four underground fuel storage tanks: one 8,000-gallon tank for diesel, and 7,000, 12,000, and 15,000-gallon tanks for gasoline.

Drive-Through Car Wash

The proposed drive-through car wash would be located directly south of the convenience store and east of the gas station, as shown in **Figure 4,** Conceptual Site Plan. As shown in **Figure 7,** Conceptual Drive-Through Car Wash Elevation, the car wash would be 1,790 square feet and 17 feet and 8 inches to the parapet. The car wash is divided into a carwash tunnel, an electrical room, a riser room, and an equipment room. The entrance to the carwash tunnel would be on the east side and the exit on the west side. An aluminum canopy would be mounted above the entrance and exit of the car wash. The exterior of the car wash would consist of painted aluminum trim, stucco with a paint finish, and metal wall panels. The proposed signage would be mounted on the north and south exterior façades of the car wash.

Drive-Through Restaurants

The two quick-service restaurants of the proposed project would be in the central portion of the project site, as shown in **Figure 4,** Conceptual Site Plan. The first restaurant would be located southwest of the car wash and would be 2,000 square feet, as shown in **Figure 8,** Conceptual Drive-Through First Restaurant Elevation. The second restaurant, located south of the car wash, would be 1,800 square feet, as shown in **Figure 9,** Conceptual Drive-Through Second Restaurant Elevation. Both restaurants would include drive-through windows and an outdoor seating area, and the exteriors of both would consist of metal railing and columns, cement board siding with a paint finish, and smooth stucco with a paint finish. The storefronts of the first restaurant would face north and east, and that of the second restaurant would face west. The height of both restaurants would be 20 feet to the parapet.

Office/Warehouse Building

The proposed office/warehouse building would be located on the southern portion of the project site, as shown in **Figure 4,** Conceptual Site Plan. As shown in **Figure 10,** Conceptual Office/Warehouse Building Elevation, the structure comprises two floors, and the exterior would consist of tilt-up concrete with a painted finish, standing seam metal, and metal roll-up door. The height of the office/warehouse structure would be 30 feet to the parapet. An aluminum storefront would be located on the north side of the structure. The Office/Warehouse building would be a total of 17,312 square feet—the first floor would include a 10,049-square-foot warehouse space and 4,203-square-foot office space, and the second floor would consist of a 3,060-square-foot open office space.

Landscaping

The project site would include 36,825 square feet of onsite drought-tolerant landscaping with an automatic irrigation system, and 11,130 square feet of offsite landscaping. Landscaping would be divided into two zones based on fuel modification: a setback zone (Zone A) and an irrigated zone (Zone B). The

setback zone would extend 30 feet beyond the edge of any proposed structure and consist primarily of inherently highly fire-resistant vegetation. The irrigated zone would extend from the outer edge of the setback zone to 100 feet from structures. Zones closer to proposed structures would include vegetation with increasing fire resistance; therefore, vegetation in the setback zone would contain inherently highly fire-resistant species, whereas vegetation in the native brush thinning zone may consist of native plants and ornamental shrubs. **Figure 11,** Landscaping Plan, shows the fuel modification zones and the landscaping plan for the site.

Access and Parking

Access to the project site would be provided via four entrances/exits: one on the northwest portion of the project site via Clinton Keith Road, and three on the eastern side of the project site via Jana Lane (see **Figure 4,** Conceptual Site Plan).

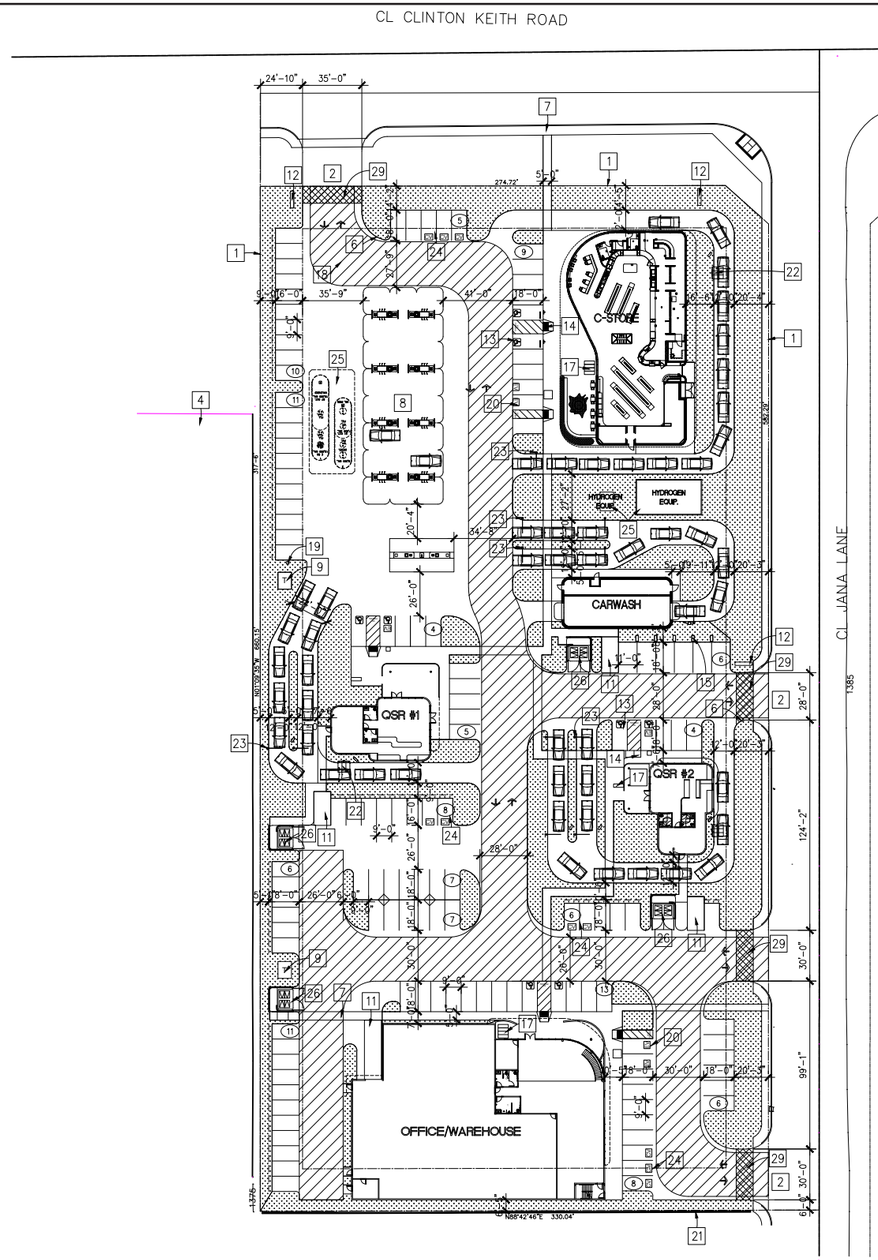
The proposed project would include a total of 131 parking spaces as follows: 38 spaces for the convenience store, 43 spaces for both drive-through restaurants, 44 spaces for the office/warehouse, and six electric vehicle (EV) spaces. A total of eight ADA-accessible parking spaces would be provided onsite. The project site would also include a bicycle rack with 10 bicycle spaces adjacent to northern boundary of the office/warehouse building.

Once occupied, the proposed project is expected to generate a total of approximately 5,667 daily trips with 270 AM peak hour trips and 264 PM peak hour trips. The proposed development plans, including architectural renderings and elevations, are provided in **Appendix 1.**

Water/Sewer

Water and sewer services would be provided by Elsinore Valley Municipal Water District, electrical power services by Southern California Edison, and natural gas services by Southern California Gas. Additional electric, gas, telephone, and cable services to the proposed development would be provided through extension of existing infrastructure. The existing power pole in the southeast portion of the site would be removed during the construction phase of the project.

Figure 4 - Conceptual Site Plan



Reference Notes

1. (E) PROPERTY LINES
2. (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
3. (N) LANDSCAPE
4. ADJACENT BUILDING
5. (N) HEALY TANK
6. (N) CONCRETE CURB
7. (N) CONCRETE SIDEWALK
8. (N) CANOPY 47'–0"x128'–0" (UNDER SEPARATED PERMIT)
9. (N) TRANSFORMER PAD
10. (N) TRASH/RECYCLE ENCLOSURE
11. (N) LOADING/UNLOADING (10'–0" x 20'–0")
12. (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
13. (N) HCP PARKING
14. (N) HCP RAMP
15. (N) VACUUM @ 7 LOCS
16. (N) 5'–0" WIDE HCP PATH OF TRAVEL PER CODE STD.
17. BIKE RACK PER CITY'S STANDARD.
18. (N) 26' WIDE FIRE LANE
19. (N) AIR/WATER TOWER
20. EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
21. (N) 6' HT. SPLITFACE CMU FENCE WALL
22. (N) MENU BOARD
23. (N) HEIGHT BAR
24. (N) CLEAN AIR VEHICLE
25. (N) UNDERGROUND TANK STORAGE
26. (N) TRASH ENCLOSURE
27. (N) HYDROGEN EQUIPMENT (UNDER SEPARATE PERMIT)
28. (N) HYDROGEN CANOPY (UNDER SEPARATE PERMIT)
29. (N) ENTRY DECORATIVE PAVED DRIVEWAY

0 100
Scale (Feet)

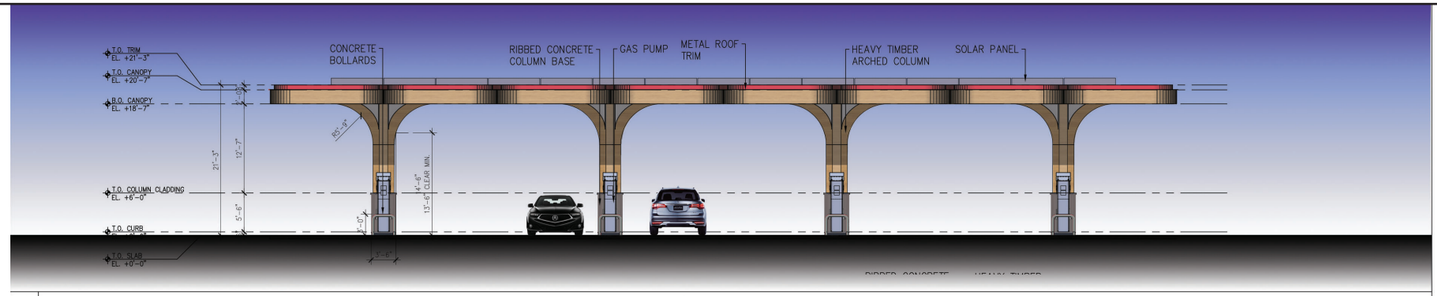
Source: Pegasus Architects, 2022.

Figure 5 - Conceptual Convenience Store Elevation

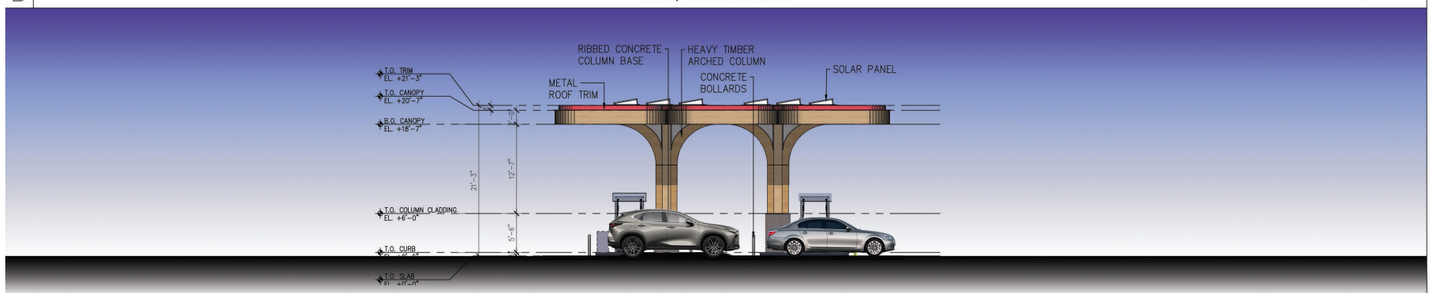


Source: Pegasus Architects, 2022.

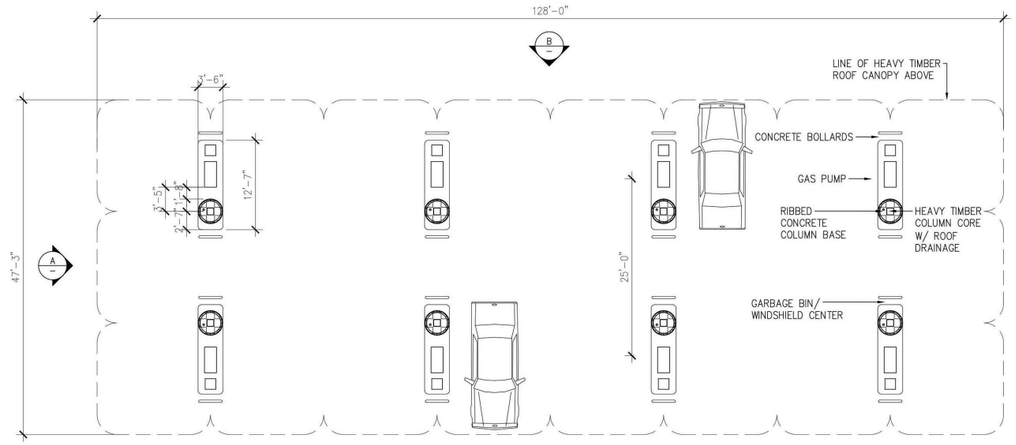
Figure 6 - Conceptual Gas Station Elevation



B East / West Elevations



A North / South Elevations

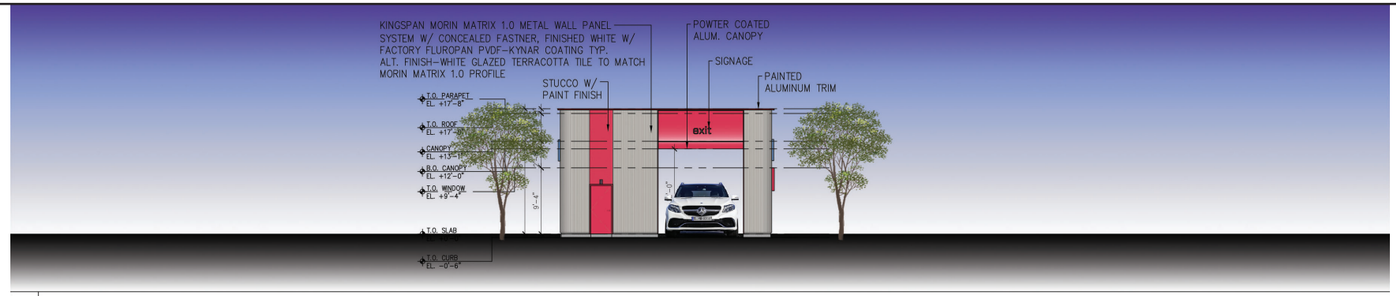


Canopy Floor Plan

0 21
Scale (Feet)

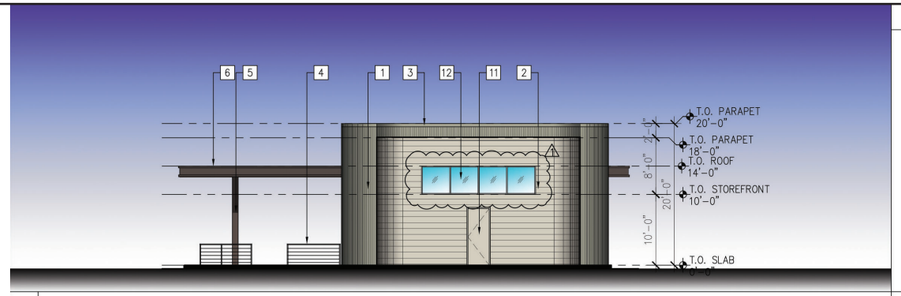
Source: Pegasus Architects, 2022.

Figure 7 - Conceptual Drive-Through Car Wash Elevation

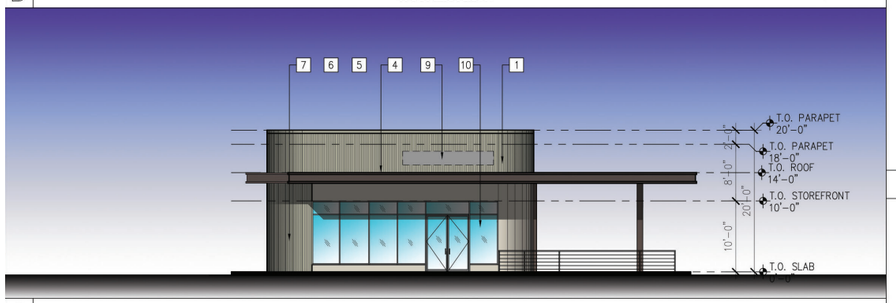


Source: Pegasus Architects, 2022.

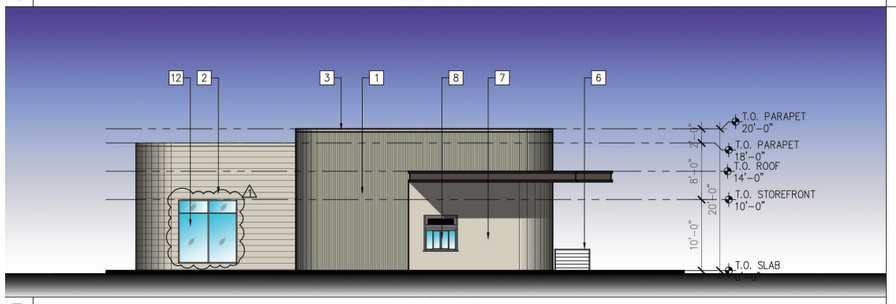
Figure 8 - Conceptual Drive-Through First Restaurant Elevation



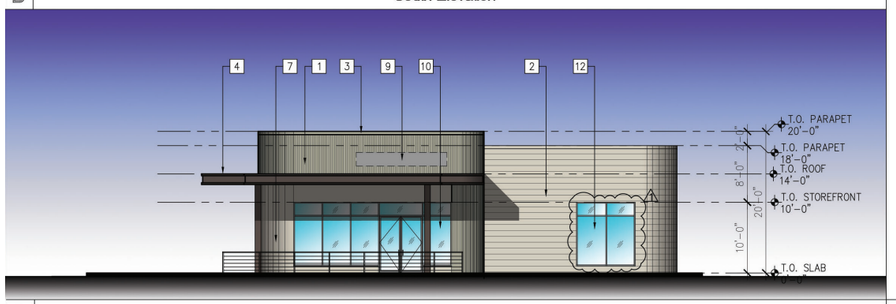
D West Elevation



C East Elevation



B South Elevation



A North Elevation

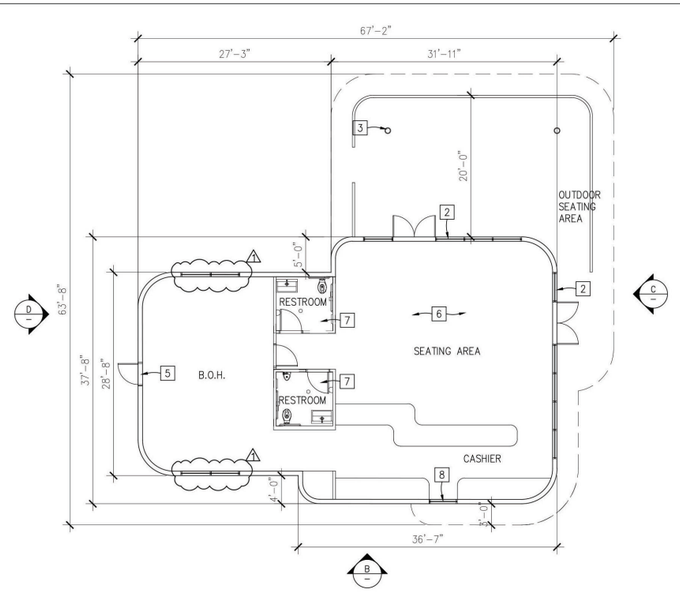
Reference Notes (Elevations)

1. STANDING SEAM METAL
2. CEMENT BOARD SIDING W/ PAINT FINISH
3. METAL COPING
4. C-CHANNEL METAL TO MATCH ADJ. WALL
5. METAL COLUMN
6. METAL RAILING
7. SMOOTH STUCCO W/ PAINT FINISH
8. DRIVE-THRU WINDOW
9. SIGNAGE
10. GLASS / ALUMN. STOREFRONT
11. METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
12. SPANDREL GLASS WINDOW

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

Reference Notes (Floor Plan)

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. METAL HANDRAIL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. SEATING AREA
7. RESTROOMS
8. DRIVE-THRU WINDOW

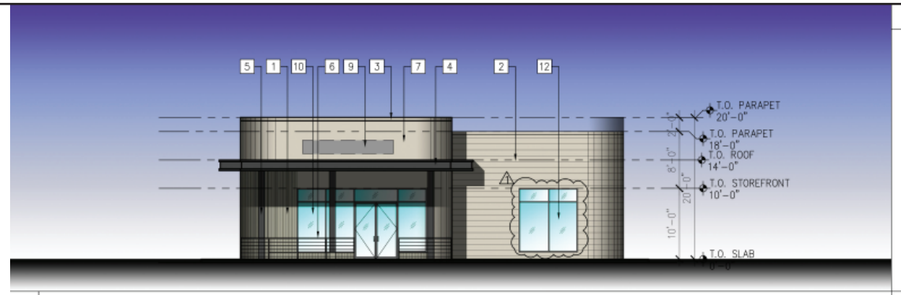


1 QSR #1 Floor Plan

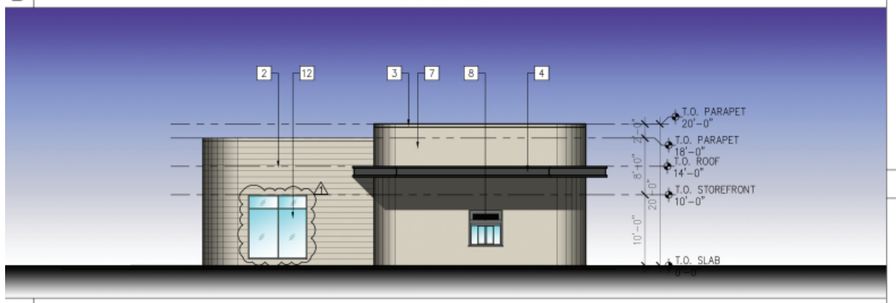
0 20
Scale (Feet)

Source: Pegasus Architects, 2022.

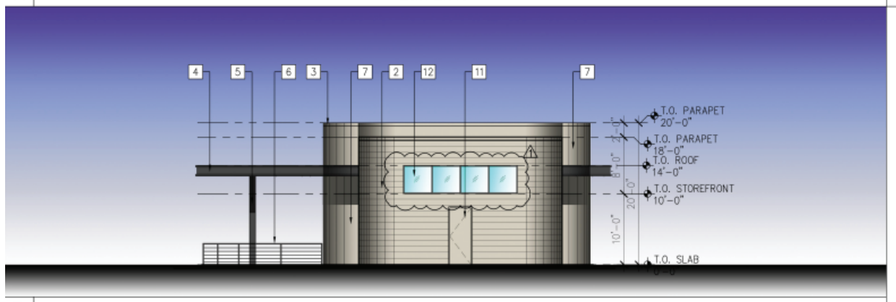
Figure 9 - Conceptual Drive-Through Second Restaurant Elevation



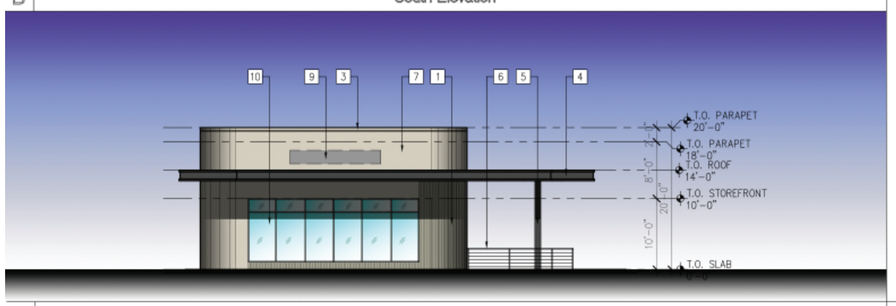
D West Elevation



C East Elevation



B South Elevation



A North Elevation

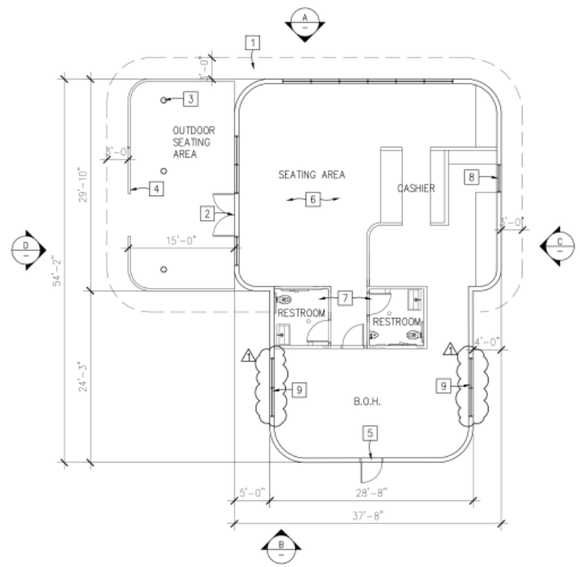
Reference Notes (Elevations)

1. STANDING SEAM METAL
2. CEMENT BOARD SIDING W/ PAINT FINISH
3. METAL COPING
4. C-CHANNEL METAL TO MATCH ADJ. WALL
5. METAL COLUMN
6. METAL RAILING
7. SMOOTH STUCCO W/ PAINT FINISH
8. DRIVE-THRU WINDOW
9. SIGNAGE
10. GLASS / ALUMN. STOREFRONT
11. METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
12. SPANDREL GLASS WINDOW

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, OWNED BY BEYOND FOOD MART.

Reference Notes (Floor Plan)

1. OVERHANG
2. GLASS / ALUMN. STOREFRONT
3. METAL COLUMN
4. METAL HANDRAIL
5. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
6. SEATING AREA
7. RESTROOMS
8. DRIVE-THRU WINDOW
9. SPANDREL WINDOW

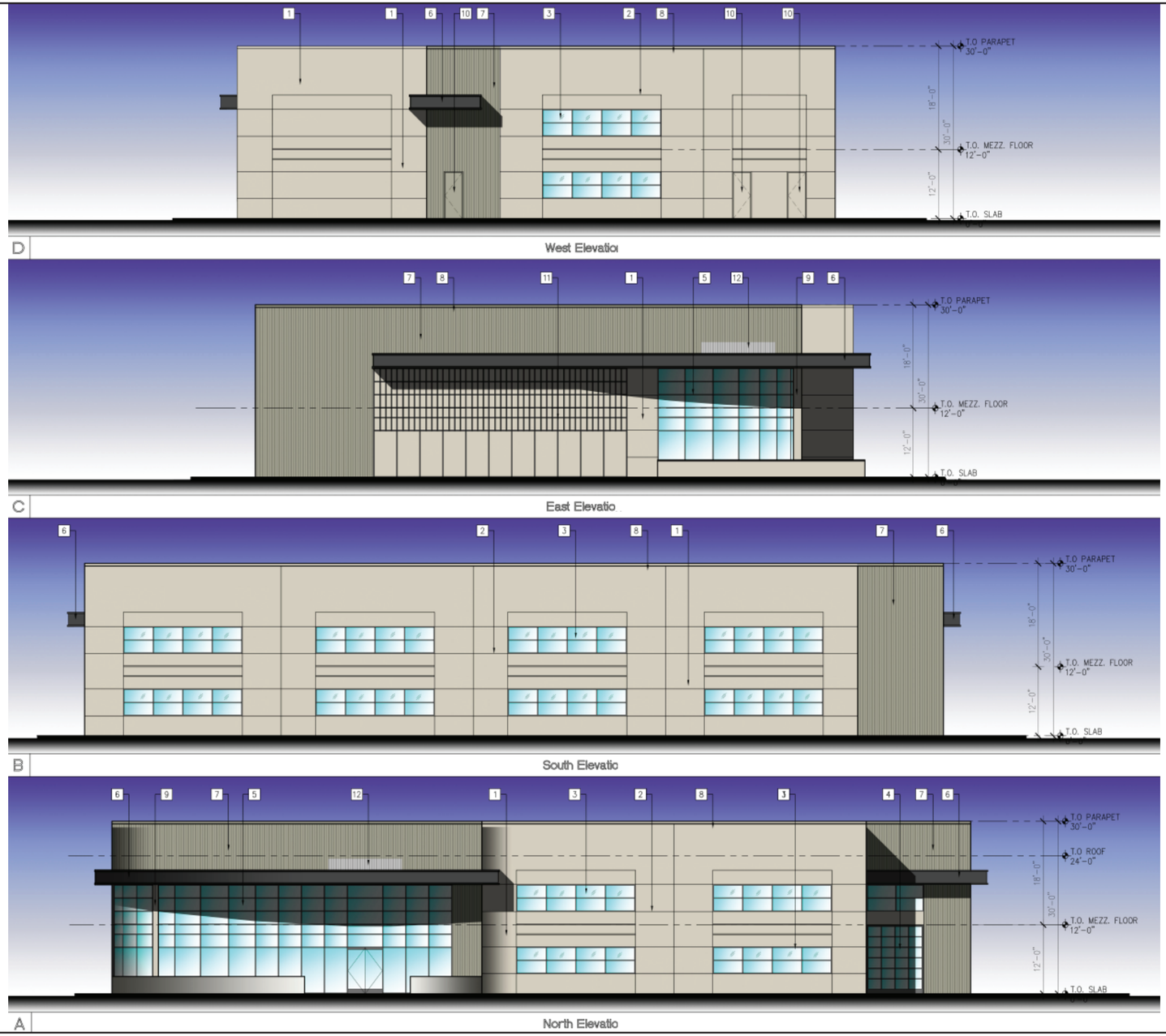


1 QSR #2 Floor Plan

0 20
Scale (Feet)

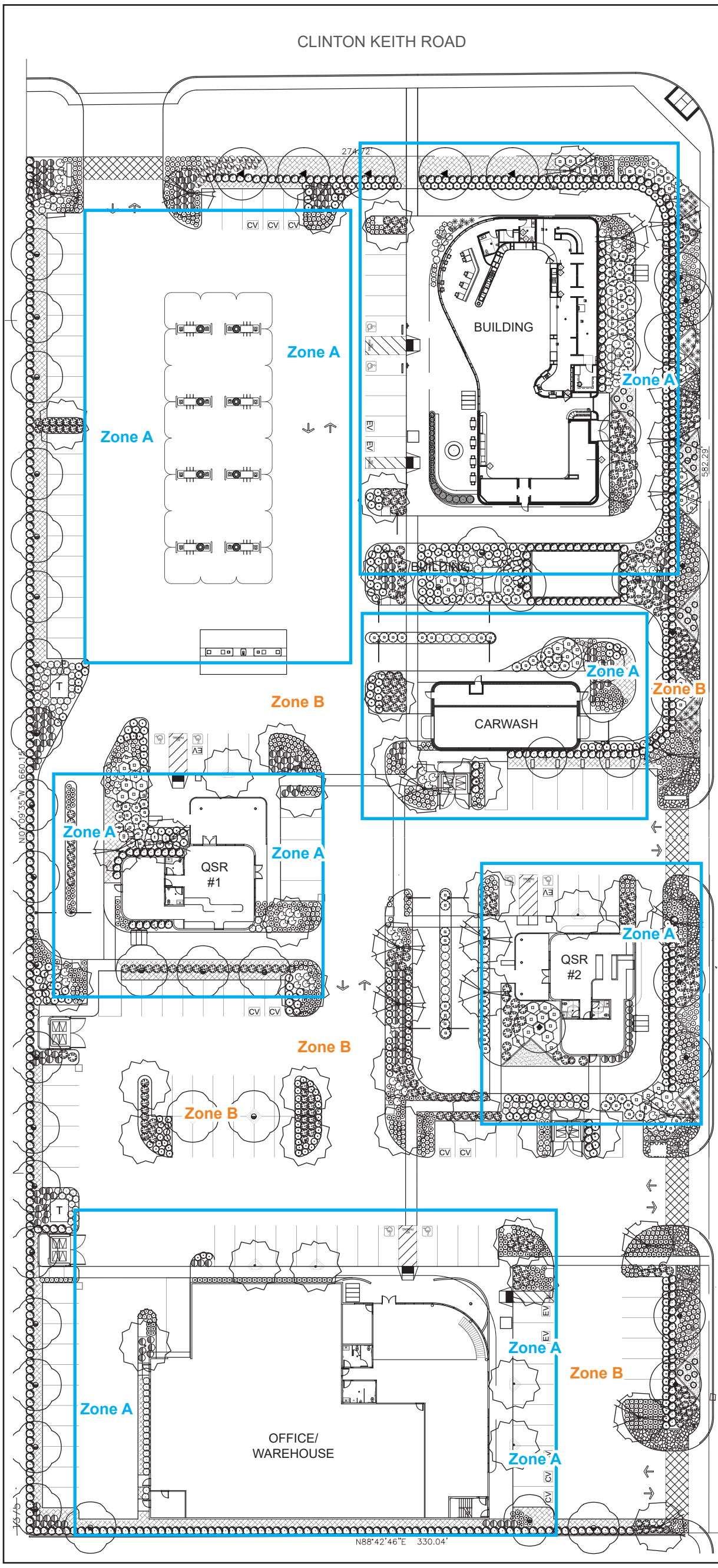
Source: Pegasus Architects, 2022.

Figure 10 - Conceptual Office/WarehouseBuildingElevation



Source: Pegasus Architects, 2022.

Figure 11 - Landscaping Plan



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	O.C. SPACING	REMARKS
	TREES					
	Acer p. Adrian's Compact	Compact J. Maple	24" box	M	15'	Multi-trunk
	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	24" box	M	20'	Standard trunk
	Arbutus 'Marina'	NCN	24" box	M	20'	Multi-trunk
	Geijera parvifolia	Australian Willow	24" box	M	25'	Standard trunk
	Lophostemon confertus	Brisbane box	24" box	M	30'	Standard trunk
	Parkinsonia 'Desert Museum'	Palo Verde	24" box	L	30'	Multi-trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	24" box	M	30'	Multi-trunk
	SHRUBS					
	Agave a. Nova	Blue Clone Foxtail Agave	5 gal	L	4'	
	Agave 'Blue Glow'	Blue Glow Agave	5 gal	L	3'	
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	5 gal	L	4'	
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	L	4'	
	Yucca 'Color Guard'	Color Guard Yucca	5 gal	L	4'	
	Ligustrum j. 'Texanum'	Texas Privet	5 gal	L	5'	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	5 gal	L	4'	
	Westringia fruticosa 'Mundi'	Mundi Coastal Rosemary	5 gal	L	4'	

0 50
Scale (Feet)

Source: Phil May Landscape Architecture, 2022.

IV. EXECUTIVE SUMMARY

Through analysis provided in this MND, it was determined that the proposed project has the potential to result in significant environmental impacts to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, Noise, Transportation and Wildfire. Mitigation measures are identified that would reduce all impacts to less than significant levels. **Table ES-1,** Project Impact and Mitigation Summary, presents an at-a-glance summary of the identified significant impact issue areas and required mitigation measures.

Table ES-1 Project Impact and Mitigation Summary			
4. Biological Resources			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
BIO-1 Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance nesting bird survey and prepare a Project-Specific Nesting Bird Management Plan, if work cannot be conducted outside of the nesting season (March 15th to September 15th), in accordance with the following: • The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work; • If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; • If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest). *Timing/Implementation:* *Within three (3) days prior to the initiation of clearance/construction work* *Enforcement/Monitoring:* *City of Wildomar Planning Department*			
5. Cultural Resources			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **TRI-1** through **TRI-7** (see Tribal Cultural Resources, below).			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
CUL-1 **Human Remains.** If human remains are encountered, State 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 Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to			

Table ES-1 Project Impact and Mitigation Summary			
the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. *Timing/Implementation:* *During any ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Wildomar Engineering Department and Planning Department*			
7. Geology and Soils			
a) i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
GEO-1 The project applicant/developer shall incorporate the recommendations of the Geotechnical Report prepared by NTS Geotechnical (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code. *Timing/Implementation:* *During building plan check, prior to any ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Wildomar Planning Department and Building and Safety Department*			
a) ii) Strong seismic ground shaking?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measure **GEO-1**			
b) Result in substantial soil erosion or the loss of topsoil?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measure **GEO-1**			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			

Table ES-1 Project Impact and Mitigation Summary			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measure **GEO-1**			
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
GEO-2 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study. *Timing/Implementation:* *During ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Wildomar Planning Department and Building and Safety Department*			

Table ES-1 Project Impact and Mitigation Summary			
9. Hazards and Hazardous Materials			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

HAZ-1 Prior to the issuance of building permits, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.

Timing/Implementation: *Prior to issuance of building permits*

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

HAZ-2 Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.

Timing/Implementation: *Prior to issuance of certificate of occupancy*

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

Table ES-1 Project Impact and Mitigation Summary			
13. Noise			
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
The following mitigation measure from the Clinton Keith Road Widening Project IS/MND (SCH# 200910103) would also be applicable to the proposed project: **NOI-1** All noise producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers and air-inlet silencers, where appropriate, in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment. *Timing/Implementation: Prior to construction* *Enforcement/Monitoring: City of Wildomar Building Department*			
17. Transportation			
d) Result in inadequate emergency access?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

Table ES-1 Project Impact and Mitigation Summary
The following mitigation measure from the Clinton Keith Road Widening Project IS/MND (SCH# 200910103) would also be applicable to the proposed project: **TRF-1** During final design, stage construction and detour plans will be prepared to minimize disruption to the traveling public. Such plans shall be prepared in consultation with affected local jurisdictions prior to construction. Adequate access shall be provided at all times to and from side streets serving adjacent land uses. To further ensure public safety, proper detours and warning signs shall be established. The stage construction and detour plans shall be designed to not interfere with any emergency response or evacuation plans, and construction routes shall utilize non-residential streets to the extent practicable. Finally, such plans shall identify construction worker parking areas and equipment staging areas to minimize impacts to roadway operations. *Timing/Implementation: During final design* *Enforcement/Monitoring: City of Wildomar Building Department*

18. Tribal Cultural Resources			
a) i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
TRI-1 Inadvertent Archeological Find. If during ground disturbance activities, 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. Cultural resources are defined, as being multiple artifacts in close association with each other, but also 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 lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. 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 Planning Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the			

appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

c. Grading or 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.

d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. 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 Mitigation Measures TRI-2 and TRI-7.

e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.

Timing/Implementation: *During any ground-disturbing or construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-2 **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 Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Planning 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. 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 (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: *During grading activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock

crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Timing/Implementation: Prior to issuance of grading permit

Table ES-1 Project Impact and Mitigation Summary	
	Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department
TRI-4	**Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist. *Timing/Implementation: During ground-disturbing activities* *Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department*
TRI-5	**Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist. *Timing/Implementation: During ground-disturbing activities* *Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department*
TRI-6	**Archeology Report – Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside

<table>
<tr><th colspan="4">Table ES-1 Project Impact and Mitigation Summary</th></tr>
<tr><td colspan="4">(UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Timing/Implementation: Prior to final inspection

Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department

TRI-7 Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 I., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Timing/Implementation: During discovery of Native American human remains

Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department

Implementation of Mitigation Measure CUL-1.</td></tr>
<tr><td colspan="4">a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">Implement Mitigation Measures TRI-1 through TRI-7, and CUL-1.</td></tr>
<tr><th colspan="4">20. Wildfire</th></tr>
<tr><td colspan="4">a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">Implement Mitigation Measures HAZ-1 and HAZ-2</td></tr>
<tr><td colspan="4">b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">Implement Mitigation Measures HAZ-1 and HAZ-2</td></tr>
</table>

Table ES-1 Project Impact and Mitigation Summary			
Mandatory Findings of Significance			
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **BIO-1**, **CUL-1**, **GEO-1**, **GEO-2**, **HAZ-1**, **HAZ-2**, **NOI-1**, **TRF-1**, and **TRI-1** through **TRI-7**.			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **BIO-1**, **CUL-1**, **GEO-1**, **GEO-2**, **HAZ-1**, **HAZ-2**, **NOI-1**, **TRF-1**, and **TRI-1** through **TRI-7**.			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **BIO-1**, **CUL-1**, **GEO-1**, **NOI-1**, and **TRI-1** through **TRI-7**.			

V. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Project Title:

Beyond Gas Station and Industrial Warehouse Project (Planning Application No. 22-0006 / 22-0030)

2. Lead Agency Name and Address:

City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595

3. Contact Person and Phone Number:

Matthew Bassi, Planning Director; (951) 677-7751, ext. 213

4. Project Location:

The project is located at 24831 Clinton Keith Road on the southwest corner of Clinton Keith Road and Jana Lane and encompasses Assessor's Parcel Number (APN) 380-290-002.

5. **Project Sponsor's Name and Address:**

   Mark Sater, Beyond Food Mart, 4300 Edison Avenue, Chino, CA 91710

6. **General Plan Designation:**

   BP (Business Park)

7. **Zoning:**

   M-SC (Manufacturing Service Commercial)

8. **Description of Project:**

   The proposed project is a commercial and office/warehouse development on a 4.35-acre site. The commercial portion would include a 7,460-square-foot convenience store and gas station with eight pumps under a 5,971-square-foot canopy; a 1,790-square-foot drive-through car wash facility; and two drive through restaurants with a total of 3,800 square feet. The proposed project would also include a 17,312-square-foot industrial warehouse building in the southern portion of the project site.

   The proposed development plans, including architectural renderings and elevations, are provided in **Appendix 1.**

9. **Surrounding Land Uses and Setting:**

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
North	Single-family units	Medium Density Residential (MDR)	One-Family Dwellings (R-1)
South	Commercial development consisting of self-storage space	Business Park (BP)	Manufacturing Service Commercial (M-SC)
East	Jana Lane followed by commercial development, single-family home	Business Park (BP)	Manufacturing Service Commercial (M-SC)
West	Commercial development consisting of self-storage space and vacant lot	Business Park (BP)	Manufacturing Service Commercial (M-SC)

10. **Other Public Agencies Whose Approval May Be Required:**

- San Diego Regional Water Quality Control Board
- Elsinore Valley Municipal Water District
- Riverside County Flood Control and Water Conservation District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City of Wildomar sent notice to tribes on September 26, 2022, that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 Native Americans: California Environmental Quality Act and Public Resources Code Section 21080.3.1. The City has completed consultations with Native American Tribes (please refer to section V.18 of the Initial Study, Tribal Cultural Resources).

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is "Less Than Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☐ Greenhouse Gas Emissions	☒ Hazardous and Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☐ Utilities and Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

C. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION will be prepared.**

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Representative

Matthew Bassi — 01/26/23

Matthew C. Bassi, Planning Director — Date

Applicant

Pursuant to Section 15070(b)(1) of the California Environmental Quality Act, as the project applicant, I agree to revisions of the project plans or proposals as described in this Initial Study/Mitigated Negative Declaration to avoid or reduce environmental impacts of my project to a less than significant level.

01/26/2023

Mark Sater (Beyond Food Mart), Applicant — Date

D. ENVIRONMENTAL ANALYSIS

1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (*Public views are those that are experienced from publicly accessible vantage point*). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

DISCUSSION

a) Less Than Significant Impact. The proposed project would result in the development of a gas station, car wash, restaurants, and convenience store that would be up to 23 feet in height, and a two-story office/warehouse building that would be 29 feet tall. The average elevation across the site is 1,380 feet above mean sea level (amsl). Scenic vistas in the project vicinity include mountain ridgelines north, south, and southwest of the project site ranging from approximately 4,000 feet amsl to 10,000 feet amsl. The site is vacant and surrounded by residential uses to the north, commercial uses to the south, commercial uses and a vacant lot to the west, and light industrial uses to the east, most of which partially obstruct the ridgelines. Views of these hills may be altered by construction of the proposed structures for the residential uses bordering the north side of the project site. The proposed structures would not fully obstruct any scenic view or resource. Views of the surrounding ridgelines would not be obstructed from off-site viewpoints. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and this impact would be less than significant.

b) No Impact. There are no State Scenic Highways proximate to the project site. The nearest officially designated State Scenic Highway is the portion of State Route (SR-74) that runs through San Bernardino National Forest, which is approximately 23.5 miles northeast of the project site (Caltrans 2022). Additionally, the proposed project would not require the removal of any tree, rock outcropping, or historic building that has been recognized as a scenic resource. Therefore, there are no impacts to scenic resources within a State Scenic Highway.

c) Less Than Significant Impact. The project site is in an urbanized area that includes residential neighborhoods uses to the north and east, and commercial uses to the south, east, and west. The existing commercial development near the project site contains a mix of white, beige, and dark blue color palette. The proposed restaurants, car wash, gas station, and office/warehouse building would have similar tones of grey, beige, blue, and red, as shown in **Figure 6** through **Figure 10**, as the surrounding uses. The convenience store would be painted in multiple colors including red, orange, yellow, blue, and purple, which would be incompatible with the design of surrounding uses (please refer to **Figure 5**).

Furthermore, the proposed project is required to undergo review by the City Planning Commission to determine its consistency with other design styles in the area. The project is also reviewed under a design guidelines checklist which determines its consistency with the City's established design styles. The applicant has stated that the commercial components of the proposed project have been designed under the "Farm Chic" design guidelines, one of the City of Wildomar's commercial design styles. The Planning Commission will make the final decision on compatibility with the adopted design standards. If the project is consistent with the design standards, then it will not substantially degrade the existing visual character or quality of the site and its surroundings. The Commission will determine consistency and can establish conditions of approval to ensure compliance with the design standards. The project would be consistent with the standards of the Manufacturing Service Commercial Zone as shown in Chapter 17.92, M-SC Manufacturing-Service Commercial Zone, of the Wildomar Municipal Code including the restriction of building height to 50 feet and a minimum designation of 10 percent of the site to be landscaped and irrigated. The City does not have any additional regulations regarding scenic quality. This impact is less than significant.

d) Less Than Significant Impact. The proposed project would result in new and increased sources of nighttime lighting and illumination including building display and store lighting, signs, streetlights, and lights associated with vehicular travel. Chapter 8.64, Light Pollution, of the WMC establishes limits on the types of fixtures and size of bulbs used in all aspects of development. The project is required to comply with this ordinance, which is verified as part of the building permit application process and again prior to occupancy during building and site inspections of the site to ensure that the project's lighting would not create significant impacts. Consistent with the City's lighting standards (Wildomar Municipal Code Section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. Additionally, the proposed project would include perimeter landscaping which would reduce impacts of lights in the surrounding area. The project would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky pollution. Therefore, this impact is less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project is required to comply with the provisions of Wildomar Municipal Code Chapter 8.64, Light Pollution.

MITIGATION MEASURES

None required.

2. Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

DISCUSSION

a) No Impact. This site is not designated under the State Farmland Mapping and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, nor is the site adjacent to such designations. The site is designated under the class "Other Land," which describes a land use that is vacant and nonagricultural surrounded by urban development (CDC 2016a). The project site is surrounded by urbanized uses. The vacant lot located northwest of the project site across the intersection of Clinton Keith Road and Elizabeth Lane is designated Farmland of Local Importance. However, it is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and the project impacts are contained within the project site. The project would not result in the conversion of agricultural lands, and therefore no impact would occur.

b) No Impact. The project site is not zoned for agricultural use by the City, nor are there any Williamson Act contracts on the project site (CDC 2023). Therefore, no impact would occur.

c) No Impact. The project site is not designated as forestland or timberland by the City, and there is no forestland or timberland adjacent to these sites. The project site is designated under the class "Other Land," which describes a land use that is vacant and nonagricultural surrounded by urban development (CDC 2016a). The project site is in an urbanized portion of the City and is surrounded by development. Therefore, no impact would occur.

d) No Impact. The project site does not contain forestland, nor is the project site zoned as forestland by the City. Implementation of the proposed project would not convert forestland to non-forest use or result in a loss of forestland. Therefore, no impact would occur.

e) No Impact. The project site does not contain forestland or unique farmland. The project site is in an urbanized area, as shown in **Figure 3,** Aerial Photograph. Development on the site would not result in the conversion of farmland to nonagricultural uses or forestland to non-forest uses. As such, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

An Air Quality, Global Climate Change, TAC, and Energy Impact Analysis was prepared by Ganddini Group (Ganddini 2022a), Inc. on November 14, 2022 (see **Appendix 2**).

DISCUSSION

a) **Less Than Significant Impact.** The project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (South Coast AQMD). The South Coast AQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment: ozone (O3), coarse particulate matter (PM10), and fine particulate matter (PM2.5). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.

In order to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the South Coast AQMD has adopted the 2022 Air Quality Management Plan (AQMP). The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2022 AQMP is a regional and multi-agency effort including the South Coast AQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2022 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts,

defined in consultation with local governments and with reference to local general plans. The project is subject to the South Coast AQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. As indicated in the Air Quality Assessment, short-term construction and long-term operational impacts would not result in significant impacts based on the SCAQMD regional significance thresholds or LSTs. Therefore, the proposed project is determined to be consistent with the first criterion and impacts would be less than significant.

Consistency Criterion 2

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in City of Wildomar General Plan is considered to be consistent with the AQMP.

The City's General Plan designates the project site as Business Park (BP), and the site has a zoning designation of Manufacturing Service Commercial (M-SC). The proposed project would include a convenience store, gas station, drive-through car wash, two quick-serve restaurants, and an office/warehouse building. As the warehouse would not attract a significant amount of truck traffic and is similar to a manufacturing/Research and Development type "clean" industrial use, it is considered to be a comparable use with the City's land use designation (Ganddini 2022a). Therefore, as the proposed project would be consistent with the City's existing land use designations, the proposed project is not anticipated to exceed the AQMP assumptions and would be consistent with the second criterion. Therefore, impacts would be less than significant.

b) Less Than Significant Impact. The project site is in the SoCAB. State and federal air quality standards are often exceeded in many parts of the basin. A discussion of the project's potential short-term construction-period and long-term operational-period air quality impacts are provided below.

Construction Emissions

Construction activities associated with the project would result in emissions of reactive organic gases (ROGs), NO_x, CO, SO_2, PM_{10}, and $PM_{2.5}$. Emissions would result from site preparation, grading with a maximum number of 2.5 acres disturbed in a day, building construction, paving, and architectural coating. Construction is anticipated to last 10 months from January 2023 to September 2023. As shown in **Table 3-1**, Project Construction Regional Pollutant Emissions Summary, emissions resulting from project construction would not exceed pollutant thresholds established by South Coast AQMD for emissions of any criteria pollutant. Therefore, criteria pollutant emissions generated during construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3-1 Project Construction Regional Pollutant Emissions Summary

Activity		Pollutant Emissions (lbs/day)					
		ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	On-Site[1]	0.84	8.66	5.34	0.01	2.95	1.68
	Off-Site[2]	0.02	0.01	0.18	0.00	0.06	0.02
	Subtotal	0.85	8.67	5.52	0.01	3.01	1.69
Grading	On-Site[1]	1.71	17.94	14.75	0.03	3.54	2.05
	Off-Site[2]	0.05	0.04	0.55	0.00	0.17	0.05
	Subtotal	1.77	17.97	15.30	0.03	3.71	2.09
Building Construction	On-Site[1]	2.27	20.49	21.48	0.04	0.96	0.90
	Off-Site[2]	0.32	1.26	3.27	0.01	1.08	0.30
	Subtotal	2.59	21.74	24.75	0.05	2.04	1.20
Paving	On-Site[1]	1.16	8.79	12.19	0.02	0.44	0.40
	Off-Site[2]	0.07	0.05	0.73	0.00	0.22	0.06
	Subtotal	1.23	884	12.92	0.02	0.66	0.46
Architectural Coating	On-Site[1]	16.9	1.30	1.81	0.00	0.07	0.07
	Off-Site[2]	0.06	0.04	0.59	0.00	0.18	0.05
	Subtotal	16.96	1.34	2.40	0.00	0.25	0.12
Total for Overlapping Phases[3]		20.78	31.92	40.07	0.08	2.95	1.79
South Coast AQMD Regional Threshold		75	100	550	150	150	55
Threshold Exceeded?		**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

[1]On-site emissions from equipment operated onsite that is not operated on public roads. Onsite grading PM_{10} and $PM_{2.5}$ emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.

[2]Offsite emissions from equipment operated on public roads.

[3]Construction, painting, and paving phases may overlap.

Source: Ganddini 2022a (Appendix 2)

Operational Emissions

Operational activities associated with the proposed project would result in emissions of ROGs, NOx, CO, SO2, PM10, and PM2.5. Operational emissions would be expected from area sources, energy sources, and mobile sources.

As shown in **Table 3-2**, Summary of Regional Operational Pollutant Emissions, the proposed project's daily regional emissions from on-going operations would not exceed the South Coast AQMD's regional threshold. Therefore, criteria pollutant emissions generated during operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3-2 Summary of Regional Operational Pollutant Emissions

Activity	Emissions (lbs/day)					
	ROG	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area Source[1]	0.69	0.00	0.02	0.00	0.00	0.00
Energy Usage[2]	0.04	0.37	0.31	0.00	0.03	0.03
Mobile Source[3]	16.07	16.40	110.16	0.22	22.15	6.03
Total Emissions	**16.80**	**16.77**	**110.49**	**0.22**	**22.18**	**6.06**
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

[1]Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

[2]Energy usage consists of emissions from generation of electricity and onsite natural gas usage.

[3]Mobile sources consist of emissions from vehicles and road dust.

Source: Ganddini 2022a (Appendix 2)

c) Less Than Significant Impact The proposed project would not expose sensitive receptors to substantial pollutants.

LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQA at the nearest location where an individual can be expected to remain for 24 hours.

Localized Construction Impacts

Table 3-3, Project Localized Construction Emissions at the Nearest Receptors, identifies the localized impacts at the nearest receptor locations in the vicinity of the project. None of the analyzed criteria pollutants would exceed the applicable South Coast AQMD LSTs for localized construction emissions.

Table 3-3 Project Localized Construction Emissions at the Nearest Receptors

Construction Activity	Emissions (lbs/day)			
	NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	8.66	5.34	2.95	1.68
Grading	17.94	14.75	3.54	2.05
Building Construction	20.49	21.48	0.96	0.90

Paving	8.79	12.19	0.44	0.40
Architectural Coating	1.30	1.81	0.07	0.07
SCAQMD Localized Threshold	234	1100	7	4
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**
Source: Ganddini 2022a (Appendix 2)				

Localized Operational Impacts

Table 3-4, Local Operational Emissions at the Nearest Receptors, shows the onsite emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment, and vehicles operating onsite, and the calculated emissions thresholds. Per LST methodology, mobile emissions include only onsite sources which equate to approximately 10 percent of the project-related new mobile sources (Ganddini 2022a). As shown in **Table 3-4**, the operational activity of the proposed project would not exceed SCAQMD's local operational thresholds. Therefore, impacts would be less than significant.

Table 3-4 Local Operational Emissions at the Nearest Receptors

Construction Activity	Emissions (lbs/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Area Sources[1]	0.00	0.02	0.00	0.00
Energy Usage[2]	0.37	0.31	0.03	0.03
Vehicle Emissions[3]	1.64	11.02	2.21	0.60
Total Emissions	2.01	11.35	2.24	0.63
SCAQMD Localized Threshold[4,5]	325	1,677	3	2
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**

Source: Ganddini 2022a (Appendix 2)

[1] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

[2] Energy usage consists of emissions from onsite natural gas usage.

[3] Onsite vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.

[4] The nearest receptors to the project site include the existing single-family detached residential dwelling units located approximately 50 feet (~15 meters) to the east, 115 feet (~35 meters) to the north, and 665 feet (~203 meters) to the southeast of the site; therefore, the 25-meter threshold was used.

[5] The project site is approximately 4.35 acres; therefore, the 4-acre thresholds were interpolated from the 2-acre and 5-acre thresholds in the SCAQMD's Mass Rate Look-up Tables.

Carbon Monoxide Hotspots

CO attainment in the South Coast Air Basin by the SCAQMD was analyzed as part of the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide. As part of the 1992 CO Plan, an analysis for CO "hot spots," adverse CO concentrations, was conducted for four intersections in Los Angeles at the peak morning and afternoon time periods. This hot spot analysis did not predict any violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day.

As further discussed in Section V.17, Transportation, the proposed project would generate a maximum of approximately 5,667 daily vehicle trips. The intersection with the highest traffic volume is located at I-15 Northbound Ramps and Clinton Keith Road and has an Existing Plus Ambient Growth Plus Project Plus Cumulative Weekday PM peak hour volume of 1,718 vehicles. The 1992 CO Plan showed that an

intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the traffic volume for the proposed project falls short of the 100,000 vehicles per day, no CO hotspot modeling was performed, and no significant long-term air quality impact is anticipated. Therefore, project impacts associated with CO hot spots are less than significant.

Toxic Air Contaminants (TAC)

CONSTRUCTION TAC IMPACTS

The greatest potential for TAC emissions during construction would be related to diesel particulate emissions associated with the operation of heavy equipment. Given the temporary and short-term construction schedule for the proposed project, the proposed project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of project construction. Furthermore, construction-based particulate matter (PM) emissions, including diesel exhaust emissions, do not exceed any local or regional thresholds and the nearest sensitive receptors to the project site are located approximately 50 feet to the east, 115 feet to the north, and 665 feet to the southeast of the project site. The proposed project would be required to comply with CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation. Compliance with these regulations would minimize TAC emissions during construction. Therefore, impacts would be less than significant.

OPERATIONAL TAC IMPACTS

The CARB Air Quality and Land Use Handbook provides an advisory recommendation that a 50-foot separation be provided between sensitive receptors and typical gasoline dispensing facilities. The project includes the construction and operation of eight fuel pumps which is anticipated to have up to approximately 750,000 gallons of throughput annually (Ganddini 2022a). The closest receptors to the proposed service station are located approximately 215 feet from the closest portion of the gasoline fueling canopy and 260 feet from the underground tanks. The proposed project would be regulated by the SCAQMD Rule 461 and be required to obtain a Permit to Operate. Gas-dispensing facilities are required to use Phase I/II Enhanced Vapor Recovery (EVR) systems which have an average efficiency between 95.1 percent to 98 percent. Therefore, potential fugitive VOC and TAC emissions from the gas pumps is negligible. As such, the proposed project would result in less than significant impacts.

d) Less Than Significant Impact.

The potential for the proposed project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemicals plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The proposed project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment

exhaust and VOCs and the application of asphalt and architectural coatings during construction activities and intermittent delivery truck emissions and trash storage areas associated with the proposed project's long-term operational activity. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is therefore considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed project would also be required to comply with South Coast AQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operational activities would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Compliance with SCAQMD Rules including 402, 403, and 1113.

MITIGATION MEASURES

None required.

4. Biological Resources

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	

Jennings Environmental prepared a Biological Resources Assessment in November 2022 for the project, which is included as **Appendix 3** (Jennings 2022).

DISCUSSION

a) Less Than Significant Impact.

The project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) criteria cell (Jennings 2022). The project site is within a Stephens' Kangaroo Rat Plan Fee Area and the MSHCP Fee Area; both of which encompass the City of Wildomar (Riverside County 2022b). According to the Biological Resources Assessment, the project site consists of a mix of ruderal vegetation, bare ground, and *Amsinckia (menziesii, tessellate)* – *Phacelia* spp. Herbaceous Alliance, or Fiddleneck – Phacelai Fields (Jennings 2022). The site does not contain any plants with a California Rare Plant Ranks (CRPR) of Rank 1 or Rank 2.

Species observed on or in the vicinity of the project site during the field surveys included house finch (*Haemorhous mexicanus*), California towhee (*Melozone crissalis*), and Anna's hummingbird (*Calypte anna*). No state and/or federally listed threatened or endangered species or other sensitive species were observed onsite during the field surveys (Jennings 2022).

The project site is not located within or adjacent to any United State Fish and Wildlife Service (USFWS) designated Critical Habitat. Additionally, based on the April 2022 field study, the site does not contain suitable habitats for the burrowing owl species, and no burrowing owls or burrows were identified onsite. The project site is continually maintained. Therefore, impacts would be less than significant.

b) No Impact. Riparian/riverine areas are lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to, or which depend upon soil moisture from nearby freshwater sources, or areas with freshwater flow during all or a portion of the year. The Biological Resources Assessment concluded the project site does not contain any areas that meet the definition of riparian/riverine areas. Therefore, no impact would occur.

c) No Impact. According to the Biological Resources Assessment, the project site does not contain any wetlands, vernal pools, Waters of the US, or Waters of the State. The field study determined that only one of the requirements for wetland designation (hydric soils) was present within the project site. However, the site does not contain hydric vegetation or wetland hydrology; to be classified as a wetland, all three criteria must be present within the onsite. Therefore, no wetlands are present on-site and no impacts would occur.

d) Less Than Significant Impact with Mitigation Incorporated. Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range. The Biological Resources Assessment notes that the proposed project site is surrounded by urbanized uses. As previously noted, there is no functional riparian habitat on the site. The site is also not in a mapped survey area for mammal species or amphibian species under the MSHCP (Jennings 2022). Furthermore, the project site is not within any MSHCP core areas, linkages, or wildlife corridors.

The project site and adjacent area contain suitable habitat for nesting birds, and therefore, a pre-construction nesting bird survey should be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training. If all work cannot be conducted outside of the nesting season, a Project-specific Nesting Bird Management Plan would be prepared to determine suitable buffers (see **Mitigation Measure BIO-1**) to avoid any potential project-related impacts to nesting birds. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under California Fish and Wildlife Code Section 3503. In order to avoid violation of the MBTA and California Fish and Wildlife Code, implementation of **Mitigation Measure BIO-1** would ensure raptors and other nesting bird species that may or may not be covered under the MSHCP would be protected. Impacts would be less than significant with the implementation of mitigation.

e) No Impact. The City Wildomar Municipal Code Section 12.08.050, regulates trees within the public right of way. The project site contains no trees within a public right-of-way. There are no other city policies or ordinances protecting biological resources. Therefore, no impact would occur.

f) Less Than Significant Impact. The Western Riverside MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee (i.e., signatory). The project site is located in the Elsinore Area Plan of the MSHCP, but is not located in a Criteria Cell. Since the site is not located in a Criteria Cell, there are no conservation requirements on the property.

The Biological Resources Report indicates that project site is not within a subunit, pursuant to Section 3.3.12 of the MSHCP. Additionally, pursuant to Section 6.1.2 of the MSHCP, the project site does not include vernal pools or riparian/riverine habitats; Section 6.1.3 of the MSHCP, the project site is not within a Narrow Endemic Plant; and Section 6.1.4 of the MSHCP, the project site is not within or adjacent to an area that meets the definition of an urban/wildland interface. Additionally, the site does not support habitats for fairy shrimp, riparian birds, Delhi Sands flower-loving fly, or any of the species listed in Section 2.1.4 of the MSHCP (Jennings 2022). As required per the City's Municipal Code, the project applicant/developer would be required to pay MSHCP and Stephens' Kangaroo Rat fees. Therefore, the proposed project is consistent with the MSHCP, and impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant/developer is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee.

1. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant/developer is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.

MITIGATION MEASURES

BIO-1 Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance nesting bird survey and prepare a Project-Specific Nesting Bird

Management Plan, if work cannot be conducted outside the nesting season (March 15th to September 15th), in accordance with the following:

- The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).

Timing/Implementation: Within three (3) days prior to the initiation of clearance/construction work

Enforcement/Monitoring: *City of Wildomar Planning Department*

5. Cultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		✓		

A Phase 1 Cultural Resources Assessment was prepared for the 4.35-acre (Proposed Project) by Jean A. Keller, Ph.D in June 2022 which is included as **Appendix 4** (Keller 2022).

DISCUSSION

a) No Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or lead agency. Generally, a resource is considered to be "historically significant" if it meets one of the following criteria:

i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii. Is associated with the lives of persons important in our past;

iii. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

iv. Has yielded, or may be likely to yield, information important in prehistory or history.

Although the property is located within an area of moderate sensitivity for cultural, archaeological, and historical resources, no cultural resources of prehistoric (Native American) or historical origin were observed during the field investigation to be within the boundaries of the site. Cartographic research shows no structures or other development within the property boundaries between 1854 (date of first General Land Office [GLO] survey) and 1951 (date of aerial photographs taken for the 1953 USGS Murrieta quadrangle), indicating that the property was vacant during this period. Between 1951 and 1973, two structures appear near the northwestern corner of the subject property (1973 photorevised USGS Murrieta quadrangle), but by at least as late as 1996, aerial photographs show that the structures no longer existed. No more precise information about the date of construction or occupants could be located (Keller 2022).

The Phase 1 Cultural Resources Assessment did not find the site to be eligible for listing in the National Register of Historic Places (NRHP), California Office of Historic Preservation Archaeological Determinations

of Eligibility, or California Office of Historic Preservation Historic Properties Directory (Keller 2022). No cultural resources of prehistoric or historical origin were observed within the project site (Keller 2022). Furthermore, the project site is vacant and undeveloped, and does not contain structures that could be designated as a historic resource. Therefore, no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated. Archaeological resources are prehistoric or historic evidence of past human activities, including structural ruins and buried resources.

The Phase 1 Cultural Resources Assessment concluded that there are no known archaeological, cultural or historical resources on the project site (Keller 2022). However, 19 cultural resource properties have been recorded within a one-mile radius of the site (Keller 2022).

As the project site is within an area of moderate sensitivity for cultural, archaeological, and historical resources, and due to construction and ground-disturbing activities, there is potential for archaeological resources to be discovered onsite. Implementation of mitigation measures **TRI-1** through **TRI-7** (see V. 19, Tribal Cultural Resources) would ensure that any archaeological resources discovered on the project site would be properly managed by having a qualified archaeologist to monitor construction and grading activities, complying with provisions outlined in the Tribal Cultural Resources Treatment and Monitoring Agreement, and halting construction within 100 feet of discovered resources in the event that they are uncovered. Therefore, impacts would be less than significant with mitigation incorporated.

c) Less Than Significant Impact with Mitigation Incorporated. Construction activities associated with project implementation would require grading and excavation of the site below the surface. Pursuant to California Health and Safety Code Section 70520.5, in the event of an accidental discovery or recognition of any human remains on the site, no further excavation or disturbance of the site shall be permitted until the coroner of the county is contacted and has conducted an investigation into the circumstances, manner, and cause of any death, and recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains is less than significant with the implementation of mitigation measures **CUL-1** and **TRI-7**.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 **Human Remains.** If human remains are encountered, State 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 Public Resource 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 shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify

the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Timing/Implementation:	*During any ground-disturbing construction activities*
Enforcement/Monitoring:	*City of Wildomar Engineering Department and Planning Department*

6. Energy

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

An Air Quality, Global Climate Change, TAC, and Energy Impact Analysis was prepared by Ganddini Group, Inc. on November 14, 2022 and is included as Appendix 2 (Ganddini 2022a).

a) Less Than Significant Impact.

Construction

During construction, the project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction of the proposed project would require the use of construction equipment for grading, hauling, and building activities. Electricity use during construction would vary during different phases of construction—construction equipment during grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment, such as interior construction and architectural coatings. Construction also includes the vehicles of construction workers traveling to and from the project site and haul trucks for the export of materials from site clearing. The total estimated electric usage from the construction phase of the proposed project is expected to use 4,018 kilowatt-hours (kWh) of electricity.

The surrounding area is already served by electricity provided by Southern California Edison (SCE) and natural gas infrastructure provided by the Southern California Gas Company (SoCalGas). The proposed project would connect to the existing gas lines to the project site.

The construction contractors would minimize idling of construction equipment during construction as required by state law. These required practices would limit wasteful and unnecessary electrical energy consumption. Furthermore, there are no unusual project characteristics that would necessitate the use of construction equipment that is less energy efficient than at comparable construction sites in other parts of the state. Therefore, the proposed short-term construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption. Impacts would be less than significant.

Transportation

Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. Construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment. The project is expected to use 41,956 gallons of fuel from the use of construction equipment, construction vendor/hauling trips as well as from construction worker commutes (Ganddini 2022a). Construction techniques, equipment and materials are consistent with other construction in the City. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Impacts would not be significant.

Operation

Operational use of energy would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, security, and control center functions; use of on-site equipment and appliances; and indoor, outdoor, and parking lot lighting. Additionally, the proposed project would result in office/warehouse and commercial uses and would not result in an excessive consumption of energy compared to other similar uses.

Electricity

The project is expected to use approximately 416,223 kilowatt-hours per year (kWh/year) to serve operational demands (Ganddini 2022a).

In 2020, the non-residential sector of the County of Riverside consumed approximately 8,015 million kWh of electricity. The proposed project is anticipated to have an estimated electricity consumption of approximately 144 kWh per service population per year. The County of Riverside had an estimated electricity consumption of approximately 3,314 kWh per service population per year in 2020. Therefore, the increase in electricity demand of approximately 4.3 percent from the proposed project is insignificant compared to the County's 2020 non-residential sector demand and the proposed project would be anticipated to reduce per service population energy consumption.

The increased demand is expected to be adequately served by the existing SCE electrical facilities. SCE provided over 103,597 gigawatt-hours (GWh) of electricity to its customers in 2020 and total electricity demand in SCE's service area is forecast to increase by approximately 12,000 GWh between 2015 and 2026 (CEC 2020; CEC 2018). The increase in electricity demand of approximately 4.3 percent from the project would represent an insignificant percent increase compared to overall demand in SCE's service area. Therefore, projected electrical demand would not significantly impact SCE's level of service.

Prior to final building plan submittal, the project applicant/developer would provide project plans to SCE to prepare a Method-of-Service Study to determine exact location of electrical connections at the site and establish estimated electricity demand. Additionally, because the proposed project would be subject to the more stringent 2022 Title 24 standards which require that new buildings reduce water consumption,

employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials, the project's electricity demand would not result in significant impacts. Therefore, impacts are less than significant.

Natural Gas

The project is expected to use approximately 1,384,898 million kilo-British thermal units per year (KBTU/year) of natural gas during its operational phase (Ganddini 2022a). In 2020, the non-residential sector of the County of Riverside consumed approximately 135 million therms of gas. The proposed project is anticipated to result in an estimated natural gas consumption of approximately 479 kilowatt Britch thermal units (kBTU) per service population per year. The County of Riverside had an estimated natural gas consumption of approximately 5,583 kBTU per service population per year in 2020. Therefore, the increase natural gas demand of approximately 8.6 percent from the proposed project is insignificant compared to the County's 2020 non-residential sector demand and the proposed project would be anticipated to reduce per service population energy consumption.

The increased demand of approximately 8.6 percent is expected to be adequately served by the existing Southern California Gas facilities. The project would construct new facilities at the project site that would result in an increase in gas demands. The major use of natural gas on site would be from the fast-food restaurant (1,036,110 kBTU/year) and primarily building heating at the other facilities on-site. The proposed project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Renewable Energy

Pursuant to the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Southern California Edison and Southern California Gas Company. Regarding the State's Renewable Energy Portfolio Standards, the proposed project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Additionally, the development of the proposed project would not interfere with the achievement of the 60 percent Renewable Portfolio Standard set forth in SB 100 for 2030 or the 100 percent standard for 2045. These goals apply to SCE and other electricity retailers. As electricity retailers reach these goals, emissions from end user electricity use would decrease from current emission estimates. Therefore, impacts would be less than significant.

Vehicle Miles Traveled and Fuel Consumption

Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Transportation energy used during operation of the project would come from delivery vehicles, maintenance vehicles, and the general public/refueling vehicles that would primarily use diesel fuel and/or gasoline.

The proposed project would generate 5,667 trips per day, and is estimated to generate the vehicular use of 669,587 gallons of fuel per year during the operation of the proposed project. Trip generation and VMT generated by the proposed project are consistent with other similar commercial uses of similar scale and configuration. Therefore, the proposed project would not propose uses or operations that would result in excessive and wasteful vehicle trips or vehicle energy consumption. Therefore, impacts would be less than significant.

b) Less Than Significant Impact. The City of Wildomar is within SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals.

The RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) by reducing fuel consumption. The RTP/SCS is meant to provide individual jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. Specifically, the SCS distributes growth forecast data to transportation analysis zones for the purpose of modeling performance. As described in Section V.14, Population and Housing, the proposed project does not exceed the growth projections described in SCAG's RTP/SCS. The proposed project would not obstruct the implementation of the RTP/SCS.

The City of Wildomar does not have its own renewable energy plan or energy efficiency plan; however, the City does encourage the use of renewable energy via solar panels, recycling, etc. The proposed project would be subject to the most recent version of the California Energy Code, which sets standards that improve energy efficiency of newly construction buildings. Additionally, all contractors and waste haulers are required to comply with the Countywide Integrated Waste Management Plan, which requires a minimum diversion of 50 percent of waste/project materials from being disposed. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

7. Geology and Soils

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?		✓		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

NTS Geotechnical (NTS) prepared a Limited Geotechnical Engineering Report on November 9, 2022 (NTS 2022) for the proposed project which is included as **Appendix 5**.

DISCUSSION

a) i) **Less Than Significant Impact with Mitigation Incorporated**. According to the Geotechnical Report, the site is not within an Alquist-Priolo Earthquake Fault Zone, and no known active faults traverse the site. However, the project site is within a seismically active region of Southern California. The nearest known active fault is the Elsinore fault system, which is located approximately 1.2 miles southwest of the site (NTS 2022). The project site is also approximately 1,885 feet west of an unnamed fault in the Elsinore fault zone (NTS 2022). The project site is not located within a mapped Riverside County Fault Hazard zone (Riverside County 2022b). Compliance with seismic design criteria contained in the California Building Code (CBC) would minimize impacts to the extent feasible. Additionally, compliance with mitigation measure **GEO-1**, which states that the project applicant/developer shall incorporate all recommendations made in a final geotechnical report as approved by the City related to temporary excavations, grading, utility trench backfill, foundation and concrete slab-on-grade, concrete flatwork, conventional retaining walls, lateral loading, and preliminary pavement. Compliance shall be confirmed by the City as part of the building permit and inspection requirements. Therefore, impacts would be less than significant with mitigation incorporated.

ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site is in a seismically active region. Strong ground shaking due to moderate to severe earthquakes can be expected at the site within the lifetime of the project. Structures must also be designed and constructed to resist the effects of seismic ground motions as outlined in the most recent version of the California Building Code (CBC) Section 1613. After implementation of mitigation measure **GEO-1,** which states that the project applicant/developer shall incorporate all recommendations made in a final geotechnical report, impacts would be less than significant.

iii) **Less Than Significant Impact.** A portion of the site is within a moderate liquefaction hazard zone (NTS 2022). The Geotechnical Report summarizes findings of exploratory excavations in with groundwater was not encountered at approximately 23 feet below ground surface. No groundwater data was found during a literature search. Based on a review of the County of Riverside Map My County website, approximately the southern ¾ of the project site is within a moderate liquefaction hazard zone (NTS 2022). However, based on the anticipated lot grading and the inferred groundwater depths, the report concludes that groundwater should not be a

factor for project design or for long-term performance. Therefore, impacts would be less than significant.

iv) **No Impact.** The project site is not located within an earthquake-induced landslide zone (NTS 2022). The Geotechnical Report did not disclose the presence of older, existing landslides on or near the project site. In addition, due to the relatively gentle sloping of the site, the potential for landslides to impact the project site is low. Therefore, no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated. The proposed project would include ground-disturbing activities that could subject surface soils to erosion. The City routinely requires the submittal of detailed erosion control plans with any grading plans to comply with the state water quality regulations. Since this project involves clearing, grading, or excavation that causes soil disturbance of one or more acres, it is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES) State General Permit (Order No. R8-2010-0033). Furthermore, the project is required to prepare and comply with an approved Stormwater Pollution Prevention Plan (SWPPP) that provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule.

Construction activities related to the proposed project would be subject to compliance with the CBC and would include best management practices (BMPs). Additionally, the SWPPP would consider the full range of erosion control BMPs, including any additional site-specific and seasonal conditions. BMPs may include but are not limited to covering of the disturbed or stockpiled soil, use of a dust-inhibiting material, landscaping, use of straw and jute to slow and channelize stormwater runoff, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion. Compliance with BMPs is required by the federal and state Clean Water Acts.

The State General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement such plans. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Additionally, as part of the approval process, prior to grading plan approval, the project applicant/developer would be required to comply with Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection, which establishes requirements for stormwater and non-stormwater quality discharge and control that require new development or redevelopment projects to control stormwater runoff by implementing appropriate BMPs to prevent the deterioration of water quality. Water quality features intended to reduce construction-related erosion impacts are required to be clearly denoted on the grading plans for implementation by the construction contractor. For a discussion of erosion and runoff impact post-construction, see Section V.10, Hydrology and Water Quality.

As indicated by the Geotechnical Report, any undocumented fill, topsoil, or native soil within the project site should be removed and replaced with properly compacted fill. Compliance with the recommendations of a final geotechnical report (see mitigation measure **GEO-1**) would reduce impacts to less than significant. Therefore, project impacts to erosion and topsoil would be mitigated to less than significant.

c) Less Than Significant Impact with Mitigation Incorporated. See discussion above in a.iii) and a.iv). The project site is not at risk for landslide, collapse, liquefaction, or lateral spreading due to the relatively

level terrain of the site and surrounding developed properties. According to Figure S-7 in the City of Wildomar General Plan, the site is located within an area that is susceptible to subsidence. As groundwater was not encountered during exploratory excavations of approximately 23 feet below the ground surface, the potential for subsidence is low.. The CBC includes common engineering practices requiring special design and construction methods that reduce or eliminate potential impacts related to unstable soils. Compliance with CBC regulations and implementation of mitigation measure **GEO-1** would ensure adequate design and construction of building foundations to resist soil movement. Impacts would be less than significant with mitigation incorporated**.**

d) Less Than Significant Impact. The soils found onsite are considered to possess a low expansion potential (NTS 2022). Therefore, impacts would be less than significant.

e) No Impact. The proposed project would connect to the Elsinore Valley Municipal Water District (EVMWD) sewer collection system and therefore the use of septic tanks or an alternative wastewater disposal system is not proposed. Therefore, no impact would occur.

f) Less Than Significant Impact with Mitigation Incorporated. Paleontological resources are fossilized remains of past life on earth such as bones, shells, leaves, tracks, burrows, and impressions. As shown in Figure OS-8 of the General Plan, the project site is within an area with high paleontological sensitivity. However, according to the Geotechnical Report, the majority of the materials encountered during the subsurface investigation consisted of alluvium ranging from approximately 2 to 16 feet in thickness, underlain by Monzogranite rock which is a crystalline igneous rock that has very low paleontological potential. Additionally, the alluvium encountered during the field survey would most likely be Holocene in age, which would have a low sensitivity to paleontological resources. Nonetheless, given that the proposed project would require ground-disturbing activities and deep excavations for underground storage tanks, there is a potential to uncover paleontological resources. As such, implementation of mitigation measure **GEO-2,** which requires paleontological monitoring, would reduce impacts to less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project shall comply with the California Building Code and Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection.

MITIGATION MEASURES

GEO-1 The project applicant/developer shall incorporate the recommendations of the Geotechnical Report prepared by NTS Geotechnical (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.

Timing/Implementation: *During building plan check, prior to any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety Department*

GEO-2 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Paleontological monitoring may be reduced upon observations and recommendations of the professional-level project paleontologist. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.

Timing/Implementation: *During ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety Department*

8. Greenhouse Gas Emissions

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

An Air Quality, Global Climate Change, TAC, and Energy Impact Analysis was prepared by Ganddini Group, Inc. on November 14, 2022 (Ganddini 2022a) (see **Appendix 2**).

DISCUSSION

a) **Less Than Significant Impact**. According to **Table 8-1**, Proposed Project GHG Emissions (Without Sustainable Design/Regulations), the proposed project would result in a net total of approximately 3,474.25 metric tons of CO_2e per year without the implementation of sustainable design measures or regulations, which would exceed the South Coast AQMD and City's screening threshold of 3,000 $MTCO_se$ per year.

Table 8-1 Proposed Project GHG Emissions (Without Sustainable Design/Regulations)

Category	Emissions (MT/yr)					
	Bio-CO_2	**NonBio-CO_2**	**CO_2**	**CH_4**	**N_2O**	**Total CO_2e**
Area Sources[1]	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage[2]	0.00	149.44	149.44	0.01	0.00	150.26
Mobile Sources[3]	0.00	3,194.81	3,194.81	0.22	0.19	3,255.85
Waste[4]	14.76	0.00	14.76	0.87	0.00	36.57
Water[5]	1.30	13.21	14.52	0.14	0.00	18.88
Construction[6]	0.00	12.55	12.55	0.00	0.00	12.69
Total Emissions	**16.07**	**3,370.01**	**3,386.08**	**1.24**	**0.19**	**3,474.25**
SCAQMD Draft Screening Threshold						3,000
Threshold Exceeded?						**YES**

Source: Ganddini 2022a (Appendix 2)

[1] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.

[2] Energy usage consist of GHG emissions from electricity and natural gas usage.

[3] Mobile sources consist of GHG emissions from vehicles.

[4] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.

[5] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

[6] Construction GHG emissions CO_2e based on a 30-year amortization rate.

As shown in **Table 8-2,** Proposed Project GHG Emissions (With Incorporation of Sustainable Design/Regulations), compliance with regulations and incorporation of sustainable designs would reduce the proposed project's emissions to 2,516.60 $MTCO_se$ per year. The reduction comes from incorporation of the following California Air Pollution Control Officers Association (CAPCOA)-based reduction measures and regulatory compliance:

- Utilizing low-flow fixtures that would reduce indoor water demand by 20 percent per CALGreen Standards,
- Recycling programs that reduce waste to landfills by a minimum of 37 percent (per AB 341),
- Utilizing Energy Star appliances, and
- Utilizing water-efficient irrigation systems.

The reduction also comes from incorporation of the CAPCOA-based land use and site enhancement reduction measures:

- LUT-1 Increased Density – the project site would include a mix of uses across the site, which is currently vacant.
- LUT-5 Increase Transit Accessibility – the project site is bound by Clinton Keith Road to the north and Jana Lane to the east, and regional access is provided via I-15.
- SDT-1 Improve Pedestrian Network – the proposed project would provide pedestrian access with proposed sidewalks within the site and connecting off-site. .

Table 8-2 Proposed Project GHG Emissions (With Incorporation of Sustainable Design/Regulations)

Category	Emissions (MT/yr)					
	Bio-CO_2	**NonBio-CO_2**	**CO_2**	**CH_4**	**N_2O**	**Total CO_2e**
Area Sources[1]	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage[2]	0.00	147.72	147.72	0.01	0.00	145.54
Mobile Sources[3]	0.00	2,271.83	2,271.83	0.19	0.14	2,320.61
Waste[4]	9.30	0.00	9.30	0.55	0.00	23.04
Water[5]	1.04	11.31	12.36	0.11	0.00	15.85
Construction[6]	0.00	12.53	12.53	0.00	0.00	12.66
Sequestration[7]						-4.11
Total Emissions	**10.34**	**2,443.39**	**2,453.73**	**0.85**	**0.15**	**2,516.60**
SCAQMD Draft Screening Threshold						3,000
Threshold Exceeded?						**NO**

Source: Ganddini 2022a (Appendix 2)

[1] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.

[2] Energy usage consist of GHG emissions from electricity and natural gas usage.

[3] Mobile sources consist of GHG emissions from vehicles.

[4] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.

[5] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

[6] Construction GHG emissions CO_2e based on a 30-year amortization rate.

[7] CO_2 sequestration from the planting of ~116 trees (82.128/20 years [trees' lifetime])

Therefore, with compliance with regulations and incorporation of sustainable design, the proposed project's GHG emissions would no longer exceed the SCAQMD threshold of 3,000 $MTCO_2e$ per year; impacts would be less than significant.

b) Less Than Significant Impact.

AB 32/SB 32 and 2008 and 2017 CARB Scoping Plans Consistency

As the proposed project's emissions, after compliance with regulations and incorporation of sustainable design measures (see **Table 8-2**), meet the threshold for compliance with Executive Order S-3-05, the project's emissions also comply with the goals of AB 32 and the CARB Scoping Plan. The proposed project's consistent with the CARB Scoping Plan is analyzed in **Table 8-3**, 2008 Scoping Plan Measures Consistency Summary, and **Table 8-4**, 2017 Scoping Plan Update Recommended Actions Consistency Summary. Additionally, with compliance with regulations and incorporation of sustainable design measures, the proposed project would also be on track to meet the reduction of 40 percent below 1990 levels by 2030 mandated by SB 32.

Table 8-3 2008 Scoping Plan Measures Consistency Summary	
2008 Scoping Plan Measures to Reduce GHGs	**Project Compliance with Measure**
California Light-Duty Vehicle Greenhouse Gas Standards. Implement adopted standards and planned second phase of the program. Align zero- emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	**No Conflict.** These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy.
Energy Efficiency. Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	**No Conflict**. The project would be compliant with the current Title 24 standards.
Low Carbon Fuel Standard. Develop and adopt the Low Carbon Fuel Standard.	**No Conflict**. These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy.
Vehicle Efficiency Measures. Implement light-duty vehicle efficiency measures.	**No Conflict.** These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy**.**
Medium/Heavy-Duty Vehicles. Adopt medium and heavy-duty vehicle efficiency measures.	**No Conflict**. These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy.
Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**No Conflict.** The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code (or most recent version), on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The

Table 8-3 2008 Scoping Plan Measures Consistency Summary	
2008 Scoping Plan Measures to Reduce GHGs	**Project Compliance with Measure**
	project would be subject to these mandatory standards.
High Global Warming Potential Gases. Adopt measures to reduce high global warming potential gases.	**No Conflict.** CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures would comply with the strategy**.**
Recycling and Waste. Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	**No Conflict.** The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project would be required to comply with City programs, such as any City recycling and waste reduction programs, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water. Continue efficiency programs and use cleaner energy sources to move and treat water.	**No Conflict.** The project would comply with all applicable City ordinances and CAL Green requirements.

Table 8-4 2017 Scoping Plan Update Recommended Actions Consistency Summary	
2017 Scoping Plan Recommended Actions to Reduce GHGs	**Project Compliance with Recommended Action**
Implement Mobile Source Strategy. Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	**No Conflict.** These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy.
Implement Mobile Source Strategy. At least 1.5 million zero emission and plug- in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	**No Conflict.** These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy.
Implement Mobile Source Strategy. Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low- NOX standard.	**No Conflict.** These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy.
Implement Mobile Source Strategy. Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	**No Conflict.** These are CARB enforced standards; vehicles that access the project, that are required to comply with the standards, would comply with the strategy.
Implement SB 350 by 2030. Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	**No Conflict.** The project would be compliant with the current Title 24 standards.

Table 8-4 2017 Scoping Plan Update Recommended Actions Consistency Summary	
2017 Scoping Plan Recommended Actions to Reduce GHGs	**Project Compliance with Recommended Action**
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	**No Conflict.** The project would be required to comply with City programs, such as any City recycling and waste reduction programs, which comply, with the 75 percent reduction required by 2020 per AB 341.

As summarized in **Table 8-3** and **Table 8-4**, the proposed project would not conflict with any of the provisions of the Scoping Plan. Therefore, impacts would be less than significant.

Consistency with Western Riverside County of Governments (WRCOG) Subregional Climate Action Plan (CAP)

The City of Wildomar has not adopted the WRCOG Subregional Climate Action Plan (CAP) but uses the provisions of the CAP to evaluate development projects. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change. **Table 8-5,** WRCOG Subregional CAP Reduction Measure Project Consistency, shows the proposed project's compliance with the local reduction measures of the WRCOG Subregional CAP. As summarized in **Table 8-5**, the proposed project would not conflict with any of the provisions of the CAP. Therefore, impacts would be less than significant.

Table 8-5 WRCOG CAP Local Reduction Measure Project Consistency

WRCOG Local Reduction Measure	Project Compliance with Measure
E-1: Energy Action Plan. Improve municipal and community wide energy efficiency and reduce energy consumption through the adoption of local Energy Action Plans (EAP).	**Not Applicable.** This measure is not directly applicable to the project; however, the project would be compliant with the current Title 24 standards.
E-3: Shade Trees. Strategically plant trees to reduce the urban heat island effect.	**No Conflict.** The proposed project is to include the planting of approximately 116 trees.
T-2: Bicycle Parking. Provide additional options of bicycle parking.	**No Conflict.** As shown on the site plan, the project would include bicycle racks as per the City's standards.
T-8: Density. Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	**No Conflict.** The proposed project includes the development of the site with a 16 fueling position convenience store/gas station, car wash, drive-through restaurants, and office/warehouse uses. The project site is in proximity to existing residential and commercial uses and is located as close as approximately 0.79-mile from existing transit stops.
T-10: Design/Site Planning. Design neighborhoods and sites to reduce VMT.	**No Conflict.** The proposed project includes the development of the site with a 16 fueling position convenience store/gas station, car wash, drive-through restaurants, and office/warehouse uses. The project site is in proximity to existing residential and commercial uses and is located as close as approximately 0.79-mile from existing transit stops.
T-11: Pedestrian Only Access. Encourage walking by providing only community areas.	**No Conflict.** The proposed project is a commercial use; however, it does provide pedestrian access

Table 8-5 WRCOG CAP Local Reduction Measure Project Consistency	
WRCOG Local Reduction Measure	**Project Compliance with Measure**
	with proposed sidewalks within and connecting off-site.
T-14: Voluntary Transportation Demand Management. Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving.	**No Conflict.** The proposed project includes the development of the site with a 16 fueling position convenience store/gas station, car wash, drive-through restaurants, and office/warehouse uses. The proposed project would include bicycle racks per the City's standards.
T-15: Accelerated Bike Plan Implementation. Accelerate the implementation of all or specific components of a jurisdiction's adopted bike plan.	**Not Applicable.** This measure is not directly applicable to the project; however, as shown on the site plan, the project would include bicycle racks per the City's standards.
T-16: Fixed Guideway Transit. Introduce a fixed-route transit service in the jurisdiction.	**Not Applicable.** This measure is not directly applicable to the project; however, the project is located as close as approximately 0.79-mile from the existing transit stops.
T-17: Neighborhood Electric Vehicle Programs. Implement development requirements to accommodate Neighborhood Electric Vehicles and supporting infrastructure.	**Not Applicable.** This measure is not directly applicable to the project; however, as shown on the site plan, the proposed project would include electric vehicle parking spaces as per the City's standards.
T-18: Subsidized Transit. Increase access to transit by providing free or reduced passes.	**Not Applicable.** This measure is not directly applicable to the project; however, the project is located as close as approximately 0.79-mile from existing transit stops.
SW-1: Yard Waste Collection. Provide green waste collection bins community-wide.	**No Conflict.** The project would be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
SW-2: Food Scrap and Paper Division. Divert food and paper waste from landfills by implementing collection system.	**No Conflict.** The project would be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Summary

Compliance with regulations and incorporation of sustainable design measures would ensure the proposed project's GHG emissions are below the SCAQMD threshold of 3,000 $MTCO_2e$ per year. The project would also be in compliance with the reduction goals of the WRCOG Subregional Climate Action Plan, the CARB Scoping Plan, AB 32, and SB 32. Furthermore, the proposed project would comply with applicable Green Building Standards and the City of Wildomar's policies regarding sustainability. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

9. Hazards and Hazardous Materials

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		✓		

A Phase I Environmental Site Assessment Update (ESA) was prepared by Robin Environmental Management (REM) on November 8, 2022 (REM 2022), which is included as **Appendix 6**.

DISCUSSION

a) Less Than Significant Impact. Construction activities at the project site would involve the use of hazardous materials such as fuel, asphalt, lubricants, toxic solvents, pesticides, and herbicides which would be transported to and from the site and be present temporarily during construction. These potentially hazardous materials would not be used in quantities sufficient enough to pose a significant hazard to public health and safety or the environment, and their use during construction would be short-term.

Operation of the project would involve the use of hazardous materials such as cleaners, solvents, paints, degreasers, pesticides, fertilizers, and other custodial products, as well as gasoline/diesel. The materials used and stored onsite would be clearly labeled and safely stored in compliance with state and federal requirements. A permit to operate an underground storage tank (UST) system is required per California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280-25299.8) and Riverside County Ordinance 617. These regulations mandate the testing and frequent inspections of the UST facilities. The project occupant(s) would be required to prepare a Spill Contingency Plan to be filed with the County of Riverside Hazardous Materials Department. All operations of the gas station and related USTs would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials. With the exercise of normal safety practices, the proposed project would not create substantial hazards to the public or the environment. Therefore, a less than significant impact would occur.

The transport, use, storage, and disposal of hazardous materials would be required comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration. Moreover, any businesses that transport, generate, use, and/or dispose of hazardous materials in Wildomar are subject to existing local hazardous materials regulations, such as those implemented by the Riverside County Department of Environmental Health which is the Certified Unified Program Agency (CUPA) for Riverside County. This program is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, including Wildomar. Compliance with federal, state, and local laws and regulations would result in a less than significant impact.

b) Less Than Significant Impact. As described in the response to 9)a, above, construction and operation of the proposed project would involve the transport, storage, and use of hazardous materials on the site including common cleaning substances, building maintenance products, lubricants, paints, solvents, herbicides, pesticides, fertilizers, and most notably diesel and gasoline fuel for the gas station.

An impact could occur if construction and operation of the proposed project create conditions where hazardous materials could easily contaminate surrounding soil, water, or air.

Construction projects typically maintain supplies onsite for containing and cleaning small spills of hazardous materials. However, construction activities would not involve a significant amount of hazardous materials, and their use would be temporary. Furthermore, project construction workers would be trained on the proper use, storage, and disposal of hazardous materials.

Operation of the office/warehouse and commercial uses would not warrant use of hazardous materials in quantities that could result in hazardous conditions. However, the operation of the proposed gas station could result in hazardous materials due to the potential to have liquefied petroleum gas (LPG) tanks; operation of the gas station would require a permit. All on-site activities during construction and operation would be required to adhere to federal, state, and local regulations for the management and disposal of hazardous materials, including but not limited to California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280-25299.8) and Riverside County Ordinance 617.

Also, construction activities would be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) as part of the NPDES permit, as detailed in Section V.10, Hydrology and Water Quality. The primary objective of the SWPPP is to identify, construct, implement, and maintain best management practices (BMPs) to reduce eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site. BMPs for hazardous materials include, but are not limited to, off-site refueling, placement of generators on impervious surfaces, establishing clean out areas for cement, etc. While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Therefore, transport, use, and/or disposal of hazardous materials during construction and operation of the proposed project would be properly managed, and impacts would be less than significant.

c) No Impact There are no schools within a quarter mile of the site. The nearest school to the project site is Ronald Reagan Elementary, approximately 1 mile northwest of the site. Therefore, no impact would occur.

d) No Impact. The project site is not included on a list of hazardous materials databases compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) (DTSC 2022; SWRCB 2022). According to the Phase I ESA, the project site is not listed on environmental databases for hazardous sites, and there are no Leaking Underground Storage Tank (LUST)/Spill sites on site. There is no evidence of significant environmental concern or recognized environmental conditions in connection with the project site (REM 2022). Therefore, no impact would occur.

e) No Impact. The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 5.7 miles southeast of the project site. Given the

distance and because the project is not in the airport land use plan area for French Valley Airport, there is no impact.

f) Less Than Significant Impact. Access to the project site would be provided via four entrances/exits: one on the northwest portion of the project site via Clinton Keith Road, and three on the eastern side of the project site via Jana Lane. Construction would take place within the project site; no roadway closures are anticipated. If roadway closure(s) or reduction in access/capacity is necessary during construction (i.e., to connect to water, sewer, or utilities), the City requires that the applicant submit appropriate detour plans for review prior to the issuance of a building permit. Adherence to these requirements would ensure that the project would not have a significant impact on emergency response and evacuation plans. Therefore, impacts would be less than significant.

g) Less Than Significant With Mitigation Incorporated. California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is within a VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2022 California Building Code (or the most current version) and the 2022 edition of the California Fire Code (or the most current version). The 2022 California Fire Code (Part 9 of Title 24 of the California Code of Regulations) includes Section 4905.2, Construction Methods and Requirements within Established Limits. Fire Code Chapter 49 cites specific requirements for wildland-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety, and mitigation measures **HAZ-1** and **HAZ-2,** which require conformance with the California Building Code and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

1. City of Wildomar Municipal Code Chapter 8.28, Fire Code, requires compliance with the 2016 California Building Code (or most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations).

2. City of Wildomar Municipal Code Chapter 8.28, Fire Code, requires adherence to California Fire Code Chapter 49, which cites specific requirements for wildland-urban interface areas.

MITIGATION MEASURES

HAZ-1 Prior to the issuance of building permits, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.

Timing/Implementation: *Prior to issuance of building permits*

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

HAZ-2 Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.

Timing/Implementation: *Prior to issuance of certificate of occupancy*

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

10. Hydrology and Water Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;			✓	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			✓	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
iv) impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

The following analysis is based on the Project Specific Water Quality Management Plan (WQMP) prepared by Blue Engineering and Consulting, Inc. on March 14, 2022, and is included as **Appendix 7** (Blue Engineering 2022a), and the Preliminary Hydrology Report by Blue Engineering and Consulting, Inc. dated March 2022 and included as **Appendix 8** (Blue Engineering 2022b) to this Initial Study.

DISCUSSION

a) Less Than Significant Impact.

Construction

As part of Section 402 of the Clean Water Act, the US Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct stormwater discharges. The NPDES program regulates industrial pollutant discharges, which include construction activities. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements.

Wildomar Municipal Code Section 13.12.050 requires development to comply with a Municipal Separate Storm Sewer System (MS4) Permit from the San Diego Regional Water Quality Control Board. Section F.1 of the MS4 permit specifies requirements for new developments, and Section F.1.D details the requirements for standard stormwater mitigation plans (also known as water quality management plans). The MS4 permit imposes pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential activities. Even though Wildomar is split by two watersheds (Santa Ana and Santa Margarita) that affect some of the properties in the City, the entire City is governed by the MS4 permit for the Santa Margarita region.

Requirements for waste discharges potentially affecting stormwater from construction sites of one acre or more are set forth in the SWRCB's Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ. The site is larger than one acre and would be subject to requirements of the Construction General Permit. Projects obtain coverage under the Construction General Permit by filing a Notice of Intent with the SWRCB prior to grading activities and preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the project site, and to contain hazardous materials. BMPs categories include, but are not limited to, erosion control and wind erosion control, sediment control, tracking control, non-storm water management controls, and waste management controls. Implementation of BMPs and monitoring required under the SWPPP would reduce, minimize, reduce and or treat pollutants and prevent short-term intermittent impacts to water quality from construction activities to less than significant levels.

Operation

The primary constituents of concern during the project operational phase would be solids, oils, and greases from parking area and driveways that could be carried offsite. Structural BMPs as stated in the Water Quality Management Plan (WQMP), included as **Appendix 7** to this IS/MND, would include, but are

not limited to, drainage stenciling and signage, avoiding the use of unprotected metals for roofing/gutters/trim, and designing landscape to minimize irritation and runoff. Operational source control BMPs include education for new site owners, maintaining inlet markings, maintaining drains to prevent blockages, maintaining landscaping using minimal or no pesticides, inspect and clean receptacles, and street and sidewalk sweeping (Blue Engineering 2022a). The BMPs would properly manage flow and prevent stormwater pollution by reducing the potential for contamination at the source, as listed in the WQMP (see **Appendix 7**). The BMPs specific to the project have been determined as part of the WQMP to be approved by the City.

Additionally, onsite landscaping would assist with minimizing the amount of runoff from the site by providing permeable areas for water infiltration and decreasing runoff volume.

The proposed project would maintain its existing drainage pattern. Runoff from the proposed project would be collected in an onsite catch basin and retained, upon implementation of a biofiltration system (Blue Engineering 2022b). Overflow from the biofiltration system would connect to an overflow storm drainpipe that would run from the southern portion of the site towards the southeastern corner. The onsite catch basin would be designed to capture drainage from the site. A pipe from the biofiltration system would direct flow to a storage tank where the water would be directed into a full-capture type catch basin filter (WetlandMOD) to reduce clogging, before going into an overflow pipe (Blue Engineering 2022b).

Moreover, the gas station would be required to have impermeable floors that are a) graded at the minimum slope necessary to prevent ponding, and b) separated from the rest of the site by a grade break that prevents run-off of stormwater to the maximum extent practicable. Additionally, the fueling areas would be covered with a canopy that is 5,971 square feet and extends past the fuel dispensing area. BMPs for the gas station and fueling area would include, but are not limited to, sweeping regularly to prevent accumulation of litter and debris.

In general, projects must control pollutants, pollutant loads, and runoff volume from the project site by controlling runoff through infiltration or bioretention. Projects must incorporate BMPs in accordance with the requirements of the municipal NPDES permit. The project would comply with water quality standards, and impacts are less than significant.

b) Less Than Significant Impact.

According to the Geotechnical Report, no groundwater or evidence of previous groundwater was encountered during any of the exploratory borings or trenches at a maximum depth of 23 feet (NTS 2022). The proposed project lies within the Santa Margarita River Watershed, and the Murrieta Creek Sub-Watershed (Blue Engineering 2022a). Although the project site is within the Temecula Valley Groundwater Basin, it would be subject to the Elsinore Basin Groundwater Management Plan as the site would be served by the Elsinore Valley Municipal Water District (DWR 2022).

Groundwater recharge occurs when water seeps through soil to replenish underground aquifers. Groundwater recharge is a major practice in Southern California. The primary sources of groundwater recharge in basins are:

- Recharge from precipitation – Rainfall directly to the basin.
- Surface water infiltration – Recharge from infiltration of surface waters such as streams.
- Infiltration from land use – Direct surface recharge from application of water for irrigation.
- Infiltration from septic tanks – Infiltration in areas serviced by septic systems in the basin.

The Elsinore Basin, which is a major source of potable groundwater supply for Elsinore Valley Municipal Water District (EVMWD), has not been identified to be in a state of overdraft (DWR 2020). Furthermore, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2021). Therefore, the proposed project would not impede sustainable groundwater management of the Basin, and impacts would be less than significant.

c)

i, ii) **Less Than Significant Impact**.

Please refer to issue b) in Section V.7, Geology and Soils, for further discussion of erosion. Surface water drainage would be controlled by building regulations, with the water directed toward existing streets, flood control channels, storm drains, and catch basins. The proposed drainage for the site would not channel runoff on exposed soils, would not direct flows over unvegetated soils, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements and the countywide MS4 permit. Additionally, the project applicant/developer is required to submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during project construction. Furthermore, the applicant is required to prepare and submit a detailed erosion control plan for City approval prior to obtaining a grading permit. Implementation of an erosion plan would address any erosion issues associated with proposed grading and site preparation. Although future development would create new impervious surfaces on the property, development associated with the proposed project would result in opportunities for the biofiltration system and landscaped areas to be used for on-site stormwater retention.

The site currently is undeveloped with exposed soils and shrubs that generally drains from north to south and east to west. The majority of the exiting topography drains into a storm drain channel on Jana Lane. The proposed drainage facilities would generally maintain the existing drainage pattern (Blue Engineering 2022b). However, the proposed project would increase the post-development flows compared to predevelopment levels. To reduce impacts of the increased flow from the proposed project, a biofiltration system with the capacity to store up to a volume of 20,125 cubic feet would be proposed. Routing of captured surface flow through the basin would reduce post-development flows to predevelopment levels for all storm events (Blue Engineering 2022b).

The project-specific WQMP provides BMPs for after construction, such as educational materials for property owners, street and sidewalk sweeping, and landscape maintenance, etc. Therefore,

the proposed project would not result in substantial erosion or siltation on- or off-site, or flooding on- or off-site. Therefore, impacts would be less than significant.

iii) **Less Than Significant Impact.** The proposed project is required to comply with Wildomar Municipal Code Section 13.12.050, which requires development to comply with a MS4 Permit from the San Diego Regional Water Quality Control Board. The proposed project would include a biofiltration system to capture runoff; the proposed project's drainage would match the existing conditions, and therefore, the proposed project would not exceed the capacity of the existing stormwater system. Impacts would be less than significant.

iv). **No Impact.** The project site is designated by the Federal Emergency Management Agency (FEMA) as not within any flood risk zone (FEMA 2008). Moreover, the project site is not within a 100- or 500-year flood zone (Wildomar 2003). Although the proposed project would increase impervious surfaces, the project site is not located within an area of flood risk, and the proposed catch basins would reduce impacts from on- or off-site flooding. Therefore, no impacts would occur.

d) No Impact. As provided in V.10.c.iv, the project site is not within a flood hazard zone. The project site is not in an area that is subject to seiches, mudflows, or tsunamis due to the absence of any nearby bodies of water and mud/debris channels (NTS 2022). Additionally, the County of Riverside identifies dam inundation hazard areas throughout the county. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The County's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan. As shown in Figure S-10, the project site is not in any dam inundation hazard zones (Wildomar 2003). In addition, the project is not in the vicinity of any levees (USACE 2022). Therefore, the project would not be exposed to seiches, mudflows, or tsunami hazards, and no impact would occur.

e) Less Than Significant Impact. As provided in Section V.10.b, above, although the project site is within the Temecula Valley Groundwater Basin, it would be subject to the Elsinore Basin Groundwater Management Plan as the site would be served by the Elsinore Valley Municipal Water District (EVMWD) which gets its water from the Elsinore Basin. The proposed project would not conflict or obstruct implementation of EVMWD's Urban Water Management Plan (UWMP). Additionally, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2021).

The project site is in the Water Quality Improvement Plan for the Santa Margarita River Watershed Management Area. The proposed project would comply with water quality requirements set forth in the Statewide General Construction Permit, the NPDES, and the City of Wildomar Municipal Code Section 13.12 (Stormwater Discharge System Protection). Therefore, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the BMPs that may be implemented in addition to those provided in the WQMP to prevent such deterioration, as part of the building plan check review process prior to construction.

MITIGATION MEASURES

None required.

11. Land Use and Planning

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

DISCUSSION

a) No Impact. The project site is in an urbanized area characterized by a mix of land uses. The surrounding area includes residential, commercial, and undeveloped uses. The site is vacant and zoned Manufacturing Service Commercial (M-SC) and has a land use designation of Business Park (BP). Implementation of the proposed project would be consistent with the existing uses in the surrounding area and would conform to the City's vision for development in this area. The proposed project would not disrupt or divide the physical arrangement of an established community; therefore, no impact would occur.

b) Less Than Significant Impact. The project site has a land use designation of Business Park (BP) and is zoned Manufacturing Service Commercial (M-SC). The proposed project is consistent with the policies and development standards established under these designations and ordinances. The General Plan states that the BP designation is intended to allow for employee-intensive uses. As described in Section 17.92, M-SC Manufacturing-Service Commercial Zone, of the Wildomar Municipal Code, the site's M-SC zoning designation is intended to promote and attract industrial and manufacturing activities that would provide jobs to residents and strengthen the City's economic base. The M-SC zone permits a variety of uses including gasoline and diesel service stations, car washes, restaurants, and parking lots as well as warehouses, that would provide a number of jobs for residents. Additionally, the BP designation allows for building intensities ranging from 0.25 to 0.6 floor-area ratio (FAR). The maximum FAR for the proposed project is 0.19, which is within the permitted FAR range. The development standards listed in the Section 17.92, M-SC Manufacturing-Service Commercial Zone, of the Wildomar Municipal Code, restrict structures to a maximum height of 50 feet. The tallest structure, the office/warehouse, of the proposed project is 30 feet.

The proposed project would adhere to all additional development standards listed in Section 17.92, M-SC Manufacturing-Service Commercial Zone, of the Wildomar Municipal Code, and other applicable standards of the Municipal Code, with the exception of the permitted gas station use. According to Section 17.92.020.B, Uses Permitted, of the Municipal Code, only gasoline and diesel service stations that do not include the concurrent sale of beer and wine for off-premises consumption are allowed. As the proposed

project would include a gas station that would sell alcohol, a conditional use permit is required, as indicated in Section 17.92.020.C, Uses Permitted, of the Wildomar Municipal Code.

Additionally, the City is a signatory to the MSHCP and the project site is within the Stephens' Kangaroo Rat Plan Fee Area, as discussed in Issue V.4.a, Biological Resources, of this Initial Study, and therefore, the proposed project is required to pay fees. Compliance with the MSHCP, applicable General Plan policies, and zoning ordinances would result in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

1. Section 3.44.060 of the Wildomar Municipal Code requires that the applicant pay appropriate development impact fees prior to issuance of a certificate of occupancy for the development project.
2. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant/developer is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.
3. Section 17.248.030 of the Wildomar Municipal Code requires that the applicant apply for a conditional use permit for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.

MITIGATION MEASURES

None required.

12. Mineral Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

DISCUSSION

a) No Impact. There are no mines mapped on the project site (CDC 2016b). Additionally, the project site is in an area designated as MRZ-3 by the Wildomar General Plan (Wildomar 2003). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. The General Plan Open Space-Mineral Resources (OS-MIN) land use designation allows mineral extraction and processing facilities, based on the applicable Surface Mining and Reclamation Act (SMARA) classification. Those land areas held in reserve for future mining activities are also designated OS-MIN. No areas within the City boundaries are designated as OS-MIN. As a result, no impacts would occur.

b) No Impact. There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan. Construction of the proposed project would not create a substantial demand of aggregate resources. As a result, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

13. Noise

Issues, would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

A Noise Impact Analysis was prepared by Ganddini Group Inc. on October 28, 2022 (2022b) which is summarized herein and included as **Appendix 9**.

Ambient Noise Measurements

In order to document the existing ambient noise levels in the project area, five 15-minute daytime noise measurements were taken between 2:10 PM and 4:51 PM on May 4, 2022. In addition, one long-term 24-hour noise measurement was also taken from May 4, 2022, to May 5, 2022. As shown in Figure 5 of **Appendix 9**, the noise meter was placed at the following locations:

- STNM1: Represents the existing noise environment of the single-family residence located to the southeast of the project site boundary on the eastern side of Jana Lane (36254 Jana Lane). The noise meter was placed near the western property line of the single-family residence on the eastern side of Jana Lane (approximately 705 feet from the project site). The daytime measurement at this location was 49.5 L_{eq}.
- STNM2: Represents the existing noise environment of the single-family residential uses to the east of the project site along the eastern side of Jana Lane (36180 and 36120 Jana Lane). The noise meter was placed near the western property line of the single-family residence at 36120 Jana Lane, Wildomar on the eastern side of Jana Lane (approximately 45 feet from the project site). The daytime measurement at this location was 53.5 L_{eq}.

- STNM3: Represents the existing noise environment of the single-family residential neighborhood located to the north of the project site boundary across Clinton-Keith Road (24811 Benetta Court). The noise meter was placed along the northern sidewalk associated with Clinton Keith Road south of the residential uses (approximately 110 feet from the project site). The daytime measurement at this location was 74.5 L_{eq}.
- STNM4: Represents the existing noise environment of the single-family residential neighborhood located to the northeast of the project site boundary across Clinton Keith Road and along Mauri Court (24919 Mauri Court). The noise meter was placed along the northern property line of the single-family residence just south of the Mauri Court (approximately 325 feet from the project site). The daytime measurement at this location was 50.7 L_{eq}.
- STNM5: Represents the existing noise environment of the single-family residential neighborhood located to the east of the project site along Crimson Lasso Drive (25006 Crimson Lasso Drive). The noise meter was placed along the western property line of the single-family residence just north of Crimson Lasso Court (approximately 695 feet from the project site). The daytime measurement at this location was 56.8 L_{eq}.
- LTNM1: Represents the existing noise environment of the project site. The noise meter was placed in the northern portion of the project site just south of Clinton Keith Road (approximately 70 feet from the project site). The 24-hour ambient noise at this location was 60.6 L_{eq}.

The Noise Impact Analysis indicated that the dominant noise source in the project vicinity is vehicle traffic associated with Jana Lane, Clinton Keith Road, Smith Ranch Road, and other surrounding roadways; bird song; residential ambience; and construction earthwork type activities.

DISCUSSION

a) Less Than Significant with Mitigation Incorporated.

Significance Criteria

According to the City of Wildomar sound level standards for Business Park (BP) uses, the maximum decibel level between 7:00 AM to 10:00 PM is 65 dB L_{max} and 45 dB L_{max} between 10:00 PM and 7:00 AM.

Construction Noise (on-site)

The existing surrounding single-family residential uses to the north, east, and southwest of the project site may be affected by short-term noise impacts associated with construction. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, unmitigated construction noise levels are expected to range from 61.5 dBA L_{eq} to 72.8 dBA L_{eq} (Ganddini 2022b). Construction activities would occur throughout the project site and would not be concentrated in one location. **Table 13-1**, Construction Noise Levels (dBA L_{eq}), shows the anticipated noise levels during each construction phase.

Table 13-1 Construction Noise Levels (dBA L_{eq})			
Phase	**Receptor Location**	**Existing Ambient Noise Levels (dBA L_{eq})**	**Unmitigated Noise Levels (dBA L_{eq})**
Site Preparation	Single-Family Residence to Northwest (24907 Mauri Ct)	74.5	62.7
	Single-Family Residence to Northeast (24811 Benetta Ct)	50.7	63.2
	Single-Family Residence to East (25006 Crimson Lasso Dr)	56.8	57.4
	Single-Family Residence to East (36035 Horseshoe Ct)	56.8	57.6
	Single-Family Residence to East (36120 Jana Ln)	53.5	67.6
	Single-Family Residence to Southeast (36254 Jana Ln)	49.5	56.3
Grading	Single-Family Residence to Northwest (24907 Mauri Ct)	74.5	67.9
	Single-Family Residence to Northeast (24811 Benetta Ct)	50.7	68.4
	Single-Family Residence to East (25006 Crimson Lasso Dr)	56.8	62.6
	Single-Family Residence to East (36035 Horseshoe Ct)	56.8	62.8
	Single-Family Residence to East (36120 Jana Ln)	53.5	72.8
	Single-Family Residence to Southeast (36254 Jana Ln)	49.5	61.5
Building Construction	Single-Family Residence to Northwest (24907 Mauri Ct)	74.5	67.8
	Single-Family Residence to Northeast (24811 Benetta Ct)	50.7	68.3
	Single-Family Residence to East (25006 Crimson Lasso Dr)	56.8	62.5
	Single-Family Residence to East (36035 Horseshoe Ct)	56.8	62.5
	Single-Family Residence to East (36120 Jana Ln)	53.5	72.7
	Single-Family Residence to Southeast (36254 Jana Ln)	49.5	61.3
Paving	Single-Family Residence to Northwest (24907 Mauri Ct)	74.5	65.1
	Single-Family Residence to Northeast (24811 Benetta Ct)	50.7	65.5
	Single-Family Residence to East (25006 Crimson Lasso Dr)	56.8	59.7
	Single-Family Residence to East (36035 Horseshoe Ct)	56.8	60.0
	Single-Family Residence to East (36120 Jana Ln)	53.5	69.9
	Single-Family Residence to Southeast (36254 Jana Ln)	49.5	58.6
Architectural Coating	Single-Family Residence to Northwest (24907 Mauri Ct)	74.5	54.6
	Single-Family Residence to Northeast (24811 Benetta Ct)	50.7	55.1
	Single-Family Residence to East (25006 Crimson Lasso Dr)	56.8	49.3
	Single-Family Residence to East (36035 Horseshoe Ct)	56.8	49.5
	Single-Family Residence to East (36120 Jana Ln)	53.5	59.5
	Single-Family Residence to Southeast (36254 Jana Ln)	49.5	48.1
Source: Ganddini 2022b (Appendix 9)			

Construction activities would include site preparation, grading, building construction, paving, and architectural coating. Such activities would require graders, scrapers, and tractors during site preparation; graders, dozers, and tractors during grading; cranes, forklifts, generators, tractors, and welders during building construction; pavers, rollers, mixers, tractors, and paving equipment during paving; and air compressors during architectural coating. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels.

The expected duration of each phase and the loudest sound level at the nearest sensitive receptor (the single-family residence located to the east of the project site at 36120 Jana Lane), is as follows:

- Site Preparation (5 days) – 67.6 L_{eq} (maximum)
- Grading (8 days) – 72.8 L_{eq} (maximum)
- Building Construction (156 days) – 73.7 L_{eq} (maximum)
- Paving (18 days) – 69.9 L_{eq} (maximum)
- Architectural Coating (18 days) – 59.5 L_{eq} (maximum)

In addition, the City's Noise Ordinance (Section 9.48.020 of the Wildomar Municipal Code) indicates that noise sources associated with private construction projects located within one-quarter of a mile from an inhabited dwelling are permitted between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through July. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Project construction activities would comply with the above allowed hours.

In addition to adherence to the City of Wildomar Municipal Code Section 9.48.020, which limits the construction hours of operation, the following best management practices (BMPs) would be implemented to further reduce construction noise emanating from the proposed project:

1. All construction equipment, fixed or mobile, would be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
2. All stationary construction equipment would be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. As applicable, shut off all equipment when not in use.
4. Equipment staging shall be located in areas that create the greatest distance between construction-related noise/vibration sources and sensitive receptors surrounding the project site.

5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources would be directed away from existing residences east of the project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and the nearest off-site residences. The shielding should be without holes and cracks.
6. No amplified music and/or voice would be allowed on the project site.
7. Haul truck deliveries would not occur outside of the hours presented as exempt for construction per City's Municipal Code Section 9.48.020.

Compliance with the City's Municipal Code and implementation of the BMPs would ensure construction noise impacts would be less than significant.

Construction Noise (off-site)

During construction the estimated existing average daily trips along Clinton Keith Road in the vicinity of the project site range between 18,492 and 36,108 average daily vehicle trips and vehicle trips along Jana Lane are 240 average daily vehicle trips. The greatest number of construction-related vehicle trips per day would be during building construction at up to 109 vehicle trips per day. Given the project site's proximity to I-15, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps. Therefore, the addition of project vendor/haul trucks and worker vehicles per day along off-site roadway segments would not be anticipated to result in a doubling of traffic volumes (Ganddini 2022b). Off-site project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels. Impacts would be less than significant.

The project site falls within the area for the City's Capital Improvement Program CIP 025 Clinton Keith Widening project, and the impacts were addressed in an IS/MND adopted by Riverside County (SCH# 200910103). The proposed project would only be responsible for the improvements if it is constructed before the City's CIP 025 project is completed. The project would also be responsible for implementing mitigation measure **NOI-1.**

Operations

Onsite Operations

Peak hour project operational noise levels, which are expected to occur between 7:00 AM and 10:00 PM, would range between 39 and 65 dBA L_{eq} at the nearest receptors. Nighttime noise levels at the nearest receptors would range between 35 and 60 dBA L_{eq}. **Table 13-2,** Project Operational Noise (Day/Night), shows the proposed operational noise levels.

Table 13-2 Project Operational Noise (Day/Night)				
Direction From Project Site	**Land Use Designation**	**Applicable Standards (day/night) (dBA L_{eq})**	**Modeled Noise Level (day/night) (dBA, L_{eq})**	**Exceeds Standards? (day/night)**
North	Medium Density Residential	55/45	50/47	No
South	Medium High Density Residential	55/45	39/32	No
East	Business Park	65/45	64/45	No
West	Business Park	65/45	65/59	No
Source: Ganddini 2022b (Appendix 9)				

As shown in **Table 13-2**, project operational noise would not be exceeded by more than 3 dBA. The existing traffic noise level was modeled at 49 dBA CNEL and the existing plus project noise level was modeled at 57 dBA CNEL along Jana Lane south of Clinton Keith Road. The majority of the existing land uses along this portion of Jana Lane affected by the proposed project are commercial and/or industrial uses, with the exception of one single-family residence at 36120 Jana Lane. Therefore, although the project generated vehicle trips result in an increase above 3 dBA CNEL along the segment of Jana Lane south of Clinton Keith Road, project generated vehicle traffic does not raise the ambient noise level from below the applicable standard to above the applicable standard (60 dBA CNEL for single-family residential uses). Project generated vehicle traffic along all other modeled roadway segments is anticipated to increase the noise between approximately 0.06 to 1.05 dBA CNEL. Therefore, project generated increases in ambient noise levels would result in less than 3 dBA CNEL increases along these segments. Therefore, impacts would be less than significant.

Project Generated Vehicle Traffic

During operation, the proposed project is expected to generate approximately 5,667 average daily trips with 270 trips during the AM peak hour and 264 trips during the PM peak hour. According to the noise modeling, the segment of Jana Lane south of Clinton Keith Road is anticipated have an increase in noise levels by up to approximately 8 dBA CNEL (Ganddini 2022b). The existing traffic noise level was modeled at 49 dBA CNEL and the existing plus project noise level was modeled at 57 dBA CNEL at this segment (Ganddini 2022b).

The majority of the existing land uses along this portion of Jana Lane that would be affected by the proposed project's generated vehicle trips are commercial and/or industrial uses, with the exception of one single-family residence at 36120 Jana Lane. Although the project generated vehicle trips result in an increase above 3 dBA CNEL along the segment of Jana Lane south of Clinton Keith Road, project generated vehicle traffic does not increase the ambient noise level above the applicable standard of60 dBA CNEL for single-family residential uses. Project generated vehicle traffic along all other modeled roadway segments is anticipated to increase between approximately 0.06 to 1.05 dBA CNEL. Therefore, project generated

increases in ambient noise levels would result in less than 3 dBA CNEL increases along these segments which would not result in substantial noise increases. Impacts from project generated vehicle trips would be considered less than significant.

b) Less Than Significant Impact. The estimated groundborne vibration levels at the nearest structures are presented in **Table 13-3,** Construction Vibration Levels at the Nearest Receptors.

Table 13-3 Construction Vibration Levels at the Nearest Receptors

Receptor Location	Distance from Property Line to Nearest Structure (feet)	Equipment	Vibration Level (PPV in/sec)	Threshold Exceeded?[1]	Vibration Level with BMPs[2]	Threshold Exceeded with BMPs?[1,2]
Residential to North	145	Vibratory Roller	0.015	No	-	-
	145	Large Bulldozer	0.006	No	-	-
Commercial to Eat	91	Vibratory Roller	0.030	No	-	-
	91	Large Bulldozer	0.013	No	-	-
Commercial to South	3	Vibratory Roller	5.052	**Yes**	0.452	No
	3	Large Bulldozer	2.141	**Yes**	0.492	No
Commercial to West	1	Vibratory Roller	26.250	**Yes**	0.452	No
	1	Large Bulldozer	11.125	**Yes**	0.492	No

Source: Ganddini 2022b (Appendix 9)

[1] Caltrans identifies the threshold at which there is a risk of architectural damage to older residential structures as a PPV of 0.3 in/sec to modern industrial/commercial buildings as a PPV of 0.5 in/sec (See Table 13-4).

[2] BMPs include prohibiting the use of vibratory rollers, or similar vibratory equipment, within 15 feet and large bulldozers within 8 feet of commercial structures to the south and west of the project site.

As shown in **Table 13-3**, the threshold of 0.3 in/sec PPV for older residential structures would not be exceeded at nearby residential uses; however, the commercial threshold of 0.5 in/sec PPV has the potential to be exceeded at the commercial structures located to the south and west of the project site. If a vibratory roller is used within 15 feet of an existing commercial structure or if a large bulldozer is used within 8 feet of an existing structure, there would be some potential architectural damage. BMPs to be adopted by the City to prohibit the use of vibratory rollers within 15 feet or a larger bulldozer between 8 feet of the existing commercial uses to the south and west of the site would result in vibratory levels to be under significance thresholds at all properties surrounding the project site. Therefore, impacts would be less than significant.

As shown in **Table 13-4**, Guideline Vibration Damage Potential Threshold Criteria, the threshold at which is a risk to "architectural" damage to historic and some older buildings is a peak particle velocity (PPV) of 0.25, at older residential structures a PPV of 0.3, and at new residential structures a PPV of 0.5.

Table 13-4 Guideline Vibration Damage Potential Threshold Criteria

Structure Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely Fragile Historic Buildings, Ruins, Ancient Monuments	0.12	0.08
Fragile Buildings	0.2	0.1
Historic and Some Old Buildings	0.5	0.25
Older Residential Structures	0.5	0.3
New Residential Structures	1.0	0.5
Modern Industrial/Commercial Buildings	2.0	0.5
Source: Ganddini 2022b (Appendix 9)		

Operation of a vibratory roller may result in groundborne vibration levels of up to 0.1 at a distance of 41 feet and a large bulldozer at a distance of 23 feet. Due to distance to the nearest sensitive receptors, vibration related annoyance would not occur. Furthermore, annoyance would be short-term and would occur only during site grading and site preparation activities which would be limited to daytime hours. Impacts are less than significant.

Operation of the proposed project would involve the movement of passenger vehicles and trucks. Driving surfaces associated with the project would be paved and would generally be smooth. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Ganddini 2022b). Groundborne vibration levels associated with passenger vehicles is much lower. The movement of vehicles on the project site would not result in the generation of excessive groundborne vibration or groundborne noise. Impacts would be less than significant.

c) No Impact. The project is not located within an airport land use plan. There is no public airport or public use airport located within two miles of the project site; however, the nearest private airstrip is the French Valley Airport located approximately 5.7 miles southeast of the project site. The proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by the City of Wildomar Municipal Code Sections 9.48.020 and 15.04.010, all construction and general maintenance activities shall be limited to the hours 7:00 AM and 6:00 PM from October through May (Monday–Saturday), and between 6:30 AM and 6:00 PM (Monday–Saturday) from June through September. No construction is permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.

MITIGATION MEASURES

The following mitigation measure from the Clinton Keith Road Widening Project IS/MND (SCH# 200910103) would also be applicable to the proposed project:

NOI-1 All noise producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers and air-inlet silencers, where appropriate, in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.

Timing/Implementation: *Prior to construction*

Enforcement/Monitoring: *City of Wildomar Building Department*

14. Population and Housing

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

DISCUSSION

a) Less than Significant Impact. Construction of the proposed project would require contractors and laborers. Because of the size of the proposed project, the City expects that the supply of general construction labor would be available from the local and regional labor pool. The unemployment rate for Riverside County region is 3.9 percent (BLS 2022). The proposed project would not result in a long-term increase in employment from short-term construction activities.

The project's commercial, office, and warehouse uses are expected to generate up to 18[1] new jobs, 15[2] jobs, and 17[3] jobs, respectively in the City with an expected total of up to 50 new jobs (Natelson 2001). The proposed project employment generation is not expected to result in a significant relocation of employees to the region due to the size of the existing labor pool in the area. Additionally, when compared to the Southern California Association of Government's (SCAG) employment 2045 projection of 11,200 workers in the City, the proposed project's contribution to overall population increases due to employment is marginal (SCAG 2020). Therefore, the proposed project would not directly nor indirectly induce substantial unplanned growth to the City's population.

[1] The project's 11,260 square feet of commercial space (7,460 sq ft convenience store and 3,800 sq ft restaurants) was divided by 629 square feet/employee which represents the average square feet/employee in the "other retail" category for Riverside County and this calculation equals approximately 18 employees.

[2] The project's 7,263 square feet of office space was divided by 481 square feet/employee which represents the average square feet/employee in the "low-rise office" category for Riverside County and results in approximately 15 employees.

[3] The project's 10,049 square feet of warehouse space was divided by 581 square feet/employee which represents the average square feet/employee in the "warehouse" category for Riverside County and this calculation equals approximately 17 employees.

b) No Impact. The project site is vacant and does not contain any housing units. Therefore, the construction of the proposed project would not displace substantial numbers of existing people or housing units, which could necessitate the construction of replacement housing elsewhere. No impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

15. Public Services

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities?			✓	

DISCUSSION

a) Less Than Significant Impact. The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 75 on 38900 Clinton Keith Road in the City of Murrieta is approximately 3 miles southwest of the site and RCFD Fire Station 61 on 32637 Gruwell Street in the City of Wildomar is approximately 3 miles to the northwest of the site. These and several other Riverside County and Murrieta Fire Department stations in the surrounding area would be able to provide fire protection services to the project site, if needed.

A standard Condition of Approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard City development impact fees, which include a fee for fire service impacts. The proposed project is not expected to result in activities that create unusual fire protection needs, therefore any such impacts are considered less than significant.

b) Less Than Significant Impact. Police protection services are provided in Wildomar by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 7.7 miles northwest of the project site. Traffic enforcement is provided in this area of Riverside County by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel.

The Sheriff's Department strives to maintain a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (Wildomar 2018). The proposed project would introduce new land uses to the site but as discussed in Section V.14, Population and Housing, it is not anticipated to induce

substantial population growth in the area; additionally, no residential uses are proposed. The project uses would instead serve the projected growth, and therefore, would not be expected to substantially increase the demand for police protection services.

Regardless, pursuant to Section 3.44 of the Municipal Code, Fees, the project applicant/developer is required to pay standard development impact fees, which include a fee for police service to offset potential demand for new structures or expanded facilities associated with development. Consideration of adding more law enforcement personnel is a City Council decision and is not a CEQA issue. As the physical impacts of police force expansion are part of the impact fees that are required to be paid prior to building permit, this impact is less than significant.

c) Less Than Significant Impact. The project site is in the Lake Elsinore Unified School District (LEUSD). As discussed in issue a) in section V. 14, Population and Housing, the proposed project would not induce substantial growth to the City's population, and would not propose residential uses. The City provides a Notice of Impact Mitigation Requirement to applicants for a building permit, who then work with the school district to determine the precise amount of the fee. Once the fee has been paid in full, LEUSD prepares and provides a certificate to the City demonstrating payment of the fee. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact is less than Significant.

d) Less Than Significant Impact. The City of Wildomar owns and manages four public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, Windsong Park, and Malaga Park. Additionally, the City is proposing to develop two new park sites of 11 and 27 acres, respectively. The City requires 3 acres of neighborhood and community parkland per 1,000 residents as per the City of Wildomar Municipal Code Section 16.20.020 Park and recreation fees and dedications. The proposed project is not projected to add new residents as the proposed project would not construct residential uses. Payment of the City's development impact fees would reduce all impacts to less than significant.

e) Less Than Significant Impact. Development of the proposed project would not significantly increase demand for other public facilities. Since any population growth associated with the proposed project would not exceed the City's growth projections, and would have been accounted for in long-range public facilities master plans. The project applicant/developer would be required to pay any applicable impact fees which would contribute to offsetting this demand on local government services. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project applicant/developer is required to comply with the requirements of the Riverside County Fire Department and pay standard development impact fees for fire service impacts (Wildomar Municipal Code Section 3.44).
2. The project applicant/developer is required to pay standard development impact fees for police service impacts (Wildomar Municipal Code Section 3.44).

3. The City will require that the project applicant/developer work with the LEUSD to determine the precise amount for the Notice of School Impact Mitigation, and demonstrate payment of the fee prior to issuance of a building permit. (Wildomar Municipal Code Section 15.50.170)
4. The project applicant/developer is required to pay standard development impact fees for impacts to parks (Wildomar Municipal Code Section 3.44).

MITIGATION MEASURES

None required.

16. Recreation

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

DISCUSSION

a) No Impact. See response to issue V.15.d, Public Services, above. The proposed project would not result in a direct increase in population growth as the proposed project would not construct housing. Typically, residential uses result in a higher demand for recreational facilities compared to other uses. Therefore, no impacts would occur.

b) No Impact. Implementation of the proposed project would not result in a direct increase in population growth as the proposed project would construct commercial and office/industrial uses onsite. Typically, residential uses result in a higher demand for recreational facilities compared to other uses. As the proposed project does not include new homes, the proposed project would not require the construction or expansion of recreational facilities. No impacts would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. Transportation

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✓	
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
d) Result in inadequate emergency access?		✓		

The Traffic Impact Analysis (TIA) prepared by Ganddini Group, Inc. (Ganddini 2022c) on November 30, 2022 is summarized herein and is included as **Appendix 10.**

Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development based on the specific land uses planned for a given project. Trip generation rates for the proposed project are shown in **Table 17-1**, Project Trip Generation Rates, based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021) and the (Not So) Brief Guide of Vehicular Generation Rates for the San Diego Region (2002). The land use categories provided in the table are the uses that best match those of the Project and are identified in the ITE Manual.

Table 17-1 Project Trip Generation Rates

Land Use[1]	ITE LU Code	LU Variable[2]	AM Peak Hour			PM Peak Hour			Daily Rate
			%In	%Out	Rate	%In	%Out	Rate	
Convenience Store/Gas Station – GFA (5.5-10k)	945	VFP	50%	50%	31.60	50%	50%	26.90	345.75
Automated Car Wash	[a]	LFWT	58%	42%	0.66	50%	50%	1.25	11.87
Fast-Food Restaurant	934	TSF	51%	49%	44.61	52%	48%	33.03	467.48

with Drive-Through									
General Office	710	TSF	88%	12%	1,52	17%	83%	1.44	10.84

Source: Ganddini 2022c (Appendix 10)

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021)

All rates based on General Urban/Suburban setting unless otherwise noted.

[a] Automated car wash based on rates provided in the *Newport Pointe Traffic Impact Analysis Report* (Linscott, Law & Greenspan, Engineers), April 28, 2021 which was derived from traffic counts on February 7, 2014 at the Victorville Speedwash (12147 Industrial Boulevard).

[2] VFP = Vehicle Fueling Positions; TSF = Thousand Square Feet; LFWT = Linear Feet Wash Tunnel

The project trip generation forecast in **Table 17-2**, Project Trip Generation Summary, also includes pass-by trip adjustments. Convenience store/gas station and restaurant land uses will often locate next to busy roadways to attract motorists already on the street. Since the trip generation rates shown in **Table 17-2** represent vehicles entering and exiting at the site driveways, it is appropriate to reduce the initial trip generation forecast by the applicable pass-by trip rate when calculating net new trips that will be added to the surrounding street system. The percentages of pass by trips for each land use category are shown in the table and were approved by the City Traffic Engineer in the Traffic Impact Analysis Scoping Memorandum (included as Appendix B of Appendix 10).

Table 17-2 Project Trip Generation Summary

Land Use	Quantity	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Convenience Store/Gas Station – GFA (5.5-10k)	16 VFP	253	253	506	215	215	430	5,532
Pass By Trips (Convenience Store/Gas Station, 76% AM, 75% PM, 38% Daily)[1]		*-192*	*-192*	*-384*	*-161*	*-161*	*-322*	*-2,102*
Subtotal		61	61	122	54	54	108	3,430
Automated Car Wash	63 LFWT	24	18	42	39	40	79	748
Fast-Food Restaurant with Drive-Through	3.8 TSF	86	83	169	65	60	125	1,776
Pass By Trips (*Fast-Food, 50% AM, 55% PM, 25% Daily)[1]*		*-43*	*-42*	*-85*	*-36*	*-33*	*-69*	*-444*
Subtotal		43	41	84	29	27	56	1,332
General Office	14.5 TSF	19	3	22	4	17	21	157
Total Trip Generation		**147**	**123**	**270**	**126**	**138**	**264**	**5,667**

Source: Ganddini 2022c (Appendix 10)

[1] For time periods with no pass-by data provided in ITE *Trip Generation Manual* (e.g., daily), pass-by rates assumed as half of ITE peak hour rate.

As shown in **Table 17-2**, Project Trip Generation Summary, the proposed project is anticipated to generate a total of approximately 5,667 two-way trips per day with 270 AM peak hour trips and 264 PM peak hour trips.

a) Less Than Significant Impact. As shown in **Table 17-2**, the proposed project is anticipated to generate a net total of approximately 5,667 two-way trips per day with 270 AM peak hour trips and 264 PM peak hour trips.

Public Transit, Pedestrian, and Bicycle Plans

The project area is served by RTA bus Route 23 which provides service for the cities of Wildomar, Murrieta, and Temecula (RTA 2022a). The closest bus stop is the Prielipp-Elizabeth stop, which is approximately 0.4-mile south of the project site, at the intersection of Elizabeth Lane and Prielipp Road.

Other bus stops within the project area are the Inland Valley Medical Center bus stop and Prielipp Inland Valley bus stop, both of which are approximately 0.65-mile southwest of the project site. Since the project site is not located directly along RTA Route 23, the proposed project would not propose changes to the route or its operations.

As a result of the project site's proximity to the Prielipp-Elizabeth bus stop, the use of transit services may increase. Transit service is reviewed and updated by RTA periodically to address ridership, budget, and community demand needs to adequately serve all residents of member communities (RTA 2022b). The Riverside County Transportation Commission and the City of Wildomar recognize the benefits of placing transit services in proximity to employment uses as a congestion management strategy and include goals and policies that encourage this coordination within their Long-Range Transportation Study and General Plan, respectively (RCTC 2019, Wildomar 2003).

The proposed project includes the installation of an onsite bicycle rack and onsite sidewalks access, as well as sidewalks along Clinton Keith Road and Jana Lane. The construction and operation phases of the project would be contained within the project site and subsequently would not interfere with the use of sidewalks, bike lanes, or public transit.

The proposed project would be consistent with the General Plan's goals and policies, and the proposed project is not found to result in conflicts with adopted policies, plans, or programs, nor is it expected to negatively affect the performance or safety of existing or planned pedestrian, bicycle, or transit facilities. Any additional proposed changes to bicycle and pedestrian facilities would be consistent with City development standards and would be checked for compliance as part of the City's review process. Therefore, the proposed project would not conflict with any policies, plans, or programs related to public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts would be less than significant.

Roadways and Intersections

Automobile delay, as described by Level of Service (LOS) or other measurements of vehicular capacity or traffic congestion, is no longer considered a significant impact under CEQA. However, the City uses LOS to determine the appropriate size of roadways and the need for intersection improvements. If the proposed

project is projected to exceed the City's LOS standard, conditions of approval may be placed on the project to address the traffic impact. As CEQA must evaluate the whole of the project, physical impacts to the environment such as changes to roadways and/or intersection from either a mitigation measure or condition of approval must also be evaluated (see Appendix 10 for a description of the LOS Analysis).

To address the project's impacts to roadway studied in the TIA the City will require that the following roadway improvements be made as Conditions of Approval for the proposed project, and that the proposed project will either construct or pay its fair-share to implement the following improvements:

- **Intersection #4 – Inland Valley Drive at Clinton Keith Road:** This improvement involves adding pavement to the intersection within the existing right of way, and paint to delineate lanes and turning movements.
    - Construct additional westbound through lane, and
    - Construct additional eastbound through receiving lane.
- **Intersection #5 – Salida Del Sol at Clinton Keith Road:** This improvement is a sign restricting turning movements and construction within of turn lanes within the existing right of way.
    - Restrict the southbound approach to right turns only during weekday peak periods (7 AM to 9 AM, and 4 PM to 6 PM).
    - Install a traffic signal;
    - Construct northbound, southbound, and westbound left turn lanes; and
    - Restripe northbound, southbound, and westbound shared left/through/right turn lane to shared through/right turn lane.
- **Intersection #6 – Elizabeth Lane at Clinton Keith Road:** Improvements include construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements.
    - Install a traffic signal;
    - Construct northbound and southbound left turn lanes;
    - Restripe northbound and southbound shared left/through/right turn lane to shared through/right turn lane; and
    - Construct additional eastbound through lane.
- **Intersection #7 – Jana Lane at Clinton Keith Road:** The project will contribute its fair share for all improvements at this intersection. The future improvements involve construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements.
    - Install a traffic signal;
    - Construct a northbound left turn lane; and
    - Restripe northbound shared left/right turn lane to right turn lane.

All improvements are within the graded shoulder of the existing right of way which means that previous construction activity for the road has removed vegetation and excavated below the existing roadbed. While unlikely, cultural resources could be uncovered as part of the excavation for footings of the traffic signals. Mitigation measures **TRI-1** through **TRI-7** will address any finds during construction. All other impacts would be construction related and addressed by the appropriate mitigation measures in this initial study. Impacts associated with transportation would be less than significant.

b) Less Than Significant Impact. According to CEQA Guidelines Section 15064.3 subdivision (b), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. The City's Vehicle Miles Travelled (VMT) CEQA Threshold Policy Guidelines allows commercial projects with locally serving retail 50,000 square feet or less and 10,000 square feet or less of office to screen from requiring a VMT analysis (Ganddini 2022c). This guideline follows the Office of Planning and Research's (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (Ganddini 2022c). In 2020, City Council also adopted a resolution that recommends that future projects demonstrate that they would reduce existing VMT by at least 3 percent (Ganddini 2022c).

The proposed development encompasses 19,021 square feet of local retail space (convenience store, gas station, car wash, and restaurants) and 17,312 square feet of office and warehouse space. The project Traffic Analysis Zone (TAZ) 2022 daily home-based work VMT per worker is 5.17 percent less than the jurisdictional average 2022 daily home-based work VMT per worker of 17.1 percent. The June 10, 2020 City Council adopted resolution recommends that future projects demonstrate that they would reduce existing VMT by at least three percent. Since the project TAZ 2022 daily home-based VMT per worker is 5.17 percent less than the jurisdictional average, the proposed project meets the requirement to reduce VMT by at least three percent.

The proposed project consists of 19,021 square feet of locally serving retail and 17,312 square feet of office/warehouse. The proposed project meets the threshold for 50,000 square feet or less of locally serving retail, but the proposed office/warehouse use exceeds the screening threshold of 10,000 square feet or less or office. However, the proposed project is screened out and exempt from a VMT analysis since the proposed project meets the screening criteria for locally serving retail 50,000 square feet or less, and the 17,312 square feet of office/warehouse would reduce the City's required VMT by at least 3 percent. Therefore, the proposed project meets the City established VMT screening criteria and impacts are less than significant.

c) Less Than Significant Impact. The project proposes four driveways: one right turn in/out only access driveway on Clinton Keith Road, and three full access driveways on Jana Lane. All four driveways would be accessible to passenger vehicles. Additionally, the driveway on Clinton Keith Road and the two northernmost driveways on Jana Lane would also be used for truck access.

The TIA indicates the following would be constructed at the project driveways to provide site access:

- **Project Driveway at Clinton Keith Road**
    - Construct one inbound lane and one outbound lane with northbound stop control

- Northbound: one right turn lane
- Eastbound: one through lane and one shared through/right turn lane
- Westbound: two through lanes

- **Jana Lane at Project Driveway – Three Driveways**
  - Construct one inbound lane and one outbound lane with eastbound stop control
  - Northbound: one shared left/through lane
  - Southbound: one shared through/right turn lane
  - Eastbound: one shared left/right turn lane

Moreover, the TIA includes a queuing study; **Table 17-3**, Queuing Analysis, summarizes the results of the analyses for turning movements conducted at the study area intersections to determine if adequate storage length is provided for individual movements that are projected to operate at unacceptable LOS.

Table 17-3 Queueing Analysis					
Study Intersection	**Turning Movement**	**Existing Plus Ambient Growth Plus Project Plus Cumulative**		**Available Storage Length (feet)**	**Adequate Storage**
		AM Peak Hour Required Storage Length (feet)	**PM Peak Hour Required Storage Length (feet)**		
1. I-215 SB Ramps at Clinton Keith Road	SB Left Turn Lane	617.09	484.57	>1,000	Yes
	SB Left/Through Lane	615.81	484.49	680	Yes
	SB Dual Right Turn Lanes	336.40	n/a[1]	600	Yes
2. I-215 NB Ramps at Clinton Keith Road	NB Left Turn Lane	n/a[1]	354.42	>1,000	Yes
	NB Left/Through/Right Turn Lane	n/a[1]	364.31	650	Yes
	NB Right Turn Lane	n/a[1]	417.44	650	Yes
	EB Dual Left turn Lanes	n/a[1]	241.04	200	No
	WB Right Turn Lane	n/a[1]	864.68	280	No
3. Wildomar Trail at Clinton Keith Road	SB Left Turn Lane	n/a[1]	247.74	95	No
5. Salida Del Sol at Clinton Keith Road	NB Left Turn Lane	62.37	95.73	150	Yes
	SB Left Turn Lane	33.05	19.10	150	Yes
	EB Left Turn Lane	15.86	11.66	150	Yes
	WB Left Turn Lane	24.22	34.01	150	Yes

Source: Ganddini 2022c (Appendix 10).

[1] n/a = not applicable. Turning movement projected to operate at an acceptable LOS.

As shown in **Table 17-3**, existing storage lengths/intersection spacing is forecast to adequately serve the turning movements except for the eastbound dual left turn lanes and westbound right turn lanes at Intersection #2 – I-215 NB Ramps at Clinton Keith Road, and the southbound left turn lane at Intersection #3 – Wildomar Trail at Clinton Keith Road.

Intersection #2 is entirely within Caltrans' jurisdiction and increasing the turn lane storage lengths is not feasible due to opposing left turn lanes for the SB ramps. Further, traffic from the proposed project is considered part of the background development growth assumed in all traffic analyses because it is consistent with the general plan and zoning for the City, and in another jurisdiction. Payment of the Transportation Uniform Mitigation Fee (TUMF) by the project as required by Wildomar Municipal Code Section 3.4, addresses the project's proportionate share of regional transportation improvements.

Deficient queuing can be improved either with striping modifications at intersections or through Intelligent Transportation Systems (ITS). The City of Wildomar has adopted ITS program which would improve deficient queuing operations to satisfactory operations. As a Condition of Approval, the project would be required to contribute to the ITS program. ITS uses various methods, such as intersection cameras, loop detection, and timing modifications to optimize intersection operations in real time.

The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. These features of the proposed project would be reviewed for compliance with these standards as part of the City's review process. Additionally, the implementation of the recommended roadway improvements and adherence to all applicable standards would ensure that roadway hazards are reduced, and impacts are less than significant.

d) Less than Significant with Mitigation Incorporated. The proposed project would provide four driveways that would provide site access: one right turn in/out only access driveway on Clinton Keith Road and three full access driveways on Jana Lane. The proposed project would also include a fire lane that runs through the center of the project site with ingress at the driveway on Clinton Keith Road and egress at the other three driveways on Jana Lane. Ingress and egress for the project site would be reviewed by the City and the CAL FIRE/Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code. The project would also be responsible for implementing mitigation measure **TRF-1**, as shown in the Clinton Keith Widening IS/MND (SCH # 200910103), as the project site falls within this improvement area. Impacts would be less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

- Prior to issuance of any building permit on the project site, the project applicant/developer shall pay all development impact fees (Wildomar Municipal Code Section 3.44).
- Prior to issuance of any building permit on the project site, the project applicant/developer shall demonstrate payment of the Western Riverside Transportation Uniform Mitigation Fee (Wildomar Municipal Code Section 3.40).

- As Conditions of Approval, the City will also require the project to construct or pay its fair-share to implement the following improvements at four intersections that would experience unsatisfactory Level of Service and/or queuing impacts during the existing plus ambient growth plus project and/or cumulative scenarios:

- **Intersection #4 – Inland Valley Drive at Clinton Keith Road:** This improvement involves adding pavement to the intersection within the existing right of way, and paint to delineate lanes and turning movements.

    a. Construct additional westbound through lane, and

    b. Construct additional eastbound through receiving lane.

- **Intersection #5 – Salida Del Sol at Clinton Keith Road:** This improvement is a sign restricting turning movements and construction within of turn lanes within the existing right of way.

    a. Restrict the southbound approach to right turns only during weekday peak periods (7 AM to 9 AM, and 4 PM to 6 PM).

    b. Install a traffic signal;

    c. Construct northbound, southbound, and westbound left turn lanes; and

    d. Restripe northbound, southbound, and westbound shared left/through/right turn lane to shared through/right turn lane.

- **Intersection #6 – Elizabeth Lane at Clinton Keith Road:** Improvements include construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements.

    a. Install a traffic signal;

    b. Construct northbound and southbound left turn lanes;

    c. Restripe northbound and southbound shared left/through/right turn lane to shared through/right turn lane; and

    d. Construct additional eastbound through lane.

- **Intersection #7 – Jana Lane at Clinton Keith Road:** The project will contribute its fair share for all improvements at this intersection. The future improvements involve construction of a new traffic signal in the existing right of way at the intersection. Additional pavement will be added to the existing roadway to accommodate the turning movement. Paint will be added to complete the improvements and delineate lanes and turning movements.

    a. Install a traffic signal;

    b. Construct a northbound left turn lane; and

    c. Restripe northbound shared left/right turn lane to right turn lane.

    - The project would be required to contribute to the City's ITS program to mitigate queuing impacts.

- As required by Municipal Code section 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure adequate emergency access.

MITIGATION MEASURES

The following mitigation measure from the Clinton Keith Road Widening Project IS/MND (SCH# 200910103) would also be applicable to the proposed project:

TRF-1 During final design, stage construction and detour plans will be prepared to minimize disruption to the traveling public. Such plans shall be prepared in consultation with affected local jurisdictions prior to construction. Adequate access shall be provided at all times to and from side streets serving adjacent land uses. To further ensure public safety, proper detours and warning signs shall be established. The stage construction and detour plans shall be designed to not interfere with any emergency response or evacuation plans, and construction routes shall utilize non-residential streets to the extent practicable. Finally, such plans shall identify construction worker parking areas and equipment staging areas to minimize impacts to roadway operations.

Timing/Implementation: *During final design*

Enforcement/Monitoring: *City of Wildomar Building Department*

18. Tribal Cultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

DISCUSSION

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i, ii) Less Than Significant Impact with Mitigation Incorporated. The project site does not contain any structures or resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k) (see Section V.5, above).

The Sacred lands File research conducted by the Native American Heritage Commission (NAHC) for the property were positive, but this finding was in relation to the USGS topographic map and no further information specific to the subject property was provided (Keller 2022).

Assembly Bill (AB) 52 established a formal consultation process for California tribes within the CEQA process. The AB 52 specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally

affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and that are either listed on, or eligible for, the California Register of Historical Resources or a local historic register, or the lead agency chooses to treat the resource as a significant resource.

The City notified tribes that requested to be alerted of new projects on September 26, 2022, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Mission Indians.

The Rincon Band of Luiseño Indians notified the City on October 18, 2022 that the identified location of the project site is within the Traditional Use Area of the Luiseño people. The Rincon Tribe stated that they have no information on specific Tribal Cultural Resources within the project site; the Rincon Tribe did not request consultation, however, they asked to be notified of any environmental documents available for public review.

On October 18, 2022, the City met with the Soboba Band of Mission Indians for consultation. The Soboba Band of Mission Indians concluded consultation on October 25, 2022, and stated that the City's standard mitigation measures would be an efficient approach to mitigate inadvertently discovered consultation under AB 52.

The City works closely with the tribes and consults on all projects before the City. The Pechanga Band of Mission Indians provided cultural and tribal mitigation measure language which the Soboba Band of Mission Indians agreed upon. These mitigation measures have been incorporated into this IS/MND. With the inclusion of mitigation measures **TRI-1** through **TRI-7** and **CUL-1**, impacts to tribal cultural resources would be mitigated to a less than significant impact with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

Refer to mitigation measure **CUL-1** in section V.5 of this document.

TRI-1 **Inadvertent Archeological Find.** If during ground disturbance activities, 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. Cultural resources are defined, as being multiple artifacts in close association with each other, but also 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 lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

a. 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 Planning Director to discuss the significance of the find.
b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
c. Grading or 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.
d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. 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 Mitigation Measures TRI-2 and TRI-7.
e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.
f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.

Timing/Implementation: During any ground-disturbing or construction activities

Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department

TRI-2 **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 Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Planning 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. 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 (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

   iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: *During grading activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor

all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources

discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Timing/Implementation: Prior to issuance of grading permit

Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department

TRI-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department

TRI-5 **Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department

TRI-6 **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the reports to determine adequate

mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Timing/Implementation: *Prior to final inspection*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-7 **Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Timing/Implementation: *During discovery of Native American human remains*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

19. Utilities and Service Systems

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

DISCUSSION

a,c) **Less Than Significant Impact.**

Wastewater Treatment

The EVMWD currently operates three wastewater treatment facilities: The Regional Water Reclamation Facility (WRF), the Horsethief Canyon Wastewater Treatment Plant (WWTP), and the Railroad Canyon WWTP (EVMWD 2021). In addition, flow in the southern part of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District. The project site is within the Regional WRF wastewater collection area (EVMWD 2016).

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors specified in the 2016 Sewer System Master Plan. The recommended generation rates are determined according to land use designation. The wastewater generation rate in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the 2016 Sewer System Master Plan is 274 gallons per day (gpd)/acre for General Plan land use designation of Business Park (EVMWD 2016). As the project site covers approximately 4.35 acres, the proposed wastewater generation for the site would be 1,192 gpd.

The proposed project would connect to an existing 15-inch sewer line in Jana Lane and an existing 18-inch sewer line in Clinton Keith Road. The project site is located within the Regional Water Reclamation Facility (WRF) service area. The Regional WRF has an average daily intake of 5.46 million gallons per day (mgd) with a flow capacity of 8 mgd and a peak flow capacity of 17.6 mdg (EVMWD 2016). Therefore, the Regional WRF has an excess daily intake capacity of approximately 2.54 mgd. In addition, the Regional WRF also has a planned capacity expansion to 4 mgd (EVMWD 2021).

The proposed project would result in an increase of approximately 0.047 percent[4] of the remaining design capacity of the Regional WRF. With the planned capacity expansion at the plant, the increase in wastewater by the proposed project is considered less than significant. The proposed project would not require or result in the construction or expansion of any new/portable water or sewage treatment facilities. The proposed project impacts to wastewater treatment are less than significant.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The EVMWD supplies water to the surrounding area and would supply water to the project site. Water line improvements at the project site would be constructed in accordance with Title 13, Public Services, of the Wildomar Municipal Code.

EVMWD purchases water from the Western Municipal Water District (WMWD). The imported water is a blend of Colorado River water, State Water Project water, and local Western supplies (EVMWD 2021). The water provided by WMWD is treated by EVMWD prior to it being distributed to their customers. The EVMWD water treatment facilities, their capacities, and remaining available treatment capacities are shown in **Table 19-1**, EVMWD Water Treatment Facilities.

Table 19-1 EVMWD Water Treatment Facilities

Treatment Plant	Capacity (mgd)	Maximum Flow (mgd)	Remaining Treatment Capacity (mgd)

[4] 1,191gpd / 2,540,000 gpd = 0.0004692 = 0.047 percent.

Canyon Lake Water Treatment Plant	7	7	0
Skinner Filtration Plant (via the Auld Valley Pipeline)	20.2	14.5	5.7
Mills Filtration Plant (via the Temescal Valley Pipeline)	12.7	8.9	3.8
Total:	**39.9**	**30.4**	**9.5**
Source: EVMWD 2021			

As shown in **Table 19-1**, the EVMWD water treatment facilities have a remaining water treatment capacity of approximately 9.5 mgd. Based on water generations rates in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the Sewer System Master Plan, the water demand for the proposed project's uses would be 900 gpd/acre for Business Park land use designation (EVMWD 2016). The total proposed water demand for 4.35 acres of the site would be 3,915 gpd (EVMWD 2016). This is approximately 0.044 percent[5] of the remaining treatment capacity of the EVMWD water treatment facilities. Therefore, based on water demands of the project, the current capacity of the EVMWD treatment facilities would be able to accommodate the water demands generated from the proposed project. The proposed project impacts to water treatment is less than significant.

Stormwater Drainage

Stormwater drainage impacts are addressed in section V.10.c.iii, above. The proposed development would be approximately 90 percent impervious (Blue Engineering 2022b). Runoff from the proposed project would be collected in an onsite catch basin and retained, upon implementation of a biofiltration system (Blue Engineering 2022b). Overflow from the biofiltration system would connect to an overflow storm drainpipe that would run from the southern portion of the site towards the southeastern corner. The onsite catch basin would be designed to capture drainage from the site. A pipe from the biofiltration system would direct flow to a storage tank where the water would be directed into a full-capture type catch basin filter (WetlandMOD) to reduce clogging, before going into an overflow pipe (Blue Engineering 2022b). Additionally, implementation of BMPs would improve water quality and reduce runoff. Stormwater drainage improvements associated with the proposed project have been designed to not impact the local, off-site storm drain system. Therefore, impacts would be less than significant.

Electricity and Natural Gas

The project site would require connection to utilities such as natural gas lines in the vicinity of the site in accordance the installation requirements of City of Wildomar Municipal Code Section 16.40.010. The applicant would be responsible for the payment of electricity and gas connections as well as use of the utility. As described in section V.6, Energy, the project would not result in energy use such that new or expanded facilities would be required. Therefore, impacts are less than significant.

b) Less Than Significant Impact. The project site is within the service boundary of the EVMWD. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for

[5] 3,915 gpd / 8,800,000 gpd = 0.0004448 = 0.044 percent

consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. Since the adoption of the 2005 Groundwater Management Plan, EVMWD has limited pumping to 5,500 acre-ft/year to be consistent with the safe yield of the Elsinore Groundwater Basin (EVMWD 2021). The EVMWD has the ability to obtain a capacity of 26,296 acre-feet per year (23.4 mgd) during average years and wet years (EVMWD 2021).

As shown in the 2020 Urban Water Management Plan, the projected 2025 water demand and supply would be 38,932 acre-feet per year and 47,218 acre-feet per year, respectively (EVMWD 2021); the supply would exceed the demand by 8,286 acre-feet/year. Therefore, this impact is less than significant because there would be sufficient water supply to meet the demand of the proposed project.

The California State Model Water Efficient Landscape Ordinance (MWELO) requires local agencies to adopt, implement, and enforce the MWELO or a local Water Efficient Landscape Ordinance (WELO) that is at least as effective as the MWELO. Chapter 17.276 of the City of Wildomar Municipal Code implements the MWELO and requires that a landscape documentation package be submitted to the City for review and approval prior to the issuance of any permits to install or construct any landscape-related improvements. This ensures that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. Compliance with the City's ordinance would additionally help to reduce impacts on water supplies and ensure that water resources would be available for the foreseeable future of the project. Impacts would be less than significant.

d) Less Than Significant Impact. The main solid waste disposal site that would serve the project site is the El Sobrante Landfill in Corona. The landfill is projected to reach its full capacity of 209,910,000 cubic yards in 2051 (CalRecycle 2019a). The landfill covers approximately 1,322 acres and has a maximum permitted throughput of approximately 16,054 tons/day (CalRecycle 2019a). The El Sobrante Landfill has a remaining capacity of 143,977,170 tons (CalRecycle 2019a).

The California Department of Resources Recycling and Recovery's (CalRecycle) most recent solid waste generation rates for Commercial uses is 10.53 pounds per employee per day (lb/emp/day), for Warehouse uses is 13.82 lb/emp/day, and for Office uses is 1.24 lb/employee/day (CalRecycle 2019b). The project's commercial, warehouse, and office uses are expected to generate up to 18 new jobs, 17 jobs, and 15 jobs, respectively in the City with an expected total of up to 50 new jobs (Natelson 2001). Therefore, with a total of up to 50 employees, the proposed project would generate an estimated 443.08 lb/day of solid

waste[6].This increase would be 0.0014 percent[7] of the landfill's daily maximum permitted throughput and could be accommodated. Therefore, the project impacts on landfill capacity are less than significant**.**

e) Less Than Significant Impact. Solid waste would be generated during construction and operation of the proposed project. The Solid Waste Reuse and Recycling Access Act of 1991 requires that adequate areas be provided for collecting and loading recyclable materials such as paper, products, glass, and other recyclables. City of Wildomar Municipal Code Section 8.104 regulates solid waste handling and mandates that sufficient receptacles be in place onsite to accommodate refuse and recycling. Compliance with State law and the City's Municipal Code would ensure the project would result in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.
2. As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with the installation requirements for undergrounding utilities.
3. As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.
4. As required by City of Wildomar Municipal Code Section 17.276.060, a landscape documentation package shall be submitted and approved prior to installation of any landscaping.

MITIGATION MEASURES

None required.

[6] Commercial: 10.53 lb/emp/day x 18 employees = 189.54 lbs/day
Warehouse: 13.82 lb/emp/day x 17 employees = 234.94 lb/day
Office: 1.24 lb/emp/day x 15 employees = 18.6 lb/day
Total: 189.54 lb/day +234.94 lb/day + 18.6 lb/day = 443.08 lb/day

[7] 443.08 lb/day = 0.22154 ton/day
0.22154 tons/day / 16,054 tons/day = 0.00001379 or 0.001379 percent.

20. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		✓		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		✓		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓	

a) Less Than Significant Impact With Mitigation Incorporated. California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection (CALFIRE) to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones (VHFHSZ). The project site is within a VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2022 CBC, or the current version of the CBC at the time of construction. Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2019) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard

Mitigation Plan (2018). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize the risk of loss due to wildfires.

Development on the project site would be subject to compliance with the CBC. Moreover, the City of Wildomar is under the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires. Furthermore, the proposed project would not conflict with adopted emergency response or evacuation plans. The surrounding roadways would continue to provide emergency access to the project site and surroundings during construction and postconstruction. In addition, as with all projects in the City of Wildomar, mitigation measures **HAZ-1** and **HAZ-2** which require conformance with the CBC and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

b) Less Than Significant with Mitigation Incorporated. The project site is vacant and contains ruderal vegetation. The topography of the site varies, and the general drainage is from north to south, and slightly from east to west (Blue Engineering 2022b). The City does not experience high-speed prevailing winds; average wind speeds are approximately 6 miles per hour during the windier part of the year, from November to June (Weather Spark 2022).

Developing the existing vacant and undeveloped site with the proposed structures would reduce the amount of exposed vegetation that could be used as fuel. Therefore, the project and site conditions would not contribute to an increase in exposure to wildfire risk. Additionally, development on the project site would be subject to compliance with the CBC. Moreover, the City of Wildomar is under the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires. The project site is within a VHFHSZ, and as with all projects in the City of Wildomar, mitigation measures **HAZ-1** and **HAZ-2,** which require conformance with the CBC and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

c) Less Than Significant Impact. The project site would require connecting to the existing utility lines (as electricity, water, and sewer) along Clinton Keith Road and Jana Lane. The project applicant/developer is required to pay for connections and maintenance of onsite utility infrastructure. The utilities would be installed to meet service requirements. The construction of new and improved infrastructure for the project would not directly increase fire risk, and impacts are less than significant.

d) Less Than Significant Impact. As discussed in Section V.7, the project site is not within a flood hazard zone. There are no flooding or safety concerns caused by drainage. Additionally, as discussed in Section V.10, due to the relatively gentle sloping of the project site, there is a low risk for slope stability related hazards (NTS 2022).

Construction activities related to the proposed project would be subject to compliance with the CBC and would include BMPs. BMPs may include but are not limited to covering of the soil, use of a dust-inhibiting

material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. Operationally, natural drainage at the project site would generally be similar to existing conditions; no substantial changes to drainage patterns would occur. Therefore, with implementation of BMPs, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None Required.

MITIGATION MEASURES

Implementation of mitigation measures **HAZ-1** and **HAZ-2** in Section V.9 of this document.

VI. MANDATORY FINDINGS OF SIGNIFICANCE

Issues, does the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		✓		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION

The following mandatory findings of significance are in accordance with CEQA Guidelines Section 15065.

a) Less Than Significant Impact with Mitigation Incorporated. Based on the evaluations and discussion in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment. As discussed in Section V.4, Biological Resources, implementation of mitigation measure **BIO-1** would require surveys for nesting birds, thereby reducing impacts to biological resources to less than significant. As discussed in Section V.5, Cultural Resources, with implementation of mitigation measures **CUL-1** and **TRI-1** through **TRI-7,** the proposed project would have a less than significant impact on archaeological resources and human remains. Furthermore, as discussed in Section V.7, Geology and

Soils, the proposed project would have a less than significant impact on geological and paleontological resources with implementation of mitigation measure **GEO-1**, which requires the project to incorporate recommendations of the geotechnical report, and **GEO-2**, which requires a paleontological grading observation schedule during grading. Moreover, with implementation of mitigation measures **CUL-1** and **TRI-1** through **TRI-7**, the proposed project would have a less than significant impact on tribal cultural resources. Implementation of **HAZ-1** and **HAZ-2**, as discussed in Section V.8, Hazards and Hazardous Materials, and Section V.20, Wildfire, would reduce impacts of wildfires to a less than significant impact upon conformance with building codes and City standards. As discussed in Section V.13, Noise, and Section V.17, Transportation, the project site is within the improvement area of the City's Capital Improvement Program CIP 025 Clinton Keith Widening, and the impacts were addressed in an IS/MND adopted by Riverside County (SCH# 200910103). The proposed project would only be responsible for the improvements if it is constructed before the City's CIP 025 project is completed. The project would also be responsible for implementing mitigation measures **NOI-1** and **TRF-1**, as shown in the Clinton Keith Widening IS/MND. These mitigation measures would reduce impacts with respect to construction noise and emergency access. Therefore, the proposed project would not significantly affect the environment after implementation of the mitigation measures in this IS/MND. Therefore, any impacts would be considered less than significant with mitigation incorporated.

b) Less Than Significant Impact with Mitigation Incorporated.

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. This project and other projects in Wildomar are required to comply with the City's light pollution ordinance. The project is proposed in a developing region of the City and is consistent with the proposed General Plan designation. While the proposed building may obscure views of surrounding ridgelines from the project site, the proposed project, in combination with other development in the vicinity would not significantly impact any scenic vistas. Therefore, the proposed project would have a less than cumulatively considerable impact to aesthetics.

Agriculture and Forestry Resources

Implementation of the proposed project would not result in any impacts to agriculture or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

The South Coast Air Quality Management District's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts for attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air acts. In other words, the South Coast AQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion in Section V.3, Air Quality, describes the South Coast AQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan. Implementation of

the proposed project would result in less than significant impacts, and would not contribute to cumulative impacts to Air Quality.

Cumulative Short-Term Emissions

The SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. The project construction-related emissions by themselves would not have the potential to exceed the South Coast AQMD significance thresholds for criteria pollutants. Since these thresholds indicate whether individual project emissions have the potential to affect cumulative regional air quality, project-related construction emissions would not be cumulatively considerable. The South Coast AQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. With the compliance of these strategies, the proposed project would not exceed thresholds by the South Coast AQMD.

South Coast AQMD rules, mandates, and compliance with adopted AQMP emissions control measures are imposed on all construction projects throughout the air basin. Compliance with South Coast AQMD rules and regulations would reduce the proposed Project construction-related impacts to a less than significant level. Therefore, project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. Construction emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts.

Cumulative Long-Term Impacts

The South Coast AQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The South Coast AQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore, a project that exceeds the South Coast AQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. With the implementation of applicable South Coast AQMD rules and regulations, the proposed project's operational emissions would not exceed South Coast AQMD thresholds as they would alleviate potential impacts related to cumulative conditions on a project-by-project basis. As a result, operational emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

Biological Resources

The project site is primarily vacant and undeveloped, and is not within a Criteria Cell. The project site is located within the Stephens' Kangaroo Rat Fee Plan Area and MSHCP Fee Area. No sensitive species were found on-site, nor is the project site a suitable habitat for burrowing owls, but the site could contain habitat for nesting birds. Implementation of mitigation measure **BIO-1**, would minimize potential project-

related impacts to nesting birds. The proposed project would pay the MSHCP and Stephens' Kangaroo Rat Plan Area fees as required to ensure that there would be a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. Other projects in the region could demolish or otherwise alter cultural resources. However, mitigation measures **CUL-1** and **TRI-1** through **TRI-7** would reduce the potential impacts associated with development on the project site. Other projects in the region would also be required to comply with CEQA Guidelines Section 15064.5, which requires the lead agency to determine if discovered resources are unique or historically significant, and if so, to avoid or mitigate impacts to such resources in accordance with the provisions of PRC Section 21083.2. Therefore, the project would have a less than cumulatively considerable impact.

Energy

Construction and operation of the proposed project would result in an increase in energy use as the site is currently vacant. Construction energy use would be temporary and normal of development in the region. Section V.6, Energy, analyzed the project's cumulative contribution to energy in the region and determined the project would have a less than cumulatively considerable environmental impact to energy.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site specific, and project development would not contribute to seismic hazards or soil erosion. Implementation of mitigation measure **GEO-1** would result in decreased exposure to the risks associated with seismic activity, and implementation of mitigation measure **GEO-2** would ensure impacts to paleontological resources are reduced to a less than significant level. Therefore, impacts are expected to be less than cumulatively considerable**.**

Greenhouse Gas Emissions

The greenhouse gas analysis in Section V.8, Greenhouse Gas Emissions, analyzed the proposed project's cumulative contribution to global climate change and determined that the project would have a less than cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Regarding goals for 2050 under Executive Order S-3-05, at this time it is not possible to quantify the emissions savings from future regulatory measures, as they have not yet been developed. Nevertheless, it is anticipated that operation of the proposed project would comply with all applicable measures that state lawmakers decide would lead to an 80 percent reduction below 1990 levels by 2050.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. The proposed project is within a Very High Fire Hazard Severity Zone;

implementation of mitigation measures **HAZ-1** and **HAZ-2** would ensure that the proposed project complies with the California Building Code, Fire Code, and City standards in regard to fire hazards. All development within the VHFHS Zone of the City is required to comply with the California Building Code, Fire Code, and City standards Compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed project and the WQMP and SWPPP prepared for the project would ensure that the quality of water discharged from the site during both construction and operational activities do not adversely affect any off-site uses or water resources. The site is not located within a flood hazard zone. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed project would not divide an established community. The proposed project would comply with the standards for its zoning designation as listed in the Wildomar Municipal Code. The proposed project would require a Conditional Use Permit for the sale of alcohol. As the proposed project would not change the zoning or land use designations for the site, the proposed project would be consistent with the General Plan thereby reducing physical impacts. Cumulative development projects in accordance with the General Plan would be subject to compliance with regional and local plans. Other cumulative development would be reviewed by the City to ensure general consistency with local land use plans. Therefore, the proposed project combined with related projects would not result in cumulatively considerable impacts to land use and planning.

Mineral Resources

The proposed project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in section V.13, Noise, the proposed project would comply with all applicable noise standards and would have less than significant direct impacts related to construction and operational noise. It is possible that other construction projects in the vicinity could overlap with activity on the proposed project site, but other such projects are required to mitigate their construction noise impacts and comply with the City's noise ordinances. Any combined impacts would be temporary, constituting intermittent annoyance perhaps, but not a significant cumulative noise impact. The project site falls within the area for the City's Capital Improvement Program CIP 025 Clinton Keith Widening project, and the impacts were addressed in an IS/MND adopted by Riverside County (SCH# 200910103). The proposed project would only be responsible for the improvements if it is constructed before the City's CIP 025 project is completed. The project would also be responsible for implementing mitigation measure **NOI-1**, as shown in the Clinton Keith Road Widening IS/MND. Therefore, compliance with the City's noise ordinance and implementation of mitigation measure **NOI-1**, would reduce any construction noise impacts to less than

cumulatively considerable. Therefore, the proposed project would have a less than cumulatively considerable impact related to construction noise.

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase operational noise levels in the project area. However, as project generated vehicle traffic does not raise the ambient noise level from below the applicable standard to above the applicable standard (60 dBA CNEL for single-family residential uses), operational noise impacts to less than cumulatively considerable. Therefore, the proposed project would have a less than cumulatively considerable impact related to operational noise.

Population and Housing

As the project site is currently vacant, no housing units or people would be displaced, and the construction of replacement housing is not required. The proposed project would increase the employment opportunities in the City which are expected to be filled by the local labor pool. Therefore, the project would have a less than cumulatively considerable impact related to population and housing.

Public Services

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, project applicants/developers are required to pay development impact fees to fund the expansion of such services. Development of any future public service facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

Recreation

The proposed project would have no impact related to recreational facilities and would therefore not contribute to any cumulative impacts to such facilities. Additionally, as a standard condition of approval, the project applicant/developer is required to pay development impact fees to fund the expansion of such facilities. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have no impact on recreational facilities.

Transportation

Cumulative traffic impacts are created because of a combination of the proposed project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact. As enforced by City Municipal Code Chapter 3.40, the Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Municipal Code Chapter

3.44), the project applicant/developer would be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions.

In addition to these fees, as conditions of approval for the proposed project, the applicant/developer would implement the recommended improvements to four of the eight study intersections, or pay its fair-share for the improvements. The project site falls within the area for the City's Capital Improvement Program CIP 025 Clinton Keith Widening project, and the impacts were addressed in an IS/MND adopted by Riverside County (SCH# 200910103). The proposed project would only be responsible for the improvements if it is constructed before the City's CIP 025 project is completed. The project would also be responsible for implementing mitigation measure **TRF-1**, as shown in the Clinton Keith Road Widening IS/MND.

The proposed project is screened out and exempt from a VMT analysis since the proposed project meets the screening criteria for locally serving retail 50,000 square feet or less and the 17,312 square feet of office/warehouse would reduce the City's required VMT by at least 3 percent. Therefore, the project's contribution to VMT can be considered less than significant. Implementation of the intersection improvements and mitigation measure would reduce the project's impacts to cumulative traffic conditions to less than cumulatively considerable.

Tribal Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural, tribal cultural, and archaeological resources. However, mitigation measures **CUL-1** and **TRI-1** through **TRI-7** would reduce the potential impacts to tribal cultural resources associated with development on the project site. As with the proposed project, each related cumulative project would be required to comply with AB 52 and PRC Section 21083.2(i), which addresses accidental discoveries of archaeological sites and resources, including tribal cultural resources, and would be required to implement mitigation measures **CUL-1** and **TRI-1** through **TRI-7**. Therefore, any discoveries of tribal cultural resources caused by the project or related projects would be mitigated to a less than significant level. Therefore, the project would have a less than cumulatively considerable impact.

Utilities and Service Systems

Implementation of the proposed project would increase demand for public utilities. However, the proposed project would not result in a significant increase in utility demand and would be accounted for in long-range plans for the provision of such services, as provided in the General Plan. Therefore, the proposed project would have less than cumulatively considerable impacts on utilities and service systems.

Wildfire

The project site is located within a Very High Fire Hazard Severity Zone. Implementation of mitigation measures **HAZ-1** and **HAZ-2** and compliance with the California Building Code, Fire Code, and other applicable federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

c) **Less Than Significant Impact with Mitigation Incorporated**. The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. Although a number of impacts were identified as having potential to significantly impact humans, with implementation of the identified mitigation measures, and implementation of standard conditions and requirements, these impacts are less than significant. With implementation of the identified mitigation measures, the proposed project is not expected to cause significant adverse impacts to humans. These mitigation measures are: mitigation measures **BIO-1** to reduce impacts associated with biological resources; **CUL-1** and **TRI-1** through **TRI-7** to reduce impacts associated with cultural, archaeological, and tribal cultural resources; mitigation measure **NOI-1** to reduce impacts associated with noise; and mitigation measure **GEO-1** to reduce impacts associated with earthquake faults and soils hazards. As conditioned, the project applicant/developer will pay into the fee program for several intersections to ensure that the CIP improvements occur as needed under the cumulative condition. Therefore, the project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, this document analyzes long-term and short-term impacts and mitigates all potential impacts to a less than significant level; therefore, the proposed project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

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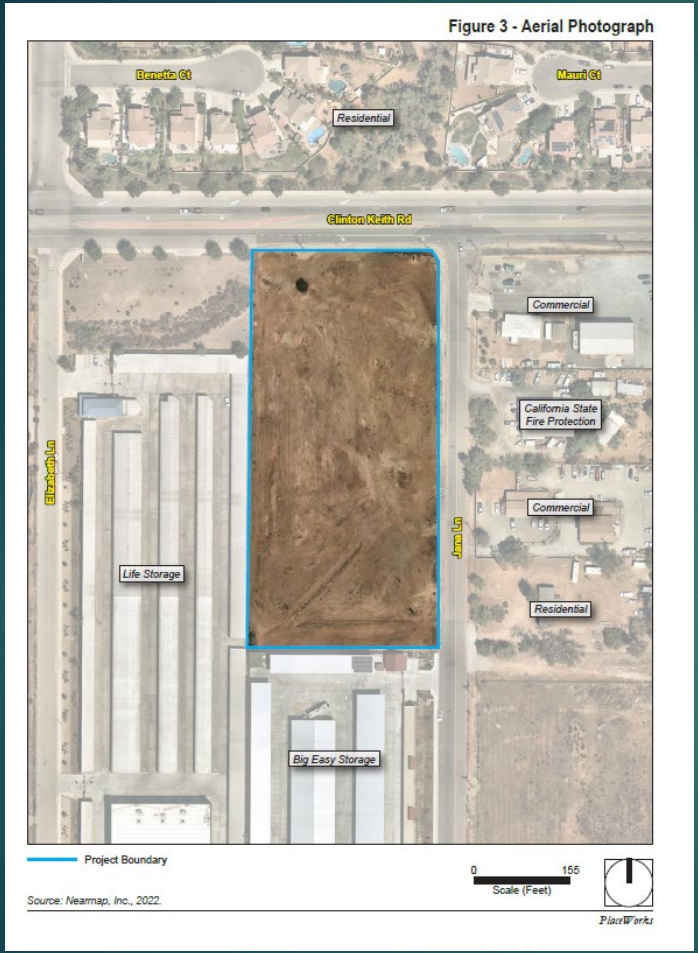
Beyond Gas CUP/PP No. 22-0006 (PA No. 22-0006) EOT #1

PLANNING COMMISSION MEETING

AGENDA ITEM #3.4

FEBRUARY 4, 2026



Project Location

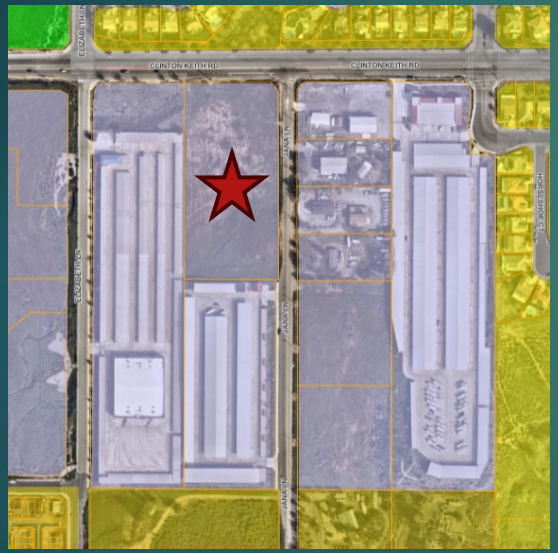
- The subject property is a vacant 4.35-acre site;
- Located on the southwest corner of Clinton Keith Rd and Jana Ln

Background

- The Applicant has proposed a CUP/PP 22-0006 to develop a proposed 7,460 sf convenience store and gas station with carwash, two drive throughs, and a 2 story, 17,312 sf industrial warehouse building on a 4.35 acre site.
- The proposed development meets the minimum M-I Zone development standards.

Project Description

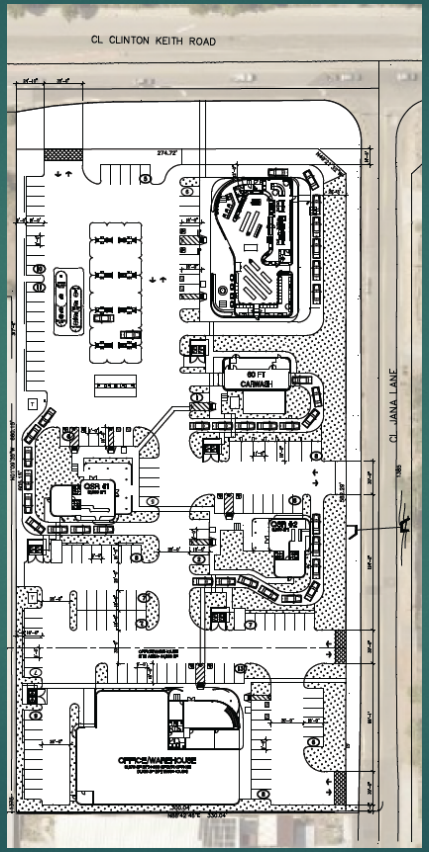
Current General Plan:
Light Industrial (LI)



Current Zoning :
M-I (Manufacturing-Industrial) Zone



CUP/PP 22-0006 Exhibit



Project Findings

- **The proposed EOT meets the required findings for approval.**

Planning Commission Recommendation

- **Based on the findings, staff recommends that the Planning Commission adopt PC Resolution No. 2026-02 taking the following actions:**

1. **Approve the EOT request to April 5, 2029**
2. **Determine that no additional environmental review is required per CEQA Guidelines Section 15162**

SUBJECT: CEQA Presentation and Training for Planning Commissioners

SUBMITTED BY: Robert Flores

PREPARED BY: Robert Flores

ACTION:
Receive presentation and training.

PROJECT DESCRIPTION:
The California Environmental Quality Act, also known as the "CEQA", is an applicable state law that applies to most if not all development and planning applications and projects that are processed by the City of Wildomar, most of which are brought before the Planning Commission for a decision. This complex state law may evolve yearly with the adoption of new state legislation, and this training is being provided to ensure that Planning Commissioners understand and know the current rules that affect decision making under the Planning Commission's purview.